I.1.b Report from the February 27, 2020 COTW Meeting

Councillor Potts withdrew from the meeting at 10:31 p.m. due to a pecuniary conflict of interest with the following item, as she lives close to the subject property.

Councillor Isitt withdrew from the meeting at 10:31 p.m. due to a pecuniary conflict of interest with the following item, as his father lives within a 100 meters of the subject property.

I.1.b.f 330-336 Michigan Street: Development Permit with Variance Application No. 00122 (James Bay)

Moved By Councillor Alto Seconded By Councillor Loveday

That, subject to the preparation and registration of legal agreements to secure the building as rental in perpetuity, to the satisfaction of the Director of Sustainable Planning and Community Development, and subject to securing a Statutory Right-of-Way of 2.44m off Superior Street to the satisfaction of the Director of Engineering, and subject to the applicant working with staff to explore design modifications to reduce the number of trees impacted by proposed landscaping changes and submitting updated and revised plans addressing inconsistencies between the Arborist Report and submitted plans to the satisfaction of the Director of Parks, Recreation and Facilities, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00122 for 330-336 Michigan Street, in accordance with:

- 1. Plans date stamped January 21, 2020.
- 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. increase the site coverage from 40% to 43.5%
 - ii. reduce the open site space from 60% to 55.5%
 - iii. reduce the setback from the street boundary (Michigan Street) from 10.5m to 5.5m
 - iv. reduce the rear yard setback from 7.38m to 5.78m
 - v. reduce the east side yard setback from 7.38m to 6.0m
 - vi. reduce the west side yard setback from 7.38m to 6.39m to the building face and 5.82m to the balcony.
- Registration on the property's title of a Statutory Right-of-Way of 2.44m off Superior Street, to the satisfaction of the Director of Engineering.
- 4. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

F. LAND USE MATTERS

Councillor Isitt recused himself due to a pecuniary conflict of interest with the following two items, as his father lives in nearby strata building.

Councillor Potts recused herself due to a pecuniary conflict of interest with the following two items, as she lives close to the proposed development.

F.4 <u>330-336 Michigan Street: Development Permit with Variance Application</u> No. 00122 (James Bay)

Committee received a report dated February 13, 2020 from the Director of Sustainable Planning and Community Development presenting Council with information, analysis, and recommendations for an application to demolish three existing three-storey multi-unit residential buildings and construct two new four-storey multi-unit residential buildings while retaining the existing heritage-designated building.

Committee discussed the following:

- Appreciation for the work done to bring the application forward
- Tenant relocation impacts
- Updated unit composition and affordability levels

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

That, subject to the preparation and registration of legal agreements to secure the building as rental in perpetuity, to the satisfaction of the Director of Sustainable Planning and Community Development, and subject to securing a Statutory Right-of-Way of 2.44m off Superior Street to the satisfaction of the Director of Engineering, and subject to the applicant working with staff to explore design modifications to reduce the number of trees impacted by proposed landscaping changes and submitting updated and revised plans addressing inconsistencies between the Arborist Report and submitted plans to the satisfaction of the Director of Parks, Recreation and Facilities, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00122 for 330-336 Michigan Street, in accordance with

- 1. Plans date stamped January 21, 2020.
- 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. increase the site coverage from 40% to 43.5%
 - ii. reduce the open site space from 60% to 55.5%
 - iii. reduce the setback from the street boundary (Michigan Street) from 10.5m to 5.5m

- iv. reduce the rear yard setback from 7.38m to 5.78m
- v. reduce the east side yard setback from 7.38m to 6.0m
- vi. reduce the west side yard setback from 7.38m to 6.39m to the building face and 5.82m to the balcony.
- 3. Registration on the property's title of a Statutory Right-of-Way of 2.44m off Superior Street, to the satisfaction of the Director of Engineering.
- 4. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY



Committee of the Whole Report For the Meeting of February 27, 2020

To:

Committee of the Whole

Date:

February 13, 2020

From:

Karen Hoese, Director, Sustainable Planning and Community Development

Subject:

Development Permit with Variances Application No. 00122 for 330-336

Michigan Street

RECOMMENDATION

That, subject to the preparation and registration of legal agreements to secure the building as rental in perpetuity, to the satisfaction of the Director of Sustainable Planning and Community Development, and subject to securing a Statutory Right-of-Way of 2.44m off Superior Street to the satisfaction of the Director of Engineering, and subject to the applicant working with staff to explore design modifications to reduce the number of trees impacted by proposed landscaping changes and submitting updated and revised plans addressing inconsistencies between the Arborist Report and submitted plans to the satisfaction of the Director of Parks, Recreation and Facilities, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00122 for 330-336 Michigan Street, in accordance with:

- 1. Plans date stamped January 21, 2020.
- 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. increase the site coverage from 40% to 43.5%
 - ii. reduce the open site space from 60% to 55.5%
 - iii. reduce the setback from the street boundary (Michigan Street) from 10.5m to 5.5m
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 - vi. reduce the west side yard setback from 7.38m to 6.39m to the building face and 5.82m to the balcony.
- 3. Registration on the property's title of a Statutory Right-of-Way of 2.44m off Superior Street, to the satisfaction of the Director of Engineering.
- 4. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

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

use or density of the land from that specified in the Bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variances Application for the property located at 330-336 Michigan Street. The proposal is to demolish the three existing three-storey multi-unit residential buildings and construct two new four-storey multi-unit residential buildings. The existing heritage-designated building at the rear of the site on Superior Street would be retained. The variances are related to reducing the setbacks, increasing the site coverage, and reducing the open site space.

The following points were considered in assessing this application:

- the proposal is generally consistent with the *Multi-Unit Residential, Commercial and Industrial Design Guidelines*
- the proposal is generally consistent with the *James Bay Neighbourhood Plan*, as it improves the streetscape and retains a heritage building
- the proposal requires variances to reduce the rear and side yard setbacks, which is supportable as the setbacks would represent an increase over the existing building's siting
- the proposal requires variances to reduce the front yard setback, which are supportable
 as the building relates well to the street and the proposed setback would provide a
 transition to the neighbouring buildings to the east and west
- the proposal requires variances to decrease the open site space and the increase site coverage, which are seen as supportable as outdoor amenity space is provided through private balconies, patios, a community garden and a central courtyard with playground.

BACKGROUND

Description of Proposal

The proposal is to demolish the three existing three-storey multi-unit residential buildings and construct two new four-storey multi-unit residential buildings. The existing heritage-designated building at the rear of the site on Superior Street would be retained. Specific details include:

- varying façades that reduce the perceived length of the building
- at-grade entrances for the ground floor units
- private amenity space provided with balconies and at-grade patios
- common patio and playground with various seating arrangements located in an inner courtyard
- front yard community garden for the residents.

The proposed variances are related to:

- increasing the site coverage from 40% to 43.5%
- reducing the open site space from 60% to 55.5%
- reducing the setback from the street boundary (Michigan Street) from 10.5m to 5.5m
- reducing the rear yard setback from 7.38m to 5.78m
- reducing the east side yard setback from 7.38m to 6.0m
- reducing the west side yard setback from 7.38m to 6.39m to the building face and 5.82m to the balcony.

Affordable Housing Impacts

The applicant proposes 106 residential units (9 existing units in the heritage-designated building and 97 proposed units in the new buildings) which would increase the overall supply of housing in the area. Council previously granted funding through the Victoria Housing Reserve Fund (VHRF) for 98 units. The attached Letter to Mayor and Council outlines the changes to the unit count and affordability levels.

A Housing Agreement is proposed to secure the building as rental in perpetuity. The affordable housing component will be secured in the concurrent VHRF Application.

Tenant Assistance Policy

The proposal is to demolish three existing buildings which would result in a temporary loss of 53 existing residential rental units. Consistent with the Tenant Assistance Policy, the applicant has provided a Tenant Assistance Plan which is attached to this report.

Sustainability Features

As indicated in the Appendix D of the applicant's letter dated January 21, 2020 the following sustainability features are associated with this proposal:

- targeting Step 3 of the BC Energy Step Code
- inclusion of a community garden
- drought tolerant and indigenous species selected for the landscaping
- low-flow plumbing fixtures
- electrical circuit capacity in the parking area to install electrical vehicle charging stations should the demand occur
- Energy Star rated appliances and windows.

Active Transportation Impacts

The application does not propose any additional active transportation measures beyond meeting the bike parking requirements.

Public Realm Improvements

No public realm improvements beyond the City's standard requirements are proposed in association with this Development Permit Application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings. The application proposes three one-bedroom and four studio units to be fully accessible.

Existing Site Development and Development Potential

The site is presently occupied by three low-scale multi-unit residential buildings along Michigan Street in addition to the existing heritage building along Superior Street. Under the current R3-2 Zone, Multiple Dwelling District, the property could be developed at a density of 1.60 to 1 Floor Space Ratio (FSR) and with the proposed uses.

Data Table

The following data table compares the proposal with the existing R3-2 Zone, Multiple Dwelling District. An asterisk is used to identify where the proposal does not meet the requirements of the existing zone. Two asterisks are used to identify a legally non-conforming scenario.

Zoning Criteria	Proposal	Existing R3-2 Zone
Site area (m²) – minimum	5074.10	920
Density (Floor Space Ratio) – maximum	1.56	1.60
Total floor area (m²) – maximum	7920	8118.56
Height (m) – maximum	14.76	18.50
Storeys – maximum	4	N/A
Site coverage (%) – maximum	43.5 *	40.00
Open site space (%) – minimum	55.5 *	60.00
Setbacks (m) – minimum		
Front (Michigan Street)	5.50 *	10.50
Rear (north)	5.78 *	7.38
Side (east)	6.0 * (new building) 2.8 ** (existing building)	7.38
Side (west)	6.39 * (building face) 5.82 * (balcony)	7.38
Residential vehicle parking – minimum	59	57
Visitor vehicle parking – minimum	11	11
Bicycle parking stalls – minimum		
Long Term	131	131
Short Term	11	11

Community Consultation

Consistent with the Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications, on July 24, 2019 the application was referred for a 30-day comment period to the James Bay CALUC. The applicant also attended a James

Bay Neighbourhood Association Meeting on November 14, 2018. The minutes from that meeting are attached to this report.

The applicant also conducted two open houses on November 5 and 6, 2018. The feedback from the consultation is included in the Letter to Mayor and Council (Attachment D, Appendix C).

This application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Development Permit Area and Design Guidelines

The Official Community Plan (OCP, 2012) identifies this property within Development Permit Area 16 – General Form and Character. Design Guidelines that apply to DPA 16 are the Multi-Unit Residential, Commercial and Industrial Design Guidelines (2012), Advisory Design Guidelines for Buildings, Signs and Awnings (2006), and Guidelines for Fences, Gates and Shutters (2010).

Staff consider that the proposal is generally consistent with the design policies contained within the OCP. For instance, the main entrances are given prominence through the shared plaza that includes informal seating, concrete banding and an ornamental security fence. Each of the ground floor units have individual entrances and the materials vary between the lower and upper storeys, both of which improve the pedestrian scale and the interaction the building has with the street.

The proposal mitigates the height of the building by dropping the front of the west building to three storeys, as well as varying the rooflines across the two buildings. Amenity space for the units is provided through balconies and patios, with a common amenity space including a playground for children located in a central courtyard.

Local Area Plans

The James Bay Neighbourhood Plan (1996) has a number of goals and objectives relating to the design of new buildings. The Plan encourages retention of significant buildings in the neighbourhood as well as a visual harmony of form and scale between new buildings and adjacent residential units. Additionally, it notes that streetscapes should be improved and upgraded by restricting new development to fit with existing structures through sympathetic design, scale, form and materials to surrounding units. Trees and natural vegetation that line the street should also be protected. Staff consider that the proposal is generally consistent with these goals and objectives.

Tree Preservation Bylaw and Urban Forest Master Plan

The goals of the *Urban Forest Master Plan* include protecting, enhancing, and expanding Victoria's urban forest and optimizing community benefits from the urban forest in all neighbourhoods.

This application was received prior to October 24, 2019, and therefore falls under Tree Preservation Bylaw No. 05-106 consolidated June 1, 2015. The tree inventory for the proposal, outlined in the attached Arborist Report dated February 4, 2020, includes 112 trees that may be impacted by the development: 84 onsite, 18 offsite, and 10 on City property. 72 trees are

proposed for removal, including 2 bylaw-protected trees and 2 unprotected trees offsite at 415 Superior Street. New landscaping planned for the site includes 59 proposed trees, and four of the new trees will be designated as replacement trees. Mitigation measures are to be utilized to ensure long-term preservation of the 40 trees to be retained.

Excavation for the building will result in the removal of a bylaw-protected multi-stemmed Lawson cypress in front of existing Building A. Landscaping and a pathway proposed between the building and the project north property line will result in the removal of the following trees: a bylaw-protected Western red cedar and 30 unprotected trees, for a total of 31 trees including two trees offsite at 415 Superior Street. 29 of these trees to be removed have been identified in the Arborist Report as suitable candidates for retention. The recommended motion would give direction to staff to further lessen impacts to existing trees.

The proposed main entrance area and concrete pathways to residences connecting to the municipal sidewalk along Michigan Street could negatively impact the cherry and birch street trees. The applicant has proposed to limit the extent of excavation where roots are encountered; however, it is unknown whether it would be possible to meet the existing grades at the City frontage without negatively impacting roots required for tree health and stability. It is recommended that the applicant work with Parks prior to an opportunity for public comment to redesign the concrete surfacing proposed on the City frontage to limit disturbance within critical root zones. Site servicing locations including underground electrical have not been confirmed and need to be coordinated with Parks to ensure that impacts to street trees and offsite trees are minimized. As noted in the recommendation, plan revisions to reduce tree impacts as well as inaccuracies will need to be remedied prior to an opportunity for public comment.

Regulatory Considerations

The requested variances to reduce the rear yard setback from 7.38m to 5.78m, reduce the west side yard setback from 7.38m to 6.39m (5.82m to the balconies) and to reduce the east side yard setback from 7.38m to 6.0m are considered supportable as they represent larger setbacks than what currently exists on site. In fact, the east side yard setback is being increased by approximately 5.5m.

The proposal would also reduce the front yard setback from 10.5m to 5.5m. Staff believe this variance is supportable as the building relates well with the street through its individual at-grade entrances and varying materials which create a manageable pedestrian scale. In addition, the front yard setback provides a transition from the neighbouring building to the west that is located close to the street and the neighbouring building to the east that is located further from the street.

Variances would also be required to reduce the open site space from 60% to 55.5% and to increase the site coverage from 40% to 43.5%. Staff support these variances as they are minimal, and outdoor amenity space is maintained through the community gardens and an inner courtyard with playground.

Advisory Design Panel

The Advisory Design Panel (ADP) reviewed this application on October 9, 2019 and December 18, 2019. The following motion was made at the October 9th meeting:

That the Advisory Design Panel recommend to Council that Development Permit Application No. 00122 for 330 - 336 Michigan Street does not sufficiently meet the applicable design

guidelines and polices and should be declined, and that the key areas that should be revised include:

- increased interaction with the street as well as the addition of individual entrances with direct connections to the public sidewalk
- strengthen the entry features at the main residential entry
- address the on-site stormwater management (i.e. raingardens) as indicated in the applicant's letter
- consider reducing the overall visual impact of the proposal.

The applicant made significant design changes in response to comments provided by both ADP and staff, and the applicant requested ADP review the revisions prior to advancing to Committee of the Whole. At the December 18, 2019 meeting, the Panel made the following motion in response to the revised plans:

That the Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00122 for 330-336 Michigan Street be approved as presented.

CONCLUSIONS

The proposed development is generally consistent with the relevant Design Guidelines and represents an appropriate fit within the neighbourhood. The applicant has made significant revisions to address comments from staff and the Advisory Design Panel. Finally, the affordable rental units would be secured through a Housing Agreement and would represent an increase in the number of affordable units within the neighbourhood. Therefore, staff recommend that Council consider supporting this application.

ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 00122 for the property located at 330-336 Michigan Street.

Respectfully submitted,

Michael Angrove Senior Planner

Development Services Division

Karen Hoese, Director

Sustainable Planning and Community

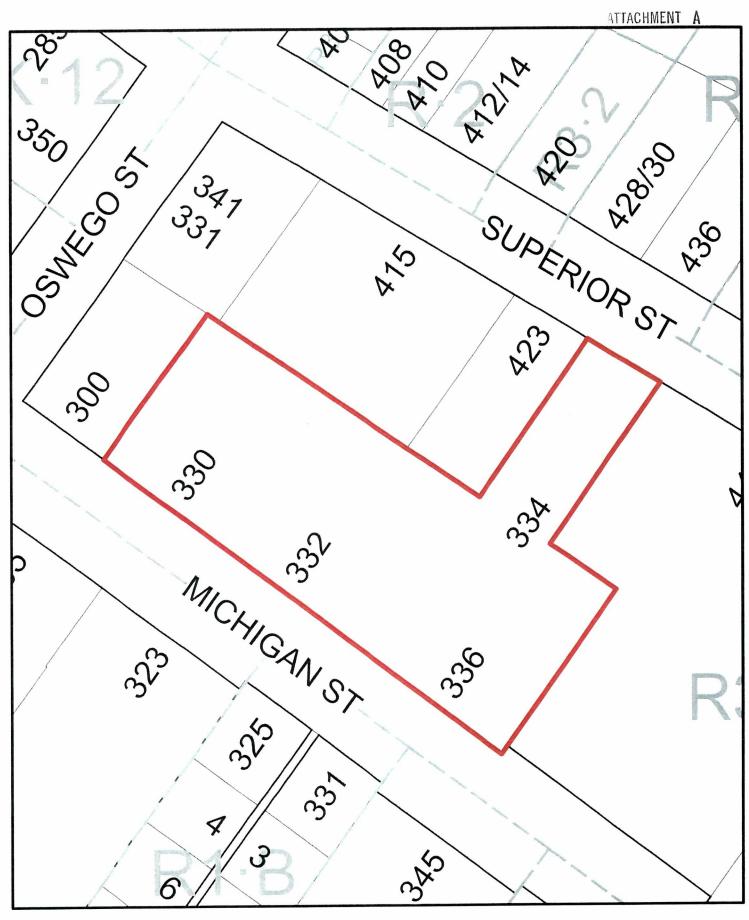
Development Department

Report accepted and recommended by the City Manager:

Date:

List of Attachments

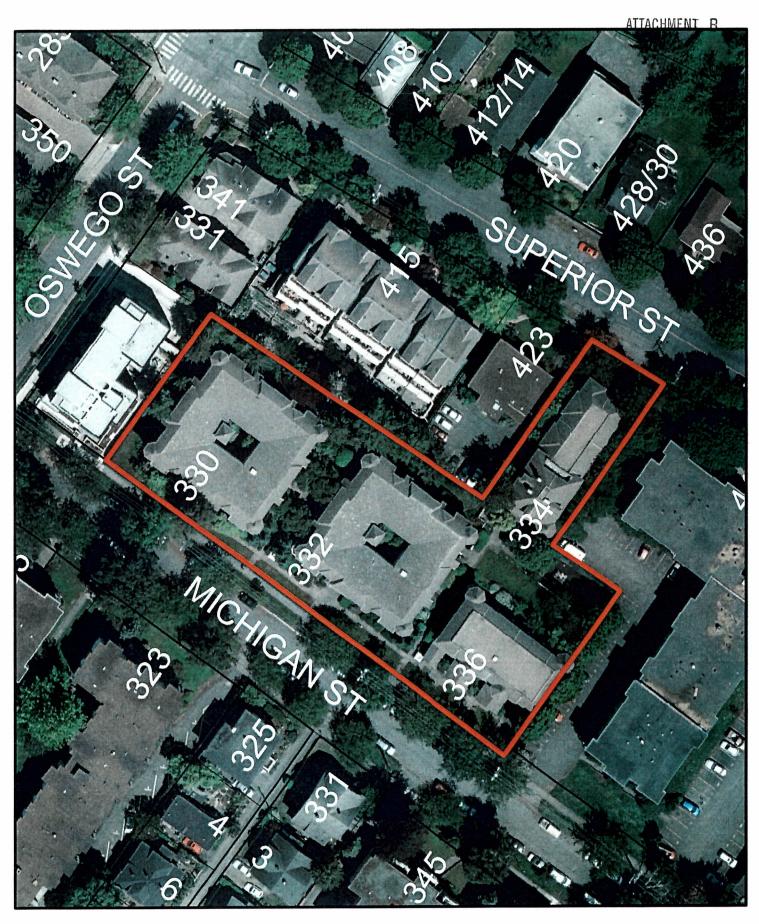
- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped January 21, 2020
- Attachment D: Letter from applicant to Mayor and Council dated January 21, 2020
- Attachment E: Community Association Land Use Committee Minutes dated November
 14, 2018
- Attachment F: Tenant Assistance Plan
- Attachment G: Arborist Report.





330 to 336 Michigan Street
Development Permit with Variance #00122







330 to 336 Michigan Street
Development Permit with Variance #00122



CONTACT INFORMATION

REGISTERED OWNER

Capital Region Hous Corporation (CRHC) 631 Fisgard Street Victoria B C V8W 286 tel 250 416 1493 fax 250 361 4970 pkitson@crd bc.ca

ARCHITECT

de Hong & Kieroff an 977 Fort Street tel 250 658-3367 fax 250 658-3397 crk/d-thk ca

LANDSCAPE ARCHITECT

LADR Landscape Arct 2B-485 Dupplin Road Bev Windjack tel 250 595-0105 email bwindjack@ładda.ca

CIVIL ENGINEER

Corey Brown tel 250 886-0049

PROJECT INFORMATION

CIVIC ADDRESS: 310 -338 MICHIGAN STREET, VICTORIA, BC

LEGAL DESCRIPTION: Lot A of Lots 1864, 1871 - 1875, Victoria City Plan 42136 (P.I.D. 001-225-197)

SITE AREA: 5.074.1 SM

SITE AREA. 507.4 15M
PROJECT DESCRIPTION:
THE CURRENT DEVELOPMENT CONSISTS OF FOUR MULTI-FAMILY
RESIDENTIAL BUILDINGS ABOVE A SINGLE STOREY PARKADE. THE
RESIDENTIAL BUILDINGS ABOVE A SINGLE STOREY PARKADE. THE
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SUPPORT THE NEW DEVELOPMENT. ALL UNITS WITHIN BOTH THE
PROPOSED AND DESISTING TO REMAIN WILL BE AFFORDABLE
DWELLING UNITS TO BE SECURED IN PERPETUITY THROUGH
LEAAL AGREEMENT.

BUILDING HEIGHT 4 STOREYS

12.88 M (14.76 M AS MEASURED FROM AVERAGE GRADE.)

BUILDING AREA EXISTING TO REMAIN -PROPOSED WEST BUILDING -PROPOSED EAST BUILDING -PARKADE - 3165 SM 342.3 SM 1001.0 SM 797.2 SM

The state of	iii oommooti		
	STING TO REMAIN	PROPOSED	TOTAL
STUDIO	0	3 (35-44 SM)	3
STUDIO ACCESS	IBLE 0	4 (43 SM)	4
1 BEDROOM	5	30 (46-50 SM)	35
1 BED ACCESSIB	LE 0	3 (55-58 SM)	3
2 BEDROOM	3	47 (68-78 SM)	30
3 BEDROOM	1	10 (88-91 SM)	11
TOTAL	9	97	100

VICTORIA ZONING BYLAW SUMMARY

ZONING:
EXISTING R3-2 MULTIPLE DWELLING DISTRICT
PROPOSED R3-2 MULTIPLE DWELLING DISTRICT WITH VARIANCES

USES:

RESIDENTIAL STORAGE (PARKADE)

DEVELOPMENT PERMIT AREA: DPA 16

SITE AREA: 5 074 1 SM

FLOOR SPACE RATIO			
EXISTING TO REMAIN	0.16	1 FSR	1798 SM/ 5074 1 SM
PROPOSED	1.40	1 FSR	17122 SM 5074 1 S
TOTAL			7000 CM (071 1 C

SITE COVERAGE . EXISTING TO REMAIN	6.8*	***
PROPOSED	70.7%	(342.3 - 5074.1 SM) (1035+829.5074.1 S
SITE COVERAGE TOTAL	43.5%	[1039*029 30/4 13

OPEN SITE SPACE.

AVERAGE GRADE

5 52 M (GEODETIC) See Site Plan for Gra

HEIGHT OF BUILDING 14.76 M JEROM AVERAGE GRADEL NUMBER OF STOREYS 4 STOREYS

BICYCLE PARKING

PROVIDED

SETBACKS FRONT (Michi REAR (North) SIDE (East) SIDE (West)

BUILDING CODE SUMMARY

REFERENCE DOCUMENT: BRITISH COLUMBIA BUILDING CODE 2018 - PART 3

OCCUPANCY CLASSIFICATIONS (TABLE 3.1.2.1)
GROUP C - RESIDENTIAL (FLOORS 1 - 4)
GROUP F , DIVISION 2 - LOW HAZARD INDUSTRIAL (PARKADE)

OCCUPANCY SEPARATIONS (TABLE 3.1.3.1) PARKADE CONSIDERED AS A SEPARATE BUILDING AND SEPARATED FROM THE OCCUPANCIES ABOVE AND ADJACENT BY A 2 HOUR FIRE SEPARATION IN ACCORDANCE WITH 3.2.1.2.

BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY 32.250 - GROUP C, UP TO 8 STOREYS, SPRINKLERED FIRE SUPPRESSION - FULLY SPRINKLERED ALLOWABLE HEIGHT - 8 STOREYS & 18 M ALLOWABLE AREA - 2250 SM (BASED ON FOUR STOREYS) CONSTRUCTION - COMBUSTIBLE OR NON COMBUSTIBLE FLOOR ASSEMBLES - 1 HOUR SUPPORTING VALLS AND STRUCTURE - 1 HOUR GOOF ASSEMBLY - 1 HOUR

ACTUAL SIZE AND CONSTRUCTION
PARKAGE
FIRE SIT PRESSION - FULL SPRINKLERED
FIRE SIT SIS SIM
CONSTRUCTION - NON COMBUSTIBLE
FLOOR ASSEMBLY 2 HOUR
SUPPORTING WALLS AND STRUCTURE - 2 HOUR

PROPOSED BUILDING -

KOPOSED BUILDING -FIRE SUPPRESSION - FULLY SPRINKLERED HEIGHT - 4 STOREYS, 12 02 M AREA - 1844 SM CONSTRUCTION - COMBUSTIBLE FLOOR ASSEMBLY - 1 HOUR SUPPORTING WALLS AND STRUCTURE - 1 HOUR ROOF ASSEMBLY - 1 HOUR

DRAWING INDEX

ARCHITECTURAL
A001 PROJECT INFORMATION
A002 SURVEY PLAN
A100 DEMOLITION PLAN
A101 PARKADE PLAN
A102 SUSPENDED SLAB PLAN
A201 ARCHITECTURAL SITE PLAN
A201 I PLAN
A201 I PLAN
A201 I PLAN

A202 L1 PLAN A203 L2 - L3 PLANS

A204 L4 PLAN A205 ROOF PLAN

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CIVIL CONCEPTUAL SERVICING PLAN

LANDSCAPE
L1 LANDSCAPE CONCEPT PLAN
L2 TREE PRESERVATION PLAN

Received City of Victoria

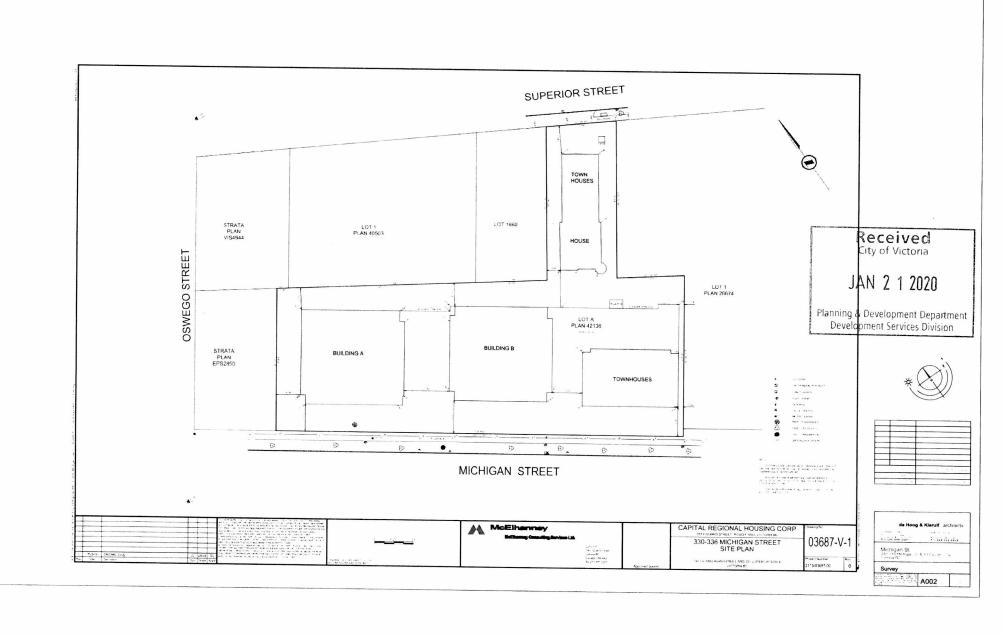
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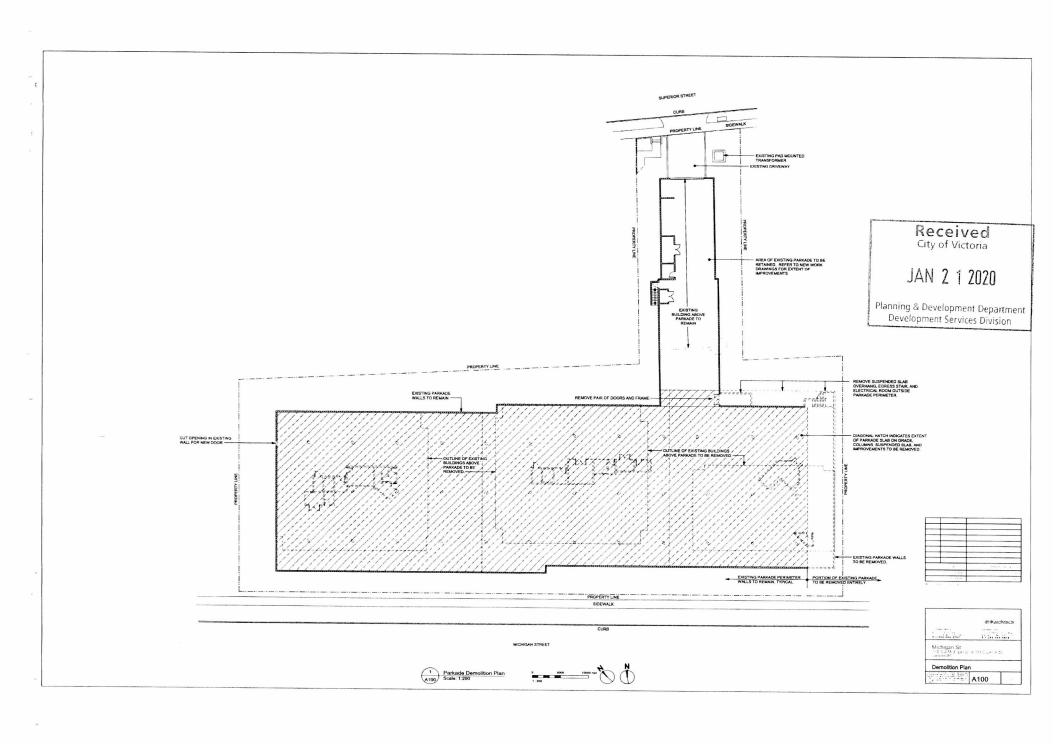
Planning & Development Department **Development Services Division**

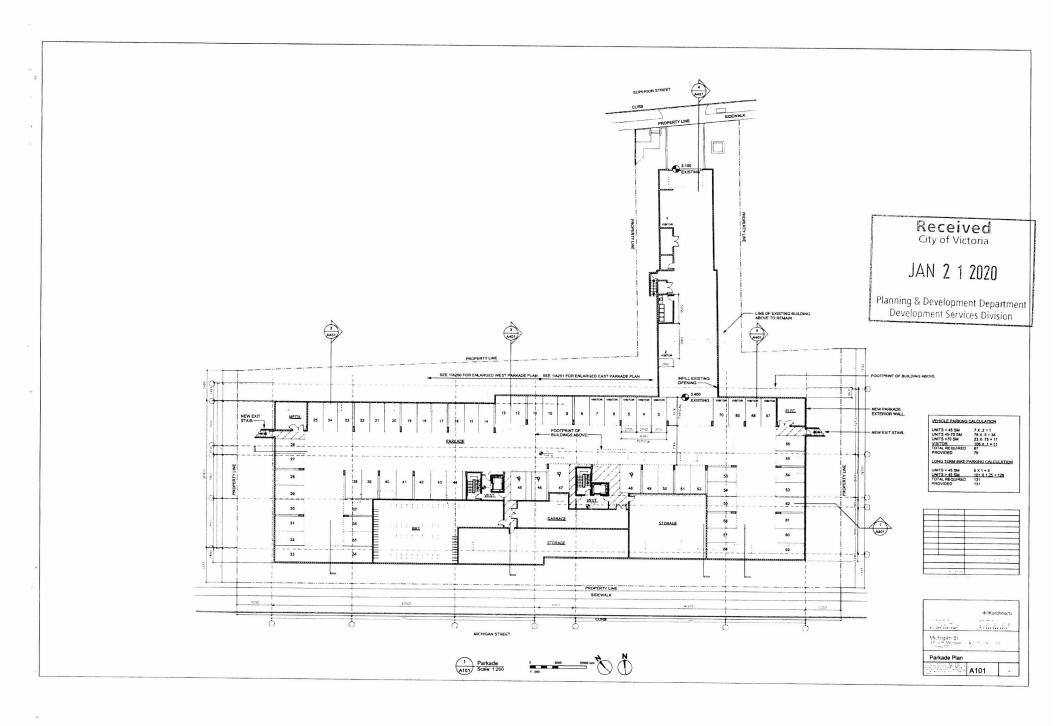


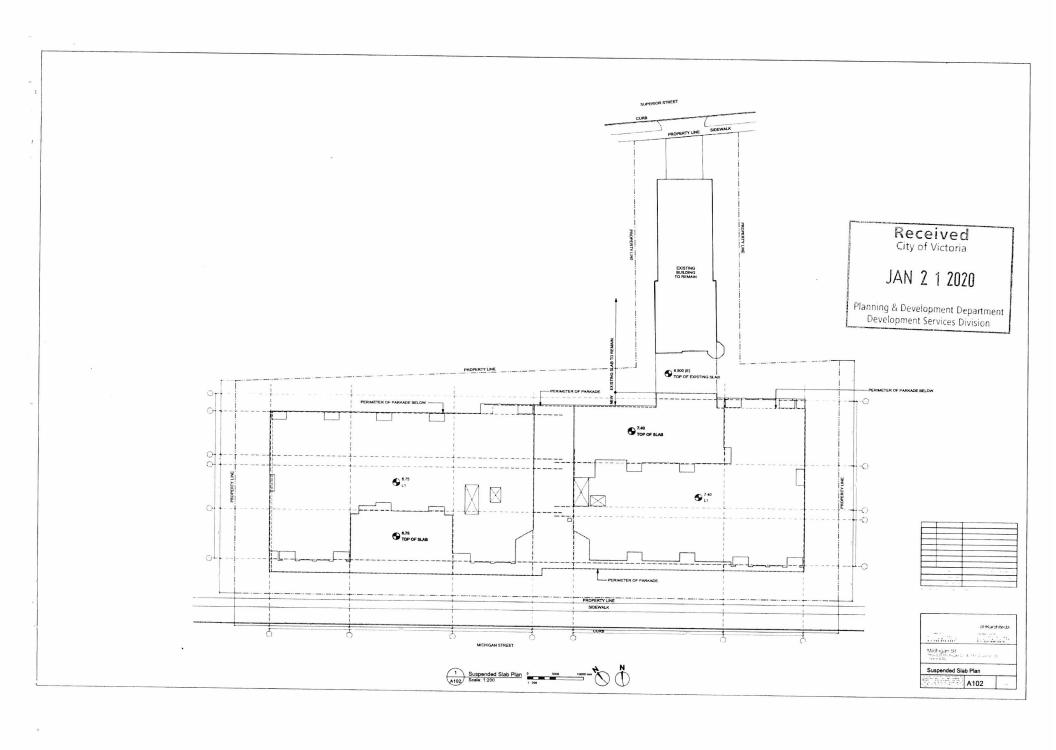
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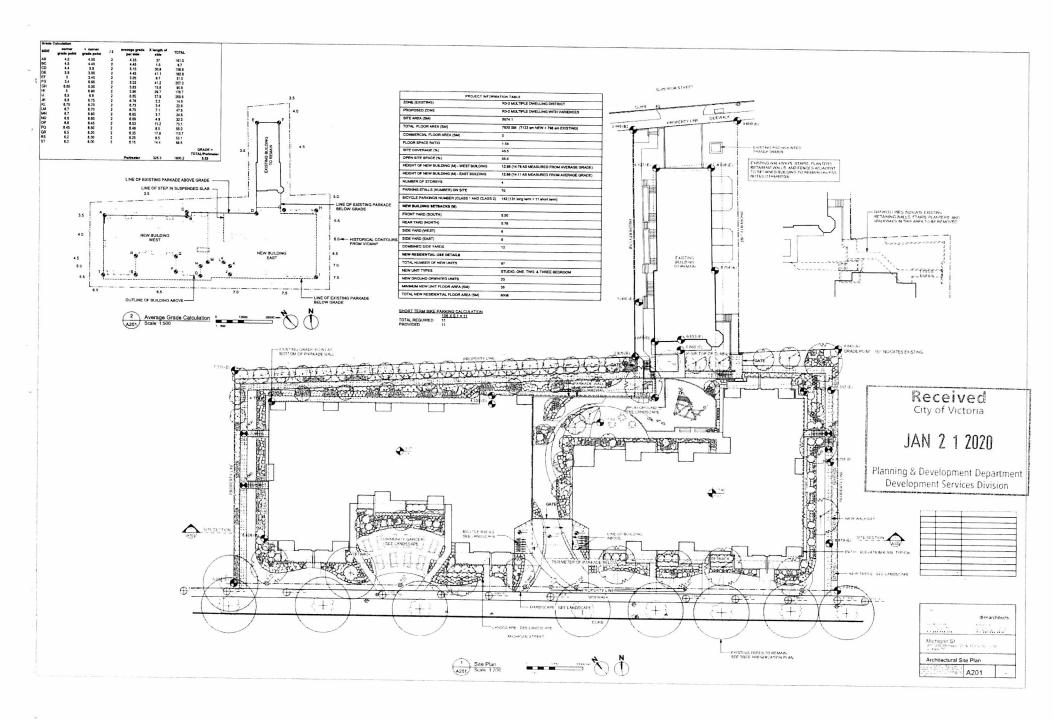
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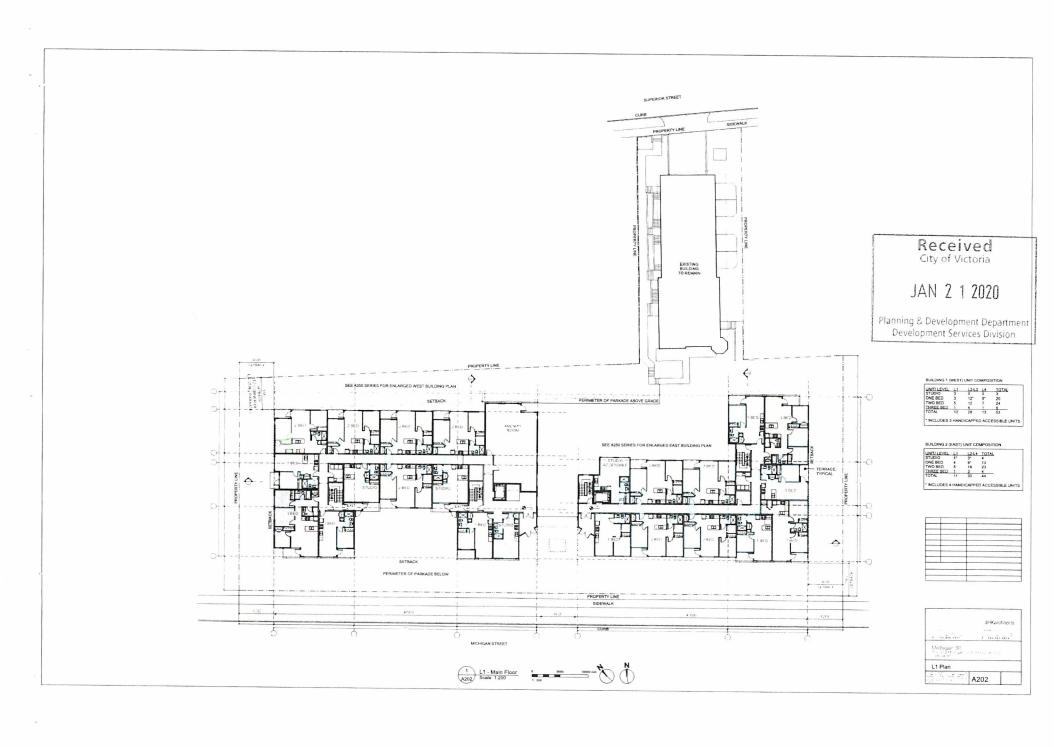


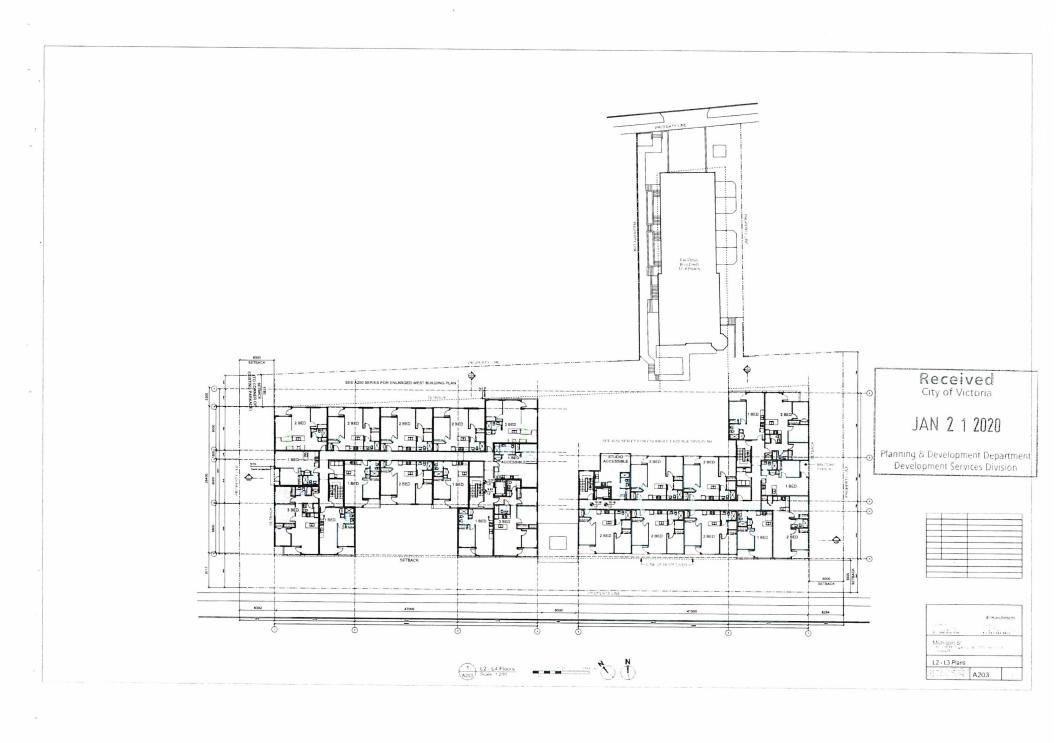


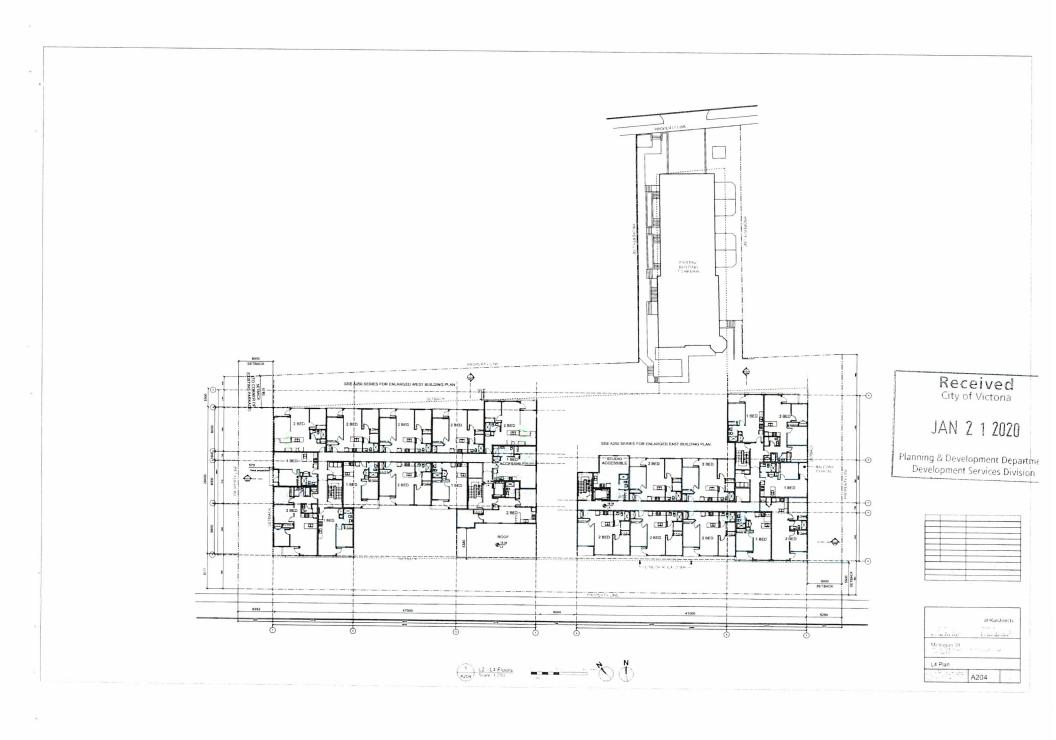


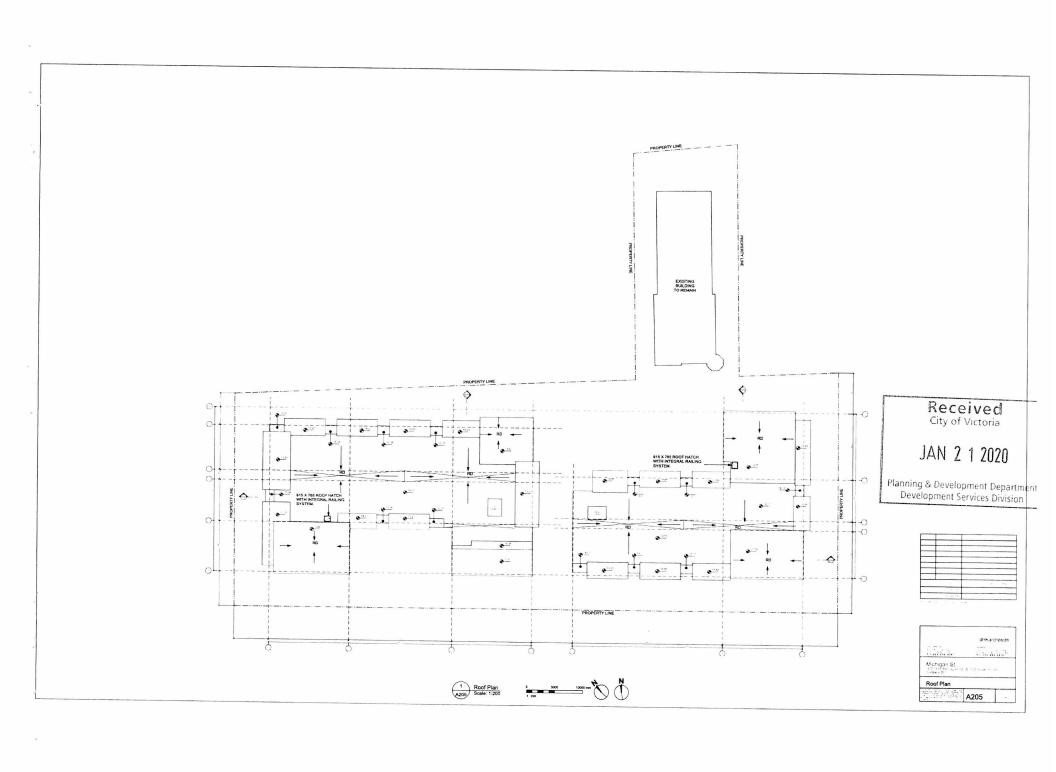


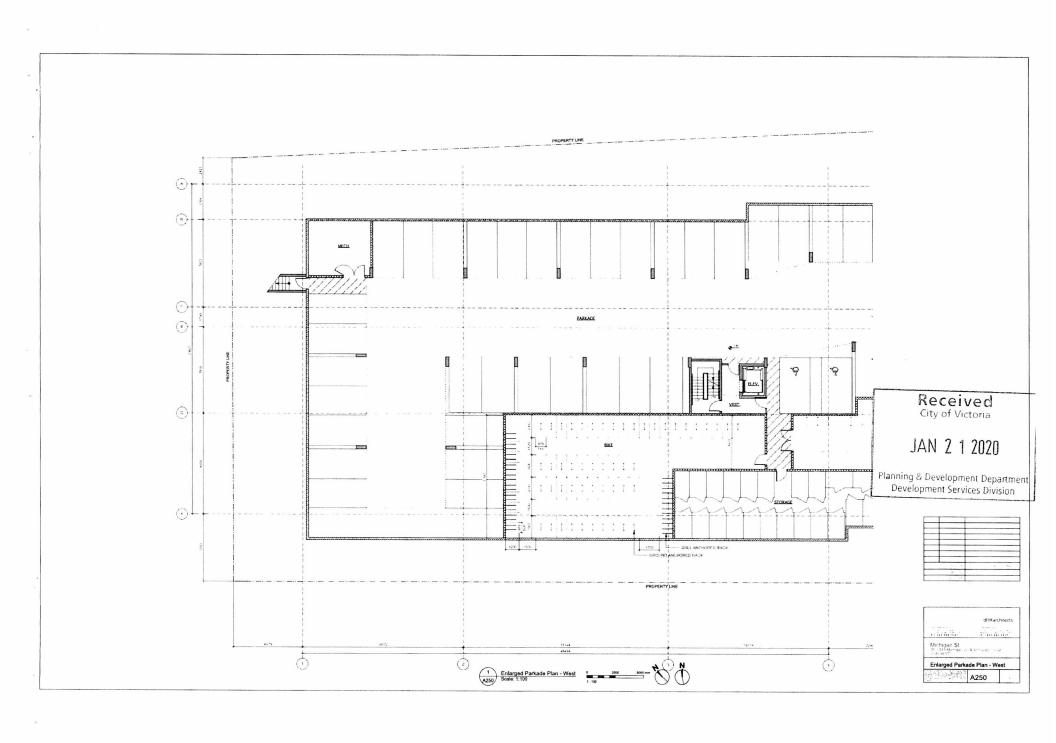


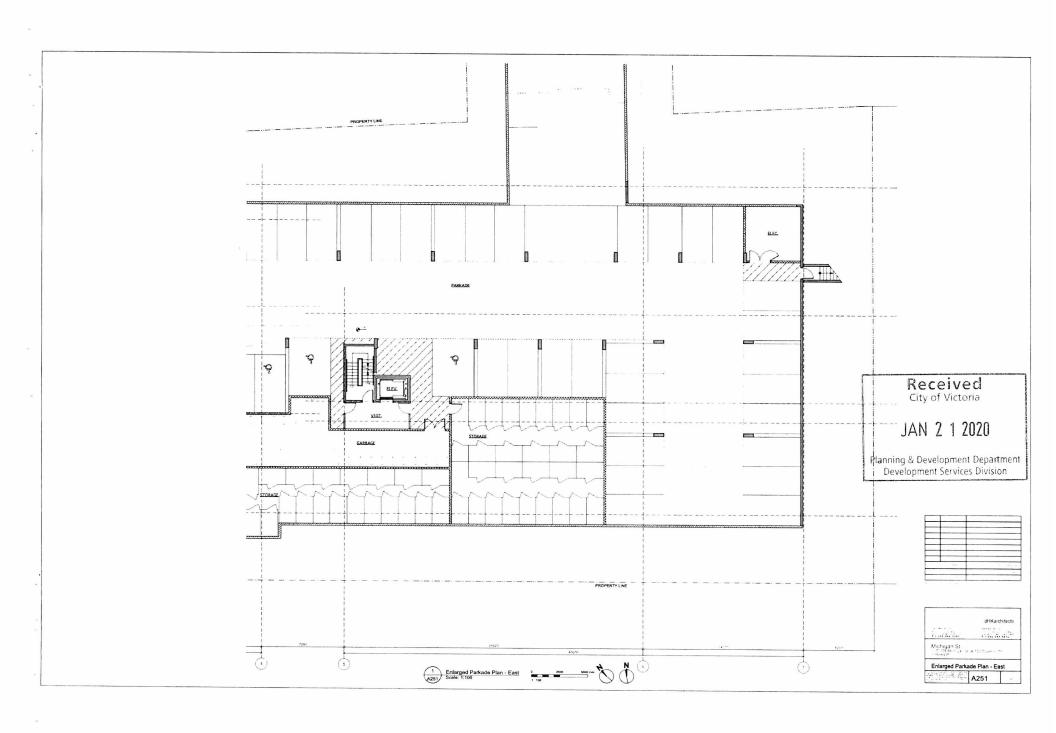


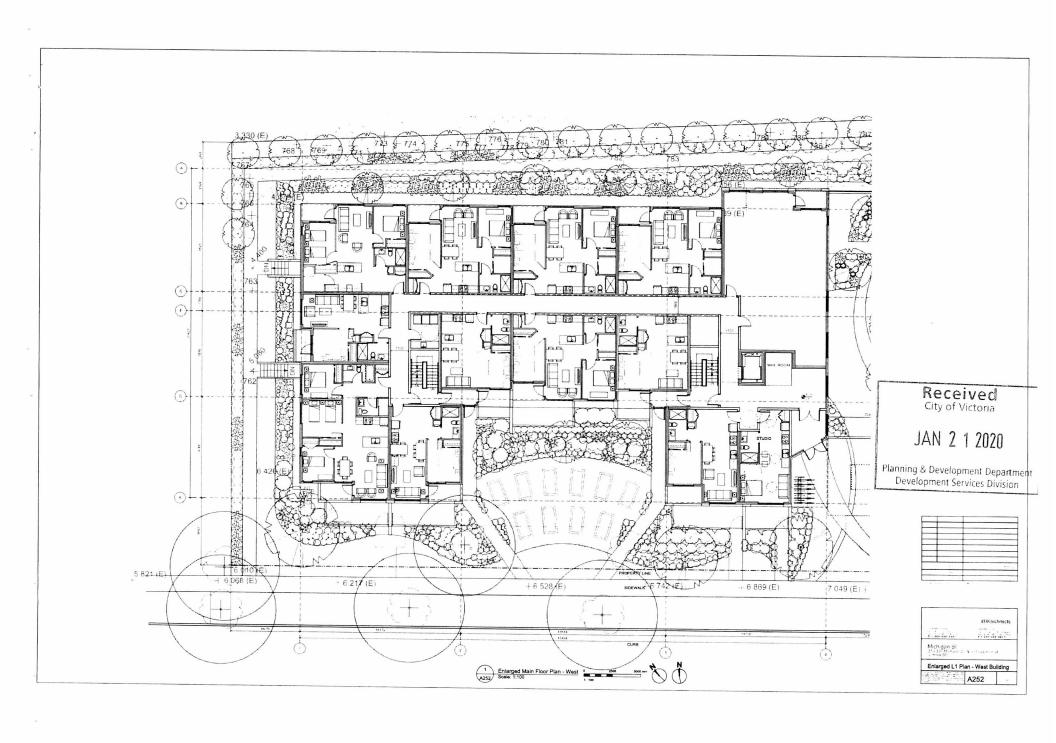


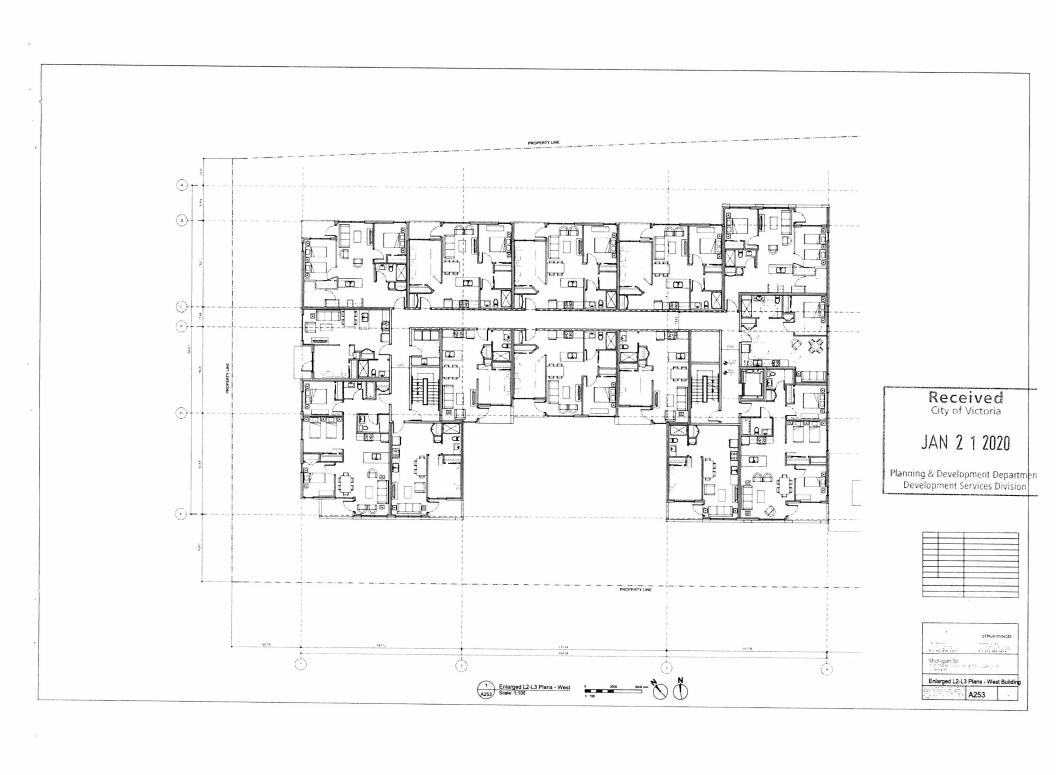


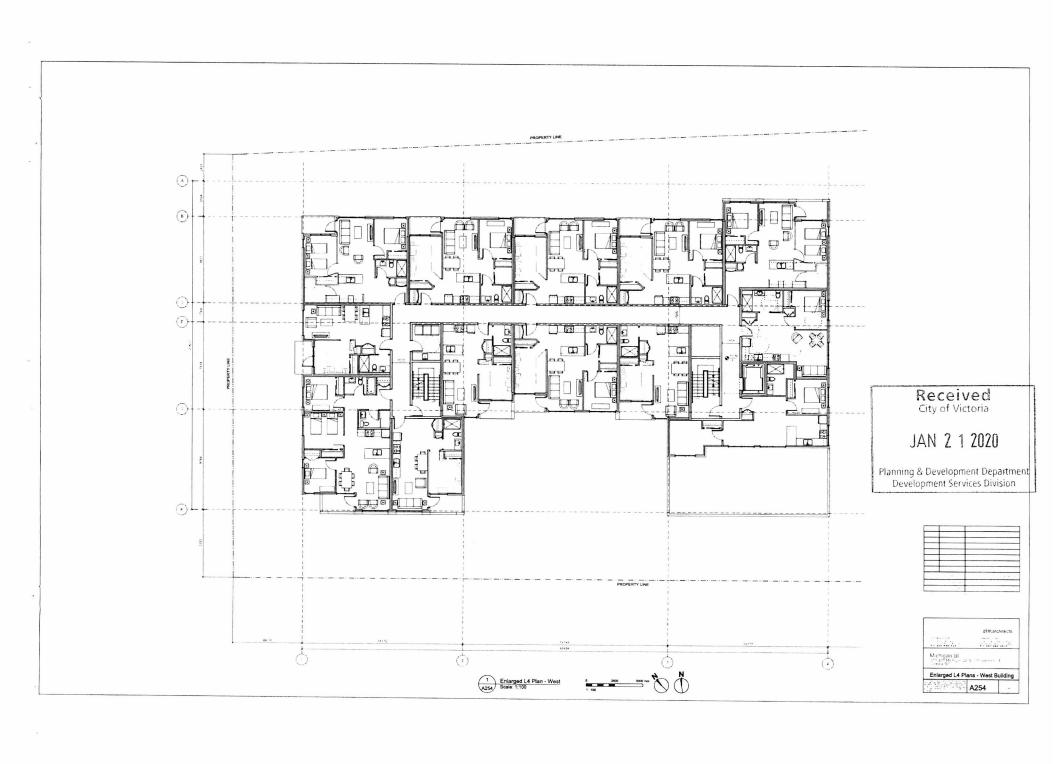


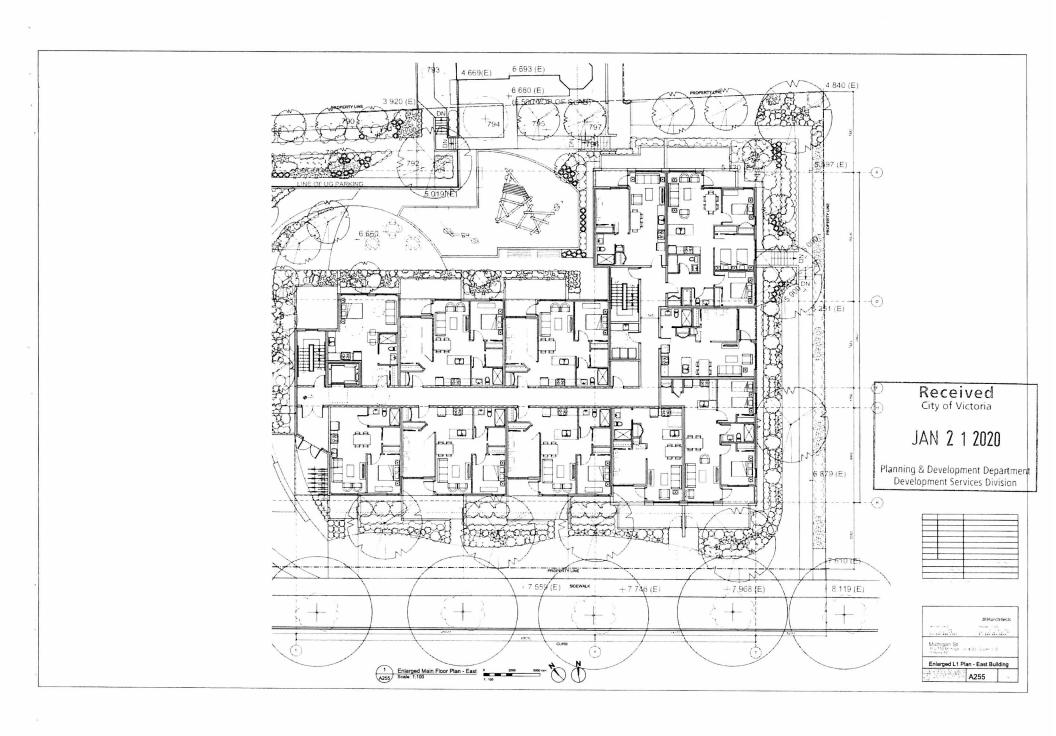


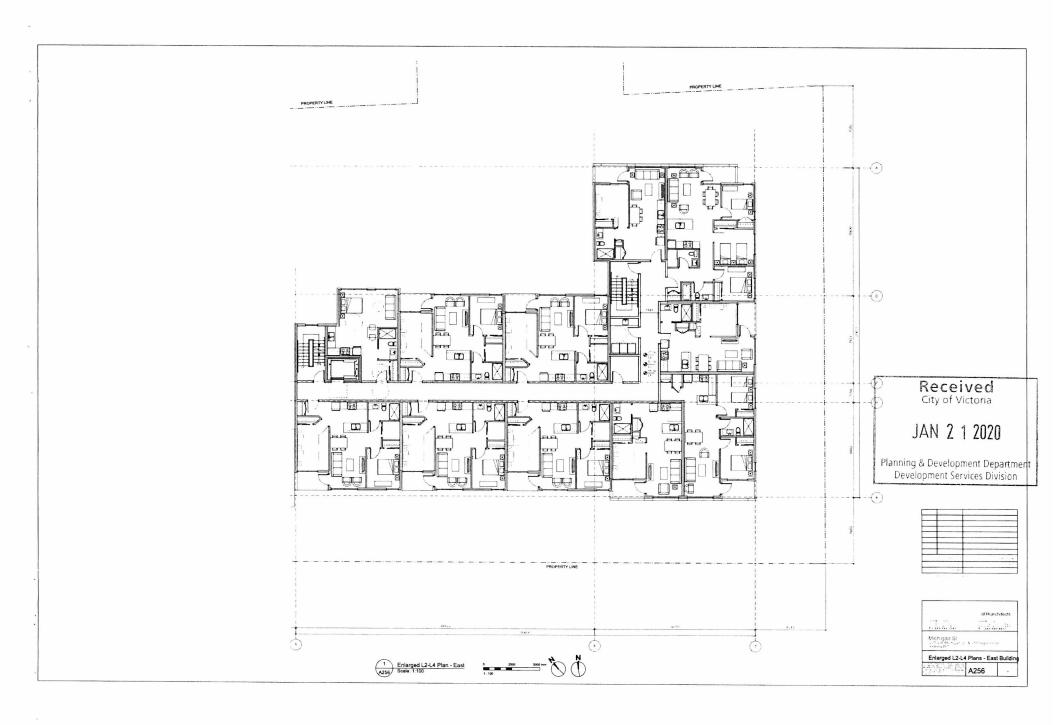


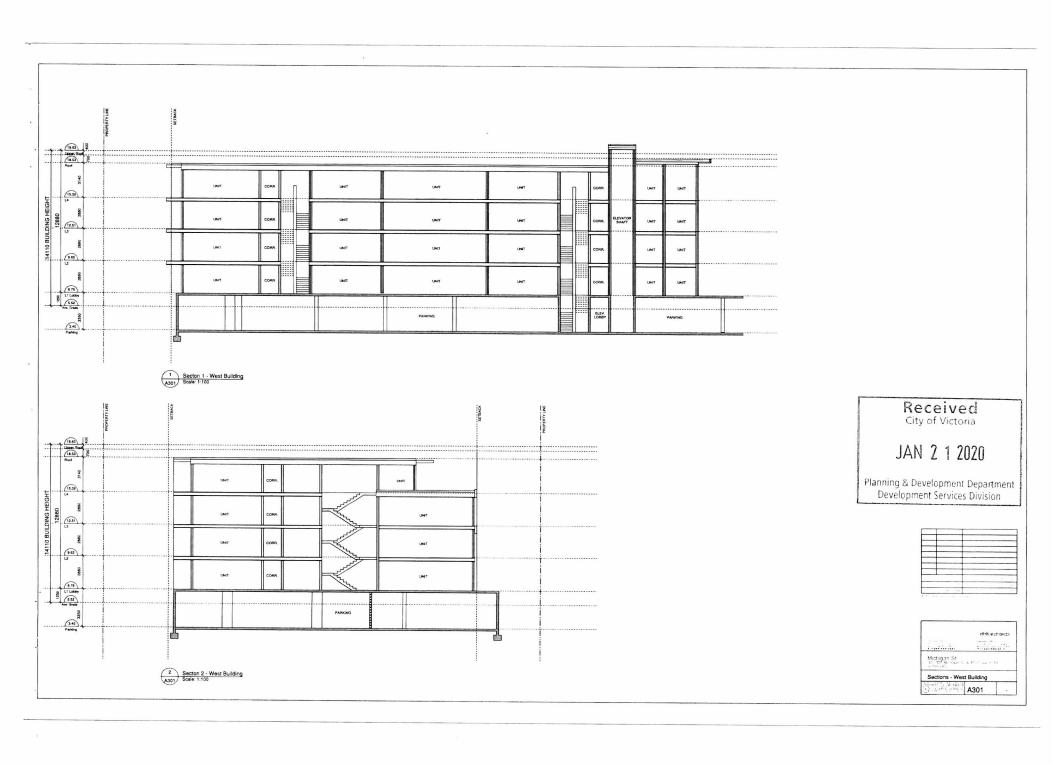


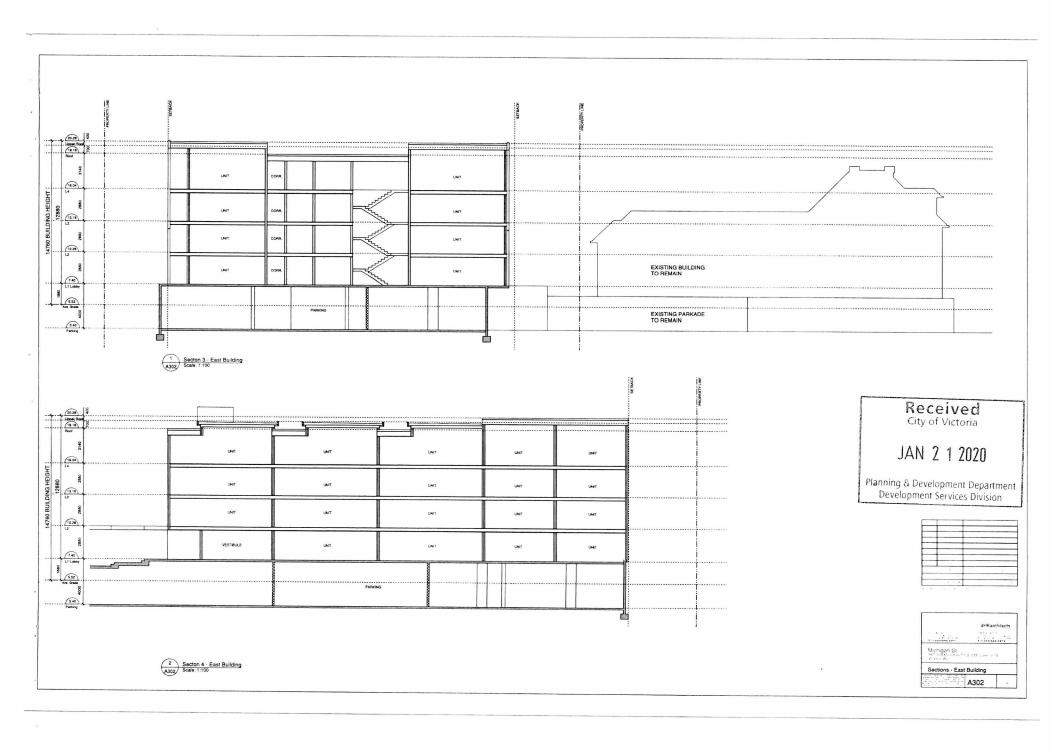


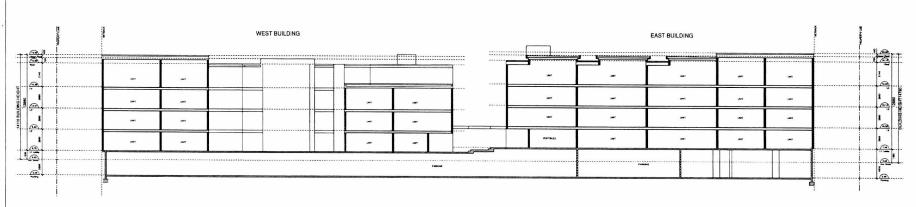








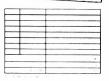




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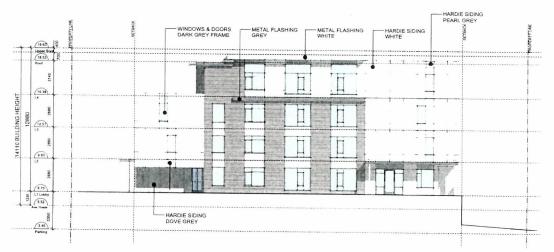
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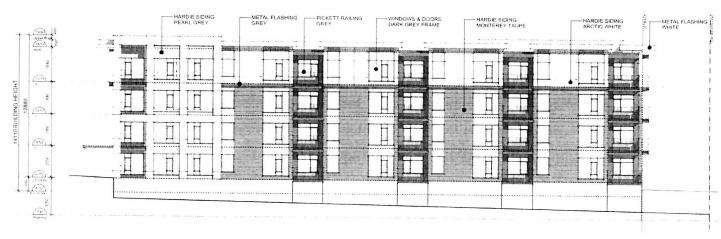
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Michigan St

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City of Victoria

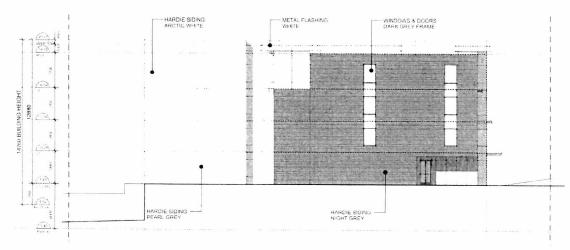
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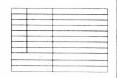
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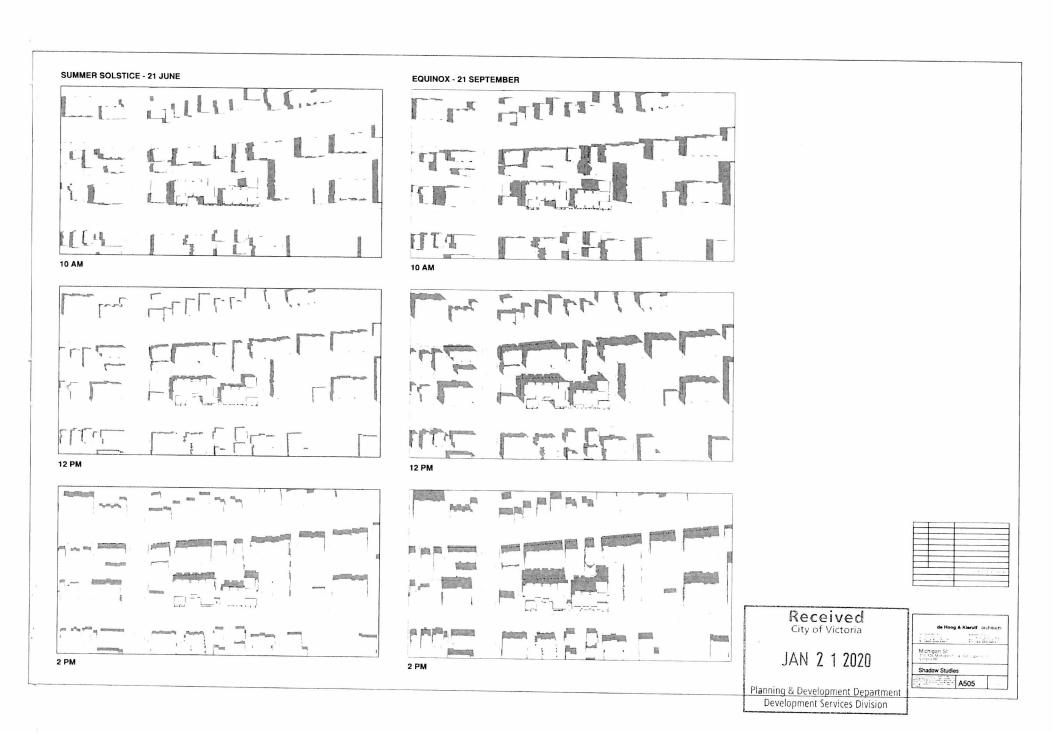
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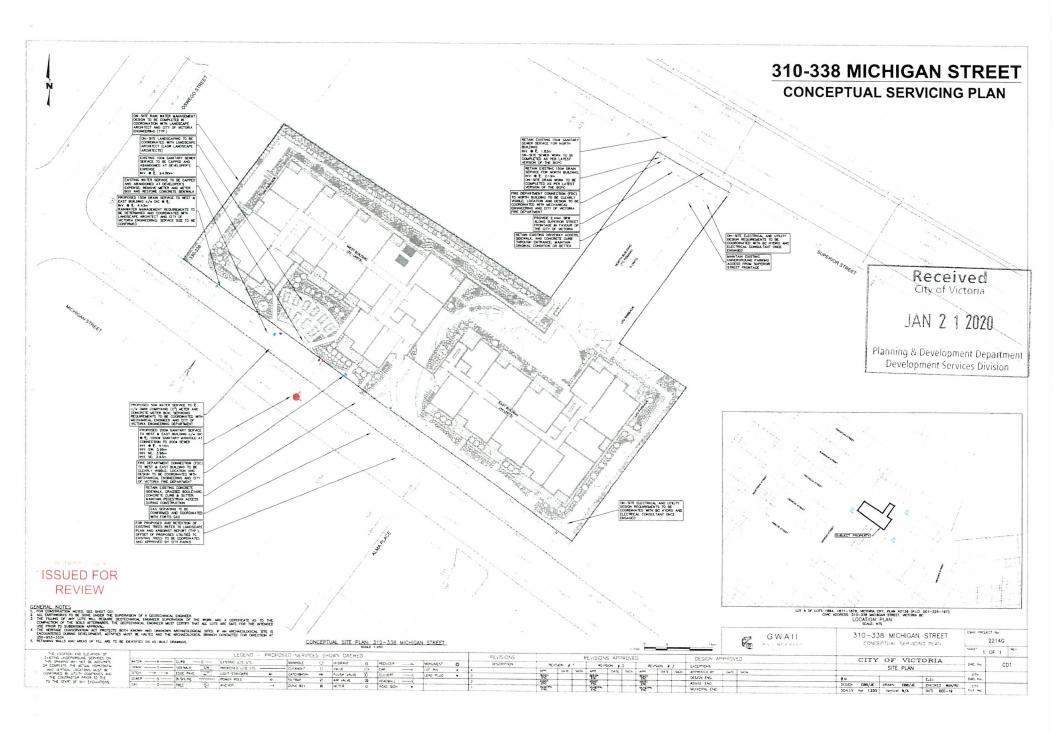
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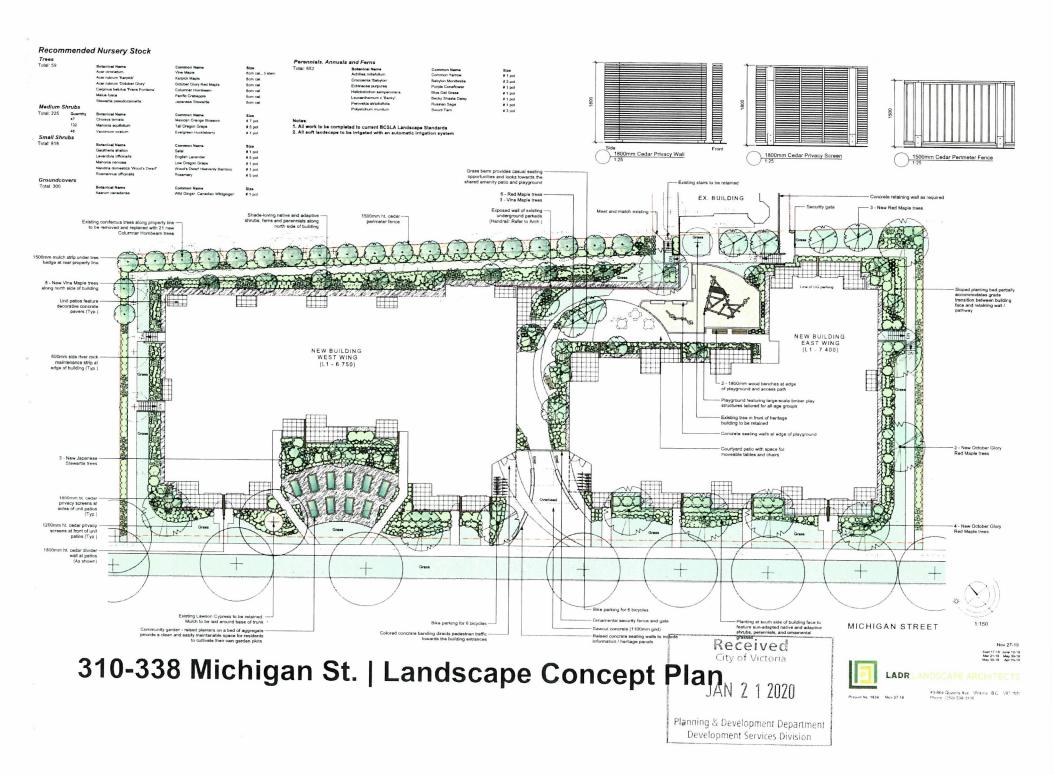
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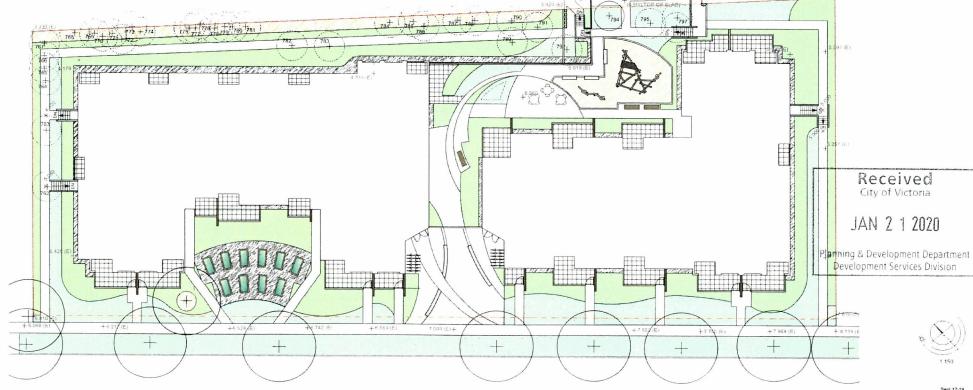


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310-338 Michigan St. | Tree Preservation Plan





Capital Region Housing Corporation 631 Fisgard Street

Victoria, BC, Canada V8W 1R7

T 250.388.6422 F 250.361.4970 www.crd.bc.ca/housing

January 21, 2020

Mayor and Council City of Victoria 1 Centennial Square Victoria BC, V8W 1P6

Dear Mayor Helps and Council:

Re: Michigan Square Redevelopment (330 – 336 Michigan Street) – Development Permit Application – Capital Region Housing Corporation (CRHC)

The Capital Region Housing Corporation (CRHC) is pleased to submit this development permit with variance (DPV) application to council for the proposed redevelopment of 330 – 336 Michigan Street. The proposed redevelopment is to convert the existing 62 unit development into a 106 affordable housing development.

To support our application, we have attached the following:

- Appendix A: Justification letter;
- Appendix B-1: Compliance with City of Victoria Policies
- Appendix B-2: City of Victoria Policy Excerpts
- Appendix C: Community Benefit and Feedback
- Appendix D: Green Building Features
- Arborist Report

Warm Regards,

Paul Kitson

JUSTIFICATION LETTER

Project Description

This development permit application is for the redevelopment of the existing 62 unit apartment complex into a 106 unit development. The existing site consists of two 22-unit apartment buildings, a 9-unit stacked townhouse building, and a 9-unit registered heritage building with an attached townhouse. The three buildings fronting Michigan Street (two 22 unit apartment buildings and 9 unit stacked townhouse) comprises of 53 units. These buildings will be demolished and replaced with two 4 storey buildings, totaling 97 units. The existing 9-unit registered heritage building with attached townhouses will not be altered as part of this development permit application.

The redevelopment will require that the existing tenants be relocated and returned once the new complex is completed. The redevelopment will provide a greater number of affordable housing units, additional family units, a new amenity space, new accessible units, and a more energy efficient buildings. The complex will target seniors, adults with disabilities, working singles and small family units.

Over the years, the buildings have encountered water penetration issues, especially on the ground level units. Rot has developed within a number of floor cavities' between the existing buildings and parkade suspended slab at level one. Recognizing the cost of remediation, the challenges of replacing ground floor joists on three storey buildings, and potential deferred maintenance costs, the best course of action is to redevelop the property. Redevelopment would provide a completely new structure with new units, and private balconies in a convenient, walkable location.

The 9 unit heritage building with attached townhouse will not be demolished as part of this redevelopment project. Once funding has been approved, CRHC will develop a scope of work for the heritage build that corresponds with the approved budget. This work will happen under a separate permit. As part of this redevelopment project, a plaque (information board) will be installed in the vicinity of the main entrance to acknowledge the history of the registered heritage building.

Project Goals and Objectives

As per the CRD's 2019-2022 Corporate Plan, affordable housing has been identified as a significant priority to increase community well-being. Part of the *Strategic Plan*, set out by the CRHC Board, is to increase CRHC rent-geared-to-income (RGI) rental units in response to the core housing needs within the Capital Region District (CRD). Therefore, the project aligns with CRHC and CRD goals and will strive for social, environmental and economic sustainability that corresponds with policy objectives outlined by the City of Victoria.

Appendix A: Justification Letter

The project aims to provide a vibrant, green, and safe place where people of varying ages and incomes can live comfortably. The CRHC intends to partner with another non-for-profit housing provider to manage the seven accessible units.

The project's design will be guided by the Energy Step Code design principles and methods to reduce energy consumption and operational costs while meeting the resident's desire for comfort. The following key principles provide a framework for the development and design of the project:

- Design the project to meet the demand for Affordable Housing;
- Create a project that offers positive visual effects and relationships with the local community;
- Communicate and engage effectively with all stakeholders, including the community;
- Ensure that the design incorporates energy efficient measures & sustainability principles;
- Match building form and bedroom numbers with prospective residents and community;
- Continuously identify, evaluate and manage project risks;
- Promote operational efficiencies and affordability by optimizing density;
- The buildings will be adaptable as per the City of Victoria's Housing Strategy 2016-2025 Strategic
 Direction 2, to encourage housing diversity.

Project Scope and functional program

The project's functional program has provided the necessary criteria against which the design team has assessed the validity and vitality of the design solution. The following has been used to guide our design:

- The City of Victoria's Design Guidelines Multi-unit Residential;
- BC Housing's Design Guidelines and Construction Standards 2019;
- Updated 2018 Building Codes;
- CRHC's project goals.

As per the Multi-Unit Residential Design Guidelines, the buildings will be:

- 1.1 Unifying, Sensitive, and Innovative The architectural approach will provide coherence in relation to the existing character and patters of development in James Bay and on Michigan Street.
- 3.1 Larger and longer buildings should be visually broken into human scale proportions the proposed buildings have a number of break in forms, projections, and roof lines,
- 4.1 Exterior Finishes the exterior building materials will be Hardie Plank. This is more
 expensive but more durable and capable of weathering gracefully.

Appendix A: Justification Letter

- 5.1 Open Spaces, Amenity and landscaping the buildings are designed to accommodate community and ecological needs by using community rooms, community gardens, and landscaping to promote social interaction.
- 9.1 Access and Circulation the breezeway is used to create a fictitious barrier between the front of the buildings and the play areas to promote safety at the intersections between the public, semi-private and private domains.

Additional characteristics:

- It is likely that the foundation will be built on pilings and grade beams to support the building within the existing soil conditions. Subsurface conditions will be determined during a complete geotechnical investigation, early in the design phase.
- The existing City of Victoria sewer, water and stormwater services are adequate to meet the proposed demand of the development.

Sustainability features of the building include:

- Energy Step Code;
- Underground bicycle and scooter parking;
- Heat Recovery Ventilation (HRV) within each suite that will provide localized ventilation, a reduction in rooftop air handling equipment and an overall reduction in noise pollution;
- Controlled exterior lighting to reduce light pollution on surrounding residents;
- High Efficiency Irrigation system designed for the site using Smart Timer Technology to tailor the irrigation flow to the present climatic conditions.

Compliance with OCP, Local Area Plans and Development Permit Guidelines

General: The property is currently zoned under the R3-2 zone for the proposed development and is ready for redevelopment. This application will require minor development permit variances. By redeveloping the property, it will address the current deteriorating buildings while increasing the number of units on the site from 62 to 106. The Project will further invigorate the James Bay neighborhood, provide additional housing diversity that complements the eclectic make-up of the neighborhood, encourage the use of multi-modal transportation options, and activate the streetscape.

The site is underutilized within the current zoning. This redevelopment will add 44 additional affordable rental housing units in the City of Victoria.

OFFICIAL COMMUNITY PLAN:

The Michigan Redevelopment project is considered to be consistent with and aligns with all of the pertinent objectives and policies within the Official Community Plan. This initiative by the CRHC also assists the City of Victoria in achieving its goals related to the critical affordable housing needs of seniors, singles, families and persons with special needs.

DESIGN GUIDELINES FOR: MULTI-UNIT RESIDENTIAL, COMMERCIAL AND INDUSTRIAL

One of the key design principles was to create buildings that offer a positive visual effect and relationship with the local community.

The section of Michigan Street block where the property is located, is primarily lined with apartment buildings with the exception of one single family house. Other than the single house, all the remaining buildings exceed 3 storeys. The proposed 4 storey apartment buildings provide a cohesive visual identity with the neighbouring properties with similar massing, pattern, scale, roof lines, façade rhythm, and building height. The design has also used the form, projections, surface treatments and building articulations to break the appearance of larger buildings into human scaled proportions. Additionally, the inclusion of ground oriented suite entrances creates the appearance of a townhouse complex with strong relationships to the street.

The development has also used landscaping design to allow a proper transition between public, semiprivate and private spaces throughout the development. A well-scaled forecourt has been created with both main entries framing a covered street-facing plaza. Informal seating and accessible walkways concentrate activity and movement into one welcoming space.

A number of existing trees to the Northwest section of the site will be removed as recommended by the hired Arborist. The proposed row of trees will be spaced more appropriately and be more drought resistant to withstand climate changes.

Appendix B-1: Compliance with the City of Victoria's Policies

JAMES BAY NEIGHBOURHOOD PLAN:

Mindful of the James Bay Neighbourhood plan, the project is scaled to harmonize with the surrounding neighbourhood through the form and scale between the proposed new buildings and adjacent

residential units, while respecting the existing streetscape character.

DEVELOPMENT PERMIT GUIDELINES:

The site is located in James Bay; however, it is not in a specific development permit area. For sites not within a specific development permit area, DPA-16 applies. The proposed development interfaces with

multi-family residential developments with similar form and character.

PROPOSED DEVELOPMENT VARIANCE PERMITS:

The project complies with the R3-2 zone and the design guidelines for multi-unit residential buildings pertaining to density, building height, location, orientation, massing, articulation, and materials;

circulation; and the aesthetics of landscaping, open space, lighting, colors, windows, entrances, and

signage.

• The development proposes 70 parking stalls versus the required 67 and therefore complies with

the City of Victoria's Schedule "C". Additionally, the development will provide the required 131

long term and 11 short term bicycle parking.

The development proposes a density of 1.56:1 within 4 storeys, while the R3-2 zone allows a

density of 2:1 up to 6 storeys.

Proposed Development Variance Permit:

1. Regulation:

R3-2 – Site Coverage – Site Coverage of 40%

Proposed:

R3-2 – Site Coverage – Site Coverage of 43.5%

Justification:

• This regulation permits a site coverage 40% for a four (4) storey building when parking is contained in enclosed parking space. The proposed site coverage is 43.5% is 3.5% more than

contained in enclosed parking space. The proposed site coverage is 43.5% is 3.5% more than the current regulation which is consistent with the adjacent multifamily development on the

corner of Michigan and Oswego Street.

2. Regulation:

R3-2 - Setbacks -

FRONT (Michigan Street): 7.5 m

REAR (North): 6.8m

SIDE (East): 6.8 m SIDE (West): 6.8 m

SIDE (West). Old

Appendix B-1: Compliance with the City of Victoria's Policies

Proposed: R3-2 – Setbacks - FRONT (Michigan Street): 5.50 m

REAR (North): 5.78 m SIDE (East): 6.0 m SIDE (West): 6.0 m

Justification:

• This regulation requires that buildings be setback a minimum of 7.5m facing Michigan St and 6.8m from the other property boundaries. We are proposing a 5.50m setback facing Michigan Street, a 5.78m setback at the north property line and a 6m setback from the east and west property boundaries. This request is in keeping with the setback of the adjacent 300 Michigan Street, 4 storey apartment building which has a 3.66m setback facing Michigan Street and a 0m setback on the interior property boundary.

• The existing buildings on the site facing Superior Street will not be demolished as a part of this redevelopment and therefore has the same setbacks as the current development.

Appendix B-2: City of Victoria's Policy Excerpts

Policy Excerpts

Relevant excerpts from the City of Victoria Official Community Plan, the City of Victoria Design Guidelines for: Multi-Unit Residential, Commercial and Industrial, and the James Bay Neighbourhood Plan are shown below.

OFFICIAL COMMUNITY PLAN:

Section 6: Land Management and Development

- 6.1.6 Urban Residential areas are generally located within 400 metres of the Urban Core, a Large Urban Village, Town Centre, or frequent transit route, or within 800 metres of a rapid transit station.
- 6.23 Generally support new development in areas designated Urban Residential that seeks densities toward the upper end of the range identified in Figure 8 where the proposal significantly advances the objectives in this plan and is: 6.23.1 within 200 metres of the Urban Core; or

Section 8: Placemaking - Urban Design and Heritage

8.50 Encourage new development to avoid the demolition of heritage property, or one or more of its facades

Section 12: Climate Change and Energy

- 12.17 Continue to support and enable the private development of green buildings, subject to development control and building regulation, with features that may include but are not limited to:
 - 12.17.2 Sustainable landscaping;
 - 12.17.5 Energy efficiency technology;
 - 12.17.8 Efficient plumbing fixtures and systems.

Section 13: Housing and Homelessness

- 13.9 Support a range of housing types, forms and tenures across the city and within neighbourhoods to meet the needs of residents at different life stages, and to facilitate aging in place.
- 13.10 Encourage a mix of residents, including households with children, by increasing opportunities for innovative forms of ground-oriented multi-unit residential housing.
- 13.16 Provide a range of housing choice for persons with mobility challenges by developing voluntary guidelines for enhanced adaptable housing to provide a higher standard of adaptability and accessibility for all housing types.

- 13.16 Provide a range of housing choice for persons with mobility challenges by developing voluntary guidelines for enhanced adaptable housing to provide a higher standard of adaptability and accessibility for all housing types.
- 13.23 Support the retention of existing rental units in buildings of four units or more by considering higher density redevelopment proposals on these sites only if, as a voluntary amenity:
 - 13.23.1 The same number of rental self-contained dwelling units is maintained on-site, and the general rent level identified, through a housing agreement; or,

DESIGN GUIDELINES FOR: MULTI-UNIT RESIDENTIAL, COMMERCIAL AND INDUSTRIAL

General guidelines

- 1.1 New development should be compatible with and improve the character of established areas through design that is unifying, sensitive and innovative:
 - 1.1.1 The architectural approach should provide unity and coherence in relation to existing place character and patterns of development through the use of appropriate forms, massing, building articulation, features, and materials.
- 2.1 New development should contribute to cohesion, visual identity and the quality of streetscapes, particularly when adjacent and nearby buildings are similar in scale, proportion, rhythm, and pattern:
 - 2.1.2 New development is encouraged to add interest to the streetscape through variations in building height, rooflines and massing.
- 2.2 New development should avoid long unvaried stretches of frontages in ways that include, but are not limited to:
 - 2.2.1 Massing that gives the impression of small blocks.
 - 2.3.5 Visual and physical connections between the public street and buildings should be developed (e.g. patios and spill-out activity, views to and from interior spaces, awnings and canopies).
- 2.4 Residential use at street level should have strong entry features and building designs that encourage interaction with the street.
- 5.1 Open space should be usable, attractive and well-integrated with the design of the building.
- 5.2 Public and semi-public spaces should be distinguished from private spaces through design elements, including, but not limited to:
 - 5.2.1 Building and site design.
- 5.3 Consideration should be given to landscaped open space, accessible from the adjacent right-ofway, to soften the impact of larger and longer buildings. Possible locations include the corners of lots, at building entrances and walkway entrances.
- 5.8 Consideration should be given to the inclusion of private open space in residential developments in the form of courtyards, recessed balconies, terraced balconies or rooftop gardens.
- 7.1 A high standard of accessibility in site, building and landscape design is encouraged to address the needs of all users, including people who have disabilities.
- 9.1 Site access and internal circulation should be designed to emphasize public safety at the intersections of public and private domains, internal security and efficient flows.
- 9.3 Safe and easily identified access for pedestrians, bicycles and vehicles should be provided.

JAMES BAY NEIGHBOURHOOD PLAN:

The following are applicable excerpts from the James Bay Neighbourhood Plan:

Housing - Goals & Objectives

- 3. To place emphasis on promoting family housing including new affordable housing for families
- 5. Encourage visual form and scale between new buildings and adjacent residential units
- 6. Encourage high standard of design for new residential developments
- 9. New developments should respect existing streetscape character

Heritage Preservation - Policies and Recommendations

- 2. Any redevelopment in the above areas should be encouraged to enhance existing heritage/ character with regard to scale, form, quality and materials
- 4. Promote the continued economic life of heritage structures through land use controls such as density, mixed uses, and creative parking provision solutions.

DEVELOPMENT PERMIT GUIDELINES:

The following are applicable excerpts from the Development Permit Area 16 (DPA 16):

The special conditions that justify this designation include:

- (c) Commercial, industrial and multi-unit residential buildings often share an interface with Traditional Residential areas with low-rise built form and established character that require consideration for sensitive transition
- (d) The presence of heritage properties throughout the city warrants special design consideration that balances heritage conservation and new development that responds to historic setting, where this is relevant

Appendix C: Community Benefit and Consultation

Community Benefit and Consultation

Included in this section:

- Community Benefit
- Community Consultation and Feedback
- Tenant Communications
- Tenant Relocation Policy
- Open House Boards

COMMUNITY BENEFIT

Benefits to the community are achieved through promoting and realizing the objectives of City of Victoria's Official Community Plan. These benefits relate to:

- Providing affordable housing in close proximity to services and amenities;
- Providing housing in close proximity to parks and transit;
- Implementing City of Victoria's growth strategy by keeping urban development compact;
- Developing a parking strategy to create the optimum number of parking stalls;
- Improving housing affordability by ensuring units have energy conservation which maintains long term affordability by minimizing the overall income spent on housing;
- Helping seniors remain in the neighbourhood and transition into more affordable housing that meets their needs;
- Creating housing opportunities for those in core housing need; and
- Increasing housing opportunities for individuals with physical disabilities.

COMMUNITY CONSULTATION AND FEEDBACK

In keeping with our design principles of communicating and engaging effectively with all stakeholders, including the community, the CRHC conducted two open house meetings on November 5^{th} and 6^{th} between 4pm and 7pm.

CRHC received valuable feedback from the community and have since remained in contact with several residents who continue to provide valuable feedback.

Appendix C: Community Benefit and Consultation

The following are modifications made to our drawings as a result of the feedback received through the community consultation process:

- <u>Storage in units</u>: We have modified the layout stalls in the underground parkade. This has resulted in additional parking stall and more space for storage in the parkade.
- <u>Pedestrian Walkways</u>: We have modified the pedestrian walkways by increasing the number of walkways to the northwest section of the site which has been previous not used by Tenants.
- <u>Trees:</u> CRHC has hired an Arborist who determined that there are a number of trees that need to be removed due to their ailing condition. The Arborist has also recommended removing the cluster of trees on the Northwest section of the property. This cluster of trees would be replaced by new drought resistant tree species.
- <u>Unit Mix:</u> CRHC had to adjust our unit mix to accommodate changes in unit layouts. Through
 design development, we have increased the number of studio units by three and reduced the
 number of three bedroom units by one. Additionally the amenity space was increased.
- <u>Parking</u>: CRHC had initially proposed a total of 69 total parking stalls at the time of the community consultation. This has since been revised to allow for 70 total parking stalls; the accessible parking stalls are now positioned immediately adjacent to the elevators.
- <u>Building Colour</u>: CRHC has modified the building colours where colours are being used to break
 up the appearance of a long building;

We have included the following as a part of our application:

- 1. Community consultation boards
- 2. Resident's sign in sheet
- 3. Summary of resident's concerns

TENANT RELOCATIONS

The CRHC has developed a tenant relocation policy which has been approved by the CRHC Board. CRHC staff have provided current tenants with information sessions about the proposed redevelopment, and have gone door-to-door to gather tenant feedback toward creating the relocation policy. Additionally, the CRHC has worked with City of Victoria Staff to develop a Tenant Assistance Plan that meets the criteria set out by the City of Victoria.

All efforts will be made to relocate tenants who continue to qualify for housing within the CRHC or through another social housing provider. The exception would be if a tenant chooses to live with a private housing provider. Tenants will have first option to move back into an RGI unit in the new building. The policy aligns or exceeds the regulations and/or expectations under Residential Tenancies Act, BC Housing and City of Victoria. (See attached CRHC Tenant Relocation Policy).

Appendix C: Community Benefit and Consultation

CRHC has committed to:

- Supporting tenants in finding alternate housing;
- · Offering tenants choice;
- · Compensating for moving costs;
- First right of refusal;
- Ensuring the needs of the most vulnerable are met; and
- Offering frequent, accurate and timely information as the redevelopment process progresses.

APPROVED FUNDING

In March 2019, the City of Victoria Council approved a capital grant of \$1,395,000 to assist with the Michigan Redevelopment project. The funding program used to guide the unit mix and affordability levels of the Michigan project is defined by the Building BC: Community Housing Fund program. These affordability levels also align with the City of Victoria Affordable Housing Fund Requirements. Since the March 2019 the project has gone through several design changes due to comments received by City of Victoria Staff, BC Housing Staff and the Advisory Design Panel. The result of these changes has decreased the requested funding amount to \$990,000.

The project will target clients with very low to moderate income levels. The project offers the following:

- 20 very low-income units
 - o 7 studio units, 12 one-bedroom, 1 two-bedroom
- 22 low-income units:
 - o 9 one-bedroom, 11 two-bedroom, 2 three-bedroom
- 55 moderate income level units:
 - o 12 one-bedroom, 35 two-bedroom, and 8 three-bedroom units

The equity requested through the City of Victoria is aligned with the program guidelines as outlined in the table below:

Unit Type	Target Income Level	Original Unit Count	Updated Unit Count	Monthly Rent	Eligible VHRF grant per Unit	Original Total VHRF Contribution	Updated VHRF Contribution
Studio	Very Low	4	7	\$375	\$10,000	\$40,000	\$70,000
One bedroom	Very Low	7	12	\$375	\$10,000	\$70,000	\$120,000
Two bedroom	Very Low	7	1	\$570	\$20,000	\$140,000	\$20,000
Three bedroom	Very Low	1	0	\$660	\$30,000	\$30,000	\$0
Studio	Low	0	0	\$641	\$10,000	N/A	\$0

Appendix C: Community Benefit and Consultation

One bedroom	Low	11	9	\$739	\$10,000	\$110,000	\$90,000
Two bedroom	Low	33	11	\$960	\$20,000	\$660,000	\$220,000
Three bedroom	Low	5	2	\$1380	\$30,000	\$150,000	\$60,000
Studio	Moderate	0	0	\$1,025 - \$1,250	\$10,000	N/A	\$0
One bedroom	Moderate	9	12	\$1,250	\$5,000	\$45,000	\$60,000
Two bedroom	Moderate	15	35	\$1,800 - \$2,000	\$10,000	\$150,000	\$350,000
Three bedroom	Moderate	6	8	\$2,480	N/A	N/A	\$0
Total		98 units	97 Units			\$1,395,000	\$990,000

January 7, 2020

City of Victoria Sustainable planning and Community Development Development Services division 1 Centennial Square Victoria, BC V8W 1p6

Re: Michigan St. Green Building Features

To whom it may concern:

Regarding our development application for 310-338 Michigan St. and 333 Superior Street, please note that the project will include the following Green Building Features:

1. Step 3 of the BC Energy Step Code

- As a BC Housing-funded development this project will be built to comply with Step 3 of the BC Energy Step Code; operating at a 20% reduction in energy use and with substantially increased envelope performance relative to prescribed references.
- Energy modeling will be conducted at multiple stages during the pre-construction stage to validate compliance.
- Air tightness testing will be conducted prior to occupancy to verify that building performance meets modelled criteria.
- All ventilation is mechanical rather than passive, with heat recovery exchangers at every exhaust vent. This ensures all makeup air is pre-conditioned and reheating energy loads are minimized.
- The Heat Recovery Ventilation (HRV) system is decentralized into individual suites, reducing rooftop air handling equipment and providing an overall reduction in noise pollution.

2. Site selection and design

- The proposal is to rebuild and densify an existing affordable housing project within an already densely populated centralized urban location with strong pre-existing infrastructure and amenity.
- Significant excavation, shoring, concrete, and demolition work will be avoided by retaining as much of the existing underground structure as possible.
- As with the previous development we proposed to preserve the heritage house and attached townhouses.

3. Green Spaces

- A community garden is being added to the south-facing front yard.
- All trees with compromised health are being more than replaced with healthy new site-appropriate species.
- New plants will be drought-tolerant, non-invasive indigenous species selected for quality of appearance and ease of maintenance.



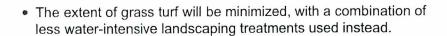
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Nanaimo

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4. Transportation

- The densification of this centralized site in James Bay means that a higher number of residents will be within close walking distance of well-established neighbourhood services and amenities. Personal vehicle usage will be low relative to walking and transit us-
- The underground parkade will have dedicated areas for secured bicycle and scooter parking.
- · Additional electrical circuit capacity and conduit rough-in will provide scalability for electrical vehicle charging stations to keep pace with rising demand.

5. Storm water management

- A majority of the site will be occupied by an underground parkade which will limit the available space for rainwater management infrastructure in particular the use of surface feature treatment and storage methods like Raingardens and Bioswales. The use of cisterns and/or rainwater barrels to collect runoff from the buildings is a preferable alternative and will also supplement the water reguired for on-site irrigation.
- An erosion and sediment control plan will be developed for the duration of construction.
- The project patios and sidewalks will be designed to discharge to landscaped areas or the storm water detention system.
- The paved driveway and parking areas will be designed to discharge to the storm water detention system.

6. Water usage

- All interior plumbing fixtures will be low water, low flow fixtures, including dual flush toilets (4.8 LpF).
- Water efficient (Energy Star) Clothes Washers will be specified (95) litres per load or less).
- All hot water piping will be insulated and will be on a recirculating loop.
- A high efficiency irrigation system will be customized for the site, using Smart Timer Technology to tailor the irrigation flow to the present climatic conditions.

7. Sustainable Materials

- Concrete will contain 30% 50% fly ash.
- Timber framing will use finger jointed studs, engineered wood products (LSL, SCL, wood I-Joists, pre-engineered wood trusses).
- Thermal wall assemblies will use insulation meeting EPP guidelines where possible.
- Millwork panel products will be free of urea-formaldehyde.



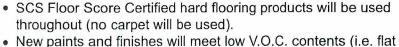
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 New paints and finishes will meet low V.O.C. contents (i.e. flat paint – 50g/l, non flat – 150 g/l, clear wood finish – 350g/l, floor coatings – 100 g/l, stains – 250 g/l).

 Low VOC adhesives will be used (wood floor adhesive – 100 g/l, Construction adhesives – 70 g/l, ceramic tile adhesive – 65 g/l, subfloor adhesives – 50 g/l, VCT adhesive – 50 g/l).



- Window specification is energy star vinyl windows— double-glazed units with Low E coatings and argon fill for best energy conservation. U value of 0.31 or lower.
- Increased levels of insulation in walls and roof: R22 R28 in exterior walls; R40+ in roof.
- CFL / LED light bulbs in energy efficient light fixtures specified throughout, with motion detectors in public areas for reduced energy usage.
- Energy Star rated appliances for unit kitchens and the common laundry rooms.
- Central high efficiency gas fired condensing hot water heater(s).

In conclusion the owners and consultant team are fully committed to sustainability in aspects of this redevelopment, and believe it this a key factor and providing exceptional new affordable housing units in James Bay.



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Regards,

Rob Whetter

Architect AIBC RAIC

JAMES BAY NEIGHBOURHOOD ASSOCIATION

Monthly Meeting Agenda 7:00pm to 9:00pm Wednesday, November 14, 2018 234 Menzies Street

Agenda

- 1. Welcome & Announcements:
 - We are meeting on the traditional territories of the Songhees and Esquimalt Nations
 - · Welcome to staff liaison Kimberley Stratford and our new Council Liaison
 - Council liaison invitation to make brief comment
- 2. Approval of Agenda
- 3. Correspondence/Announcements
 - Good Neighbours celebration May 5, 2019
- 4. Minutes of October 10, 2018, meeting
- CALUC Presentation: Plan to replace 62 CRD Housing units with 107 units at 330-336 Michigan Street. Christine Culham, Senior Manager Housing CRD Paul Kitson, Project Manager
 - Rob Whetter, Architect de Hoog & Kierulf Architects
- 6. VicPD Volunteer Coordinator Tara Gilroy-Scott to inform residents about Speed Watch program
- 7. Community voices
- 8. Adjournment

JAMES BAY NEIGHBOURHOOD ASSOCIATION

Monthly Meeting Agenda 7:00pm to 9:00pm Wednesday, November 14, 2018 234 Menzies Street Attendance: 46

Welcome & Announcements: We are meeting on the traditional territories of the Songhees and Esquimalt Nations.

Welcome to staff liaison Kimberley Stratford, City of Victoria and to Kelly Sather, EA to Carole James, MLA Victoria-Beacon Hill

Approval of Agenda - M/S/C

Correspondence/Announcements – Correspondence M/S/C Good Neighbours celebration May 5, 2019

Minutes of October 10, 2018, meeting - M/S/C

CALUC Presentation: Plan to replace 62 CRD Housing units with 107 units at 330-336 Michigan Street:

- · Christine Culham, Senior Manager Housing CRD
- Paul Kitson, Project Manager
- Rob Whetter, Architect de Hoog & Kierulf Architects

There are 1286 units in the CRD housing stock, the majority of which is in Victoria and Saanich. 330-336 Menzies Street site is 1.25 acres and designated urban residential in OCP permitting up to 6 storeys. The new building fits within existing zoning. 69 parking stalls and 133 bike stalls. Schedule C requires 66 stalls.

The plan for 330-336 Michigan Street is to replace the 62 CRD Housing units with 107 units at 330-336 Michigan Street. 53 units will be demolished while the units in the heritage house (334 Michigan) will be retained. Target clients: housing for seniors, adults with disabilities, working singles and families. New building will have 8 accessible units with 32 one bedroom, 58 two bedroom, 13 three bedroom and 4 studio for total of 107 units. CRD will work with the existing tenants to find placement during construction and these tenants will have first right of refusal on the new units.

It would cost \$8-12million to remediate existing buildings, which is not sustainable. The current building has an inefficient site layout, is underutilized community spaces, and has several unusable zones on the site due to poor construction. Existing trees will be preserved and any trees requiring removal will be replaced. There will be minimal heat loss, and energy savings costs greater than 25% in relation to NECB base buildings.

Time line: Jan 2019 Development Permit application, Mar 2019 Commence Relocation of existing tenants, Oct 2019 Tendering and Construction contract May 2020 construction start till April 2022 completion.

Questions/Comments:

- Q: How does this development fit in with \$\$ announced for new housing by BC govt
- A: Haven't included this proposal in new funding but haven't said no
- Q: Re Design of building can there be solar panels?
- A: Will put infrastructure in place to enable. No specific conversations about that yet
- C: Landscaping on Michigan is currently well treed. It can be very dark. Suggest you consider low lighting in front of building and along paths to building entry as well as cut outs in sidewalk so people in mobility devices have room.
- Q: 3 BR units are rare and seldom affordable. How is rent set?
- A: Will depending on funding and will be set on tenant's incomes. 70% are based on income. Tenants pay no more than 30% of their income. Remaining 30% of units deemed affordable.

- Q: Will rents change for existing tenants who return to new development?
- A: Rents will not exceed 30% of individual's income
- Q: What is the possible impact on the school with families moving?
- A: Real mix of tenants at this time, not all have children. As we are prioritizing families with this development we anticipate more children. Will be looking at demographic of current tenants and impact.
- Q: What is maximum of rent?
- A: About \$1400 for 2 bedrooms, can be up to \$1700 for 3 bedroom. Rent is geared to individual incomes.
- C: We need this housing. It does increase density but it is a high mix of families. In landscape design, please retain strong relationship of housing with the street.
- C: What about the cohesiveness of the tenants. Going up another floor could make it more like an apartment building. Suggest you give some space inside and some garden space so tenants have opportunity to interact.
- Q: Where are you going to find units for the current tenants?
- A: We have 1286 units currently and are building additional units. We have approx 125 vacancies during the year and these tenants will be made priority cases.
- Q: What about parking during construction
- A: The existing parkade will be used for construction workers who will have access to this parking

VicPD Volunteer Coordinator Tara Gilroy-Scott to inform residents about VicPD Speed Watch program and Nick Armstrong, Traffic Analyst City of Victoria.

Tara Gilroy-Scott introduced the volunteer crime watch team who assist in speeding reductions through community engagement. Speed Watch Programs are about community engagement, not enforcement. Some of you might wonder about addressing speed issues in your neighbourhood. If you have concerns about speeding in the neighbourhood, go on line to VicPD and fill out an online complaint form. The Speed Watch program monitors the complaints in each neighbourhood. If have concerns about speeders file a complaint on the on-line Vic PD website. These complaints will be followed up and investigated.

Volunteers reported they go to areas where complaints are received and set up digital speed boards to monitor speeding. People walking by stop to ask questions so good community engagement opportunities. Volunteers do foot patrol looking for expired insurance, placing speed boards in areas, checking parked vehicles to insure valuables are out of sight and vehicles are locked. Visibility is important. Monitoring traffic at high crash intersections. Handing out high visibility reflectors for pedestrian safety. The best part is interactions with the community. Best way to address traffic issues in the community is to volunteer with a Speed Watch Program. Residents are invited to come to VicPD headquarters and complete volunteer application.

Ouestions/Comments:

- O: Why are speeders not sent warning letters as is done Lock Out Auto Crime?
- A: We don't have authority to do so nor access to registration by license #. We give specific information to Traffic Department for follow up. Residents can help us by reporting speeders or careless drivers.
- O: what is time of patrols?
- A: 6 days weekly from 9:00 to 9:00 (Not Sunday)
- C: Has concerns about speed of scooters & break-ins of vehicles
- A: Need to report in order for police will actively patrol
- Q: I would like to put in complaints about motorists at 50 kph but that's too high for our narrow streets.
- A: Put in complaint. Gets looked at.
- Q: My car has been broken into on many occasions.
- A: Best option is to file online complaints as the VicPD
- C: Thank you for your volunteerism. Concerned about epidemic of distracted driving.

Nick Armstrong City of Victoria Traffic Analyst: Traffic 100 vehicles daily on local road pretty steady and standard. People's perception is traffic has increased but data actually demonstrates traffic is lower in volume in 2018 than in the past. There are 10 counting machines in Victoria, with 2 staff who collect data so historical comparisons are possible. When there are complaints about speeding on Superior or Oswego, counters can evaluate (24 hour account) volume of speeds. Even though complaint, 85% of traffic tend to travel at posted speed or lower.

Traffic calming efforts in the neighbourhood include the middle of road speeds. They are looking pretty rough right now. Placed on Montreal and on Oswego. By narrowing the road way they reduce speeds.

Collision data is reported on two levels. VicPD collision reports are compiled. City also receives claims data from ICBC. City is always 1 year behind. This year there is a decrease in collisions from 463 to 377 reported collisions. Downward trend in pedestrian and bicycle collisions. Highest collision months are Dec and Feb. Saturday/Sunday are higher collision times.

In James Bay, collision at non signaled intersections Government & Simcoe (came 10th out of 40 but only 1 collision). Superior and Menzies will be rebuilt in the coming year. Although there are concerns about speeding, there are many stop signs in James Bay which slow drivers. VicPD does not attend all traffic accidents/collisions because there are not enough resources.

Questions/Comments:

- Q: Also wonder what is speed limit for people on scooters? They speed on sidewalks and there will be more and more.
- A: There is currently no speed limit for these devices, but City of Victoria has written to the province to encourage imposition of a speed limit.
- C: A concern raised about inconsistent traffic speed limits on Douglas, Pandora, Cook. It is unclear whether the speed limit is 30, 40 or 50 kph.
- A: Nick Armstrong says his department is writing a report on the inconsistent limits and the adverse effect on traffic. With regard to timing of lights, the time clocks go out by seconds because of bumps and other road problems.
- Q: Menzies at Niagara is one way south to Dallas. It is a speedway.
- A: Suggest you file complaint. If VicPD doesn't receive complaints, the problems aren't recorded and no response.
- Q: I think one way streets pose problems. Toronto is direct route into James Bay centre and vehicles speed.
- C: There was mention of scooters but no mention of bicycles. I am a cyclist and there are many cyclists who pose a threat to pedestrians. Cyclist who disregard rules of the road should be ticketed for improper behaviour. I will make more effort to report.
- C: Niagara at Oswego is problem. Children are there all year round. Traffic doesn't slow down. Very dangerous.

VicMap has information about traffic patterns, and movement. It is available online on City's website.

Community voices: Resident is concerned about CRD wastewater project traffic delay on Dallas Rd creating single lane traffic for a front end loader. It was suggested that resident contact CRD with his concerns.

Adjournment: 9:10 pm



Sustainable Planning and Community Development 1 Centennial Square Victoria, BC V8W 1P6

Tenant Assistance Plan

This form must be submitted with your rezoning or development application. For contact, please send questions to your development services planner.

SUMMARY: Instructions and steps	for Developers	and Property Owners
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STEP 1	BACKGROUND: Understand your rights and responsibilities as a landlord. Please review the documents in the background section pertaining to relocating tenants and the City's rental replacement policies.
STEP 2	POLICY APPLICATION: Complete tenant impact assessment to determine the requirements of your application.
	Complete application requirement, including:
	a. Current Site Information
OTED 0	b. Tenant Assistance Plan
STEP 3	c. Tenant Communication Plan
	d. Appendix A - Current Occupant Information and Rent Rolls (For office use only)
	e. Appendix B - Correspondence with Tenants Communication (For office use only)
CTED 4	SUBMIT: Complete form and submit to:
STEP 4	a. Email digital copy of plan to housing@victoria.ca (include appendices)
STEP 5	REVISE: Applicant to update and return application requirements with staff input.
STEP 6	FINALIZE: City staff to finalize the review and signs off application requirements and used as attachment for the Committee of the Whole report.

BACKGROUND: Rights and Responsibilities of Landlords and Tenants

The rights and responsibilities of landlords and tenants are regulated by the Province and is set out in the Residential Tenancy Act.

Please refer to the City of Victoria's <u>website</u> for more information regarding the City of Victoria's rental housing policies. Supporting documents include:

- · Tenant Assistance Instructions and Checklist
- Tenant Assistance Policy
- Frequently Asked Questions
- Sample Letter to Tenants
- Request for Tenant Assistance Form and Privacy Guidelines
- Final Tenant Assistance Report

POLICY APPLICATION: Tenant Impact Assessment to Determine the Requirements of your Application

Answer the questions below to determine whether a plan is required with your application:

Tenant Impact	Indicate:		Application Requirement
Are you redeveloping or demolishing a building that will result in loss of existing residential units?	Yes 🗸	No 🗌	If yes, complete the next question.
Does your work require the permanent relocation of tenant(s) out of the building?	Yes 🗸	No 🗌	If yes, complete and submit a tenant assistance plan.
Do you have tenant(s) who have been residing in the building for more than one year?	Yes 🗸	No 🗌	If yes, tenants are eligible under the tenant assistance plan

If any are selected no, then a tenant assistance plan is not required as part of your application.

TENANT ASSISTANCE PLAN

A. Current Site Information

Site Address:	310-336 Michigan St
Owner Name:	Paul Kitson (CRHC Applicant)
Company Name:	Capital Region Housing Corporation
Tenant Relocation Coordinator (Name, Position, Organization):	Jelena Putnik, Tenant Services Assistant, CRHC

EXISTING RENTAL UNITS

Unit Type	pe # of Units Average Rents (\$/Mo.)			
Bachelor				
1 BR	16	\$545		
2 BR	34	\$766		
3 BR	3	\$1,040		
3 BR+				
Total	53			

B. Tenant Assistance Plan

For any renovation or redevelopment that requires relocation of existing tenants, the property owner must create a Tenant Assistance Plan that addresses the following issues:

- · Early communication with the tenants
- Appropriate compensation
- Relocation assistance
- · Moving costs and assistance
- Right of first refusal

The City has developed a Tenant Assistance Plan template that is available for applicant use. The template includes the required FOIPPA section 27(2) privacy notification which should be identified for tenants.

Please refer to the Tenant Assistance Policy with Tenant Assistance Plan guidelines for Market Rental and Non-Market Rental Housing Development.

Required under the Residential Tenancy Act

Notice to End Tenancies

A landlord may issue a Notice to End Tenancy only after all necessary permits have been issued by the City. In addition, landlords must give four months' notice to end tenancies for renovation, demolition, and conversions. Tenants have 30 days to dispute the notice.

For more information, please refer to the Landlord Notice to End Tenancy.

Renovations and Repairs

Renovations and repairs must be so extensive that they require the unit to be empty in order for them to take place, and the only way to achieve the necessary emptiness or vacancy is by terminating a tenancy. The RTA and associated guidelines provide specific guidance pertaining to whether a landlord may end a tenancy in order to undertake renovations or repairs to a rental unit.

For more information, please refer to Ending a Tenancy for Landlord's use of Property.

Right of First Refusal

In instances of renovations or repairs requiring vacancy, the RTA requires tenants be offered the right of first refusal to enter into a new tenancy agreement at a rent determined by the landlord. This right of first refusal applies only to a rental unit in a residential property containing 5 or more units, and there are financial penalties for non-compliance.

For more information, please refer to Tenant Notice: Exercising Right of First Refusal.

For full details, please check the Government of British Columbia website.

	APPLICANT
Tenant Communication Plan Components	Tenant Communication Plan
	Date: January 21, 2020
How and when did you inform tenants of the rezoning or development application?	On July 26, 2018, staff were on site and went door to door to provide tenants with hand delivered letters explaining the potential redevelopment of Michigan Square. Tenants not present during the door to door were called to inform them of the proposed redevelopment. Between July 27 and August 3, 2018, Staff followed up with tenants via phone and email to discuss implications and questions relating to the redevelopment letter.
How will you be communicating to tenants throughout the rezoning or development application (including decisions made by Council)?	All activities related to public consultations, design updates, and site visits from the consultant team are communicated to the tenants directly through notice board postings and emails. Major changes requiring tenant input are communicated through tenant meetings.
What kind of resources will you be communicating to your tenants and how will you facilitate tenants in accessing these resources? (Please see the City's website for a list of resources)	Tenants have been provided with a contact person from CRHC. Communications include but are not limited to notices, CRHC board approved Tenant relocation policy, RTA related information, City of Victoria Policies, names of other non-profits, BC Ministry of Social Development and Policy Reduction, renting rights in BC, renoviction information. The CRHC will also ensure to communicate that tenants will be receiving compensation as outlined in the City of Victoria policy, even though it is not included in the CRHC policy.
Have tenant(s) confirmed with you whether they request assistance? If so, please indicate the staff responsible or whether a third-party service is requested.	Yes, the tenants have been in direct discussion with Tenant Services Assistant Jelena Putnik on the specifics of the assistance required.
Other communications notes:	

FINAL TAP Review - [For City Staff to complete]

Application received by Amanda Blick Mc	Stravick			 (City Staff) on January 21, 2020	(Date)
Did the applicant meet TAP policy?	Yes	V	No		

Staff Comments on final plan:

The application fulfills all requirements for non-market rental housing developments in the Tenant Assistance Policy. The applicant will provide eligible tenants will alternative subsidized housing options in the CRHC 's or another non-profit housing organization's portfolios, which meet their occupancy and affordability needs. Additionally, tenants will be offered the Right of First Refusal in the new buildings, and will be provided with moving costs that are reimbursed at rates that exceed the City of Victoria's Tenant Assistance Policy. In cases where tenants are not able to be relocated to the alternative subsidized housing options provided, financial compensation will be provided at the amounts listed in the City's Policy. Staff consider this solution appropriate for the project.



Consulting Arborists

310-338 Michigan St and 333 Superior St, Victoria

Construction Impact Assessment & Tree Preservation Plan

Prepared For:

de Hoog & Kierulf architects

977 Fort St Victoria, BC V8V 3K3

Prepared By:

Talbot, Mackenzie & Associates

Noah Borges

ISA Certified # PN-8409A

TRAQ - Qualified

Date of Issuance:

January 22, 2020

Updated: February 4, 2020 *Updated*: February 13, 2020

Box 48153 RPO - Uptown Victoria, BC V8Z 7H6 Ph: (250) 479-8733

Fax: (250) 479-7050 Email: tmtreehelp@gmail.com



Consulting Arborists

Jobsite Property:

310-338 Michigan St and 333 Superior St, Victoria, BC

Date of Site Visits:

January 16, 2020

Site Conditions:

No ongoing construction activity.

Summary:

• 72 trees will have to be removed as a result of the proposed development, 2 of which are bylaw protected.

- Based on discussions with the landscape architects, it is our understanding that excavation for construction of the walkways and main entranceway can be minimized where required and that these features will be constructed overtop the root systems of municipal trees #836-844 to mitigate health impacts. Any excavation within their critical root zones (CRZs) should be supervised by the project arborist. Less invasive excavation methods (e.g. hydro-vac in combination with hand-digging) is recommended for select service installations. If our recommendations are followed, we do not anticipate the health of these trees will be significantly impacted.
- Any excavation for the proposed walkway along the northeast property line within the CRZs of neighbours' trees #845-847, 849-851, 853, 848, and NT2 should be supervised by the project arborist. Based on discussions with the landscape architect, the walkway will be constructed overtop the trees' root systems. The stumps of some of the trees on the subject property will also have to be left in place or routed to grade to avoid root damage.

Scope of Assignment:

- Inventory the existing bylaw protected trees and any trees on municipal or neighbouring properties that could potentially be impacted by construction or that are within three metres of the property line
- Review the proposal to demolish three of the existing four buildings, demolish and reconstruct a portion of the existing underground parkade, and construct two new four storey buildings
- 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.

- All trees (including non-bylaw protected trees) on the subject property were identified using a numeric metal tag attached to its lower trunk. Most of the trees on the property, as well as some trees on municipal and neighbouring properties had been previously tagged. Where municipal trees and neighbours' trees were not previously tagged, they were assigned an identification number with the prefix, "NT" (No Tag).
- 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 conclusions reached were based on the information provided within the attached site and building plans from de Hoog & Kierulf architects (dated November 2019), site servicing plan from Gwaii Engineering (dated December 2019), and landscape plan from LADR Landscape Architects (udpated February 3, 2019).

Limitations:

- No exploratory excavations have been conducted 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.
- Where trees were not surveyed on the plans provided, we have added their approximate locations. The accuracy of our estimated locations has not been verified by a professional surveyor.

Summary of Tree Resource: 112 trees were included in the inventory. There is a row of mostly native species growing along the northwest and northeast property lines; the remaining trees on the property are predominantly ornamental species. There are mature cherry and birch trees on the Michigan St boulevard.

2 of the 112 trees are by-law protected. Based on comments received from Victoria Parks, this proposal falls under Tree Preservation Bylaw No. 05-106 (consolidated June 1, 2015), since the permit application was received prior to October 24, 2019.

Trees to be Removed: The following 72 trees will likely have to be removed as a result of the proposed construction. 2 of these 72 trees are bylaw protected.

• Lawson Cypress #195 (148cm at base): This bylaw protected tree is growing approximately 5m from the existing building ("A") and 1-1.5m from the existing underground parkade wall, which will be retained. The proposed building is approximately 3m from the base of the tree and the patio areas outside the building are 1-1.5m from the tree. Assuming that excavation will be required 1m outside the proposed building footprint, we anticipate that all roots will need to be cut 2m from the base of this tree in the north quadrant of its CRZ (we have not completed an exploratory excavation). Depending on the final grade of the patio and whether excavation is required down to bearing soil, excavation may occur as near as 0.5-1m from the tree. Given the size of the tree, the proximity of the cut, and that this species typically exhibits very poor tolerance to root loss and is highly susceptible to root rot caused by the fungus-like

plant pathogen *Phytophthora lateralis*, we anticipate its health will likely decline as a result of the required excavation. It may also be destabilized, as large roots are likely to be encountered in this area. Therefore, we recommend it be removed.

- Hawthorn #283 (22cm DBH): This tree is in the location of a proposed metre for a fire department connection (see "Services" section below). This tree is not bylaw protected.
- Trees #762-792: Based on the attached landscape plan, these trees will be removed and a new hedgerow of columnar hornbeam trees will be planted in their place. Only Western Red Cedar #782 is bylaw protected. We recommend that the stumps of these trees be left in place or routed to grade where they are located within the CRZs of the neighbour's trees, which will be retained. Trees #773 and 777 are likely shared with the neighbour. The neighbour must approve before these trees are removed, or be notified of the potential impacts if they do not approve of the removal of the trees.
- Trees #794-797: Based on the attached landscape plans, these trees will be removed for construction of a new walkway and stairway. None of these trees are bylaw protected.
- Trees #799 and 801-834: These trees are within or immediately adjacent to the footprint of the new buildings, patios, walkways, or will be impacted by the reconstruction of the underground parkade. None of these trees are bylaw protected.

Potential Impacts on Trees to be Retained and Mitigation Measures

- Austrian Pine #793 (51cm DBH): Based on the attached plans, it appears the existing walkway adjacent to this tree and the stairway to the southwest will remain in place. A new walkway will be constructed 3m away. We anticipate small roots from this tree may be encountered if excavation is required down to bearing soil in this area but do not anticipate the health or structure of this tree will be impacted. We recommend the project arborist supervise any excavation within the CRZ of this tree and prune back any roots encountered to sound tissue. Depending on the number and size of roots encountered, the arborist may recommend the depth of excavation be minimized and the walkway constructed above the roots. Barrier fencing should be erected as indicated on the attached site survey.
- Neighbour's Hawthorn #835 (29cm DBH): This tree is approximately 3m from the fence. The attached plans indicate the southeast portion of the underground parkade will be removed and reconstructed. We anticipate excavation will occur up to the property line (up to the edge of the tree's CRZ). Small roots from this tree are likely to be encountered, but we do not anticipate its health or structural stability will be significantly impacted. We recommend the project arborist prune back any roots encountered to sound tissue and the neighbour notified of the potential impacts to their tree.
- Municipal trees #836-844: These trees have the potential to be impacted during excavation
 for construction of the building, patios, walkways, main entranceway, other landscaping work,
 and the installation of underground service connections and kiosks/transformers (see
 "Services" section below). The buildings are, at the nearest 5.5m from the municipal property

line. The patios outside the buildings will encroach an additional 2m towards the trees (at the nearest, about 6.5m away from the trees). Concrete walkways are proposed to be constructed up to the existing sidewalk. The trees are approximately 2.5m southwest from the property line on the municipal boulevard.

We recommend any excavation that occurs within the CRZs of these trees be supervised by the project arborist. An effort should be made to minimize the extent of excavation outside the building and patio footprints towards the trees to minimize health impacts. We do not anticipate the health of the trees will be impacted if excavation is limited to 1m outside the patio footprints. We recommend one of the methods in the "Minimizing Soil Compaction" section be used over the lawn areas north of the sidewalk if construction equipment or materials are to be operated in these areas during the demolition or construction phase.

Based on discussions with the landscape architect, it is our understanding that the walkways and main entranceway between the two buildings will be constructed overtop the root systems of the municipal trees. We recommend a geotextile fabric/grid layer, such as CombiGrid 30/30 be installed above the tree roots, and the base layers and surfacing materials installed overtop (see "Paved Surfaces Above Tree Roots" section below). The attached landscape plan indicates the entranceway will be surfaced using sawcut concrete. As concrete washout can be damaging to tree roots, we further recommend the washout be directed northward, away from the base of the trees. We have recommended permeable pavers be used to surface the entranceway, rather than sawcut concrete (it is our understanding that permeable pavers would be cost-prohibitive for this project). We do not anticipate any of the municipal trees will be significantly impacted by the proposed construction. Less than one-quarter of the root system of Cherry #840 will be covered by an impermeable surface, but its root system will predominantly undisturbed. If the above recommendations are followed, we anticipate this tree will incur, at most, minor health impacts.

Trees #836 and #837 are also likely to be further impacted by the excavation required to remove and reconstruct the southeast portion of the underground parkade. Depending on the extent of excavation required to remove and reconstruct the southeast portion of the parkade, trees #836 and #837 may incur health impacts. If excavation can be limited to 2-3m outside the parkade footprint, we anticipate the health impacts will be minor. Any roots encountered from building, patio, or parkade construction should be pruned back to sound tissue at the edge of excavation by the project arborist to encourage rapid wound compartmentalization and new root growth.

• Neighbour's trees #845-847, 849-851, 853, 848 and NT2: A new walkway will be constructed along the northeast property line adjacent to these trees. Based on discussions with the landscape architect, excavation within the walkway footprint can be minimized and the walkway constructed overtop the any critical roots that are encountered from the neighbour's trees. Where the stumps of the trees to be removed on the subject property overlap with the CRZs of the neighbour's trees, we recommend they be left in place or routed to grade, rather than removed, to avoid possible root damage. If the methods and materials recommended in the "Paved Surfaces Above Tree Roots" section below are used, we do not anticipate these trees will be impacted as a result of walkway construction.

Based on discussions with the applicant, it is our understanding that no excavation will be required outside the foundation walls to repair them. If perimeter drains outside the northeast side of the parkade wall need to be upgraded, we anticipate excavation will be minimal and that the trees will not be impacted given that this portion of the parkade is partially above existing grade. If any excavation occurs within the CRZs of these trees, the project arborist should be on site to supervise.

- Neighbour's Plum Trees #NT7-9: Based on discussions with the applicant, the existing retaining wall west of these trees will be left in place and not extended northward (an earlier iteration of the landscape plan indicated it may be extended). We do not anticipate these trees will be impacted.
- Services: The attached servicing plan indicates that water, storm, sewer, gas, and fire department laterals will be connected to mains underneath Michigan St. Existing water and sewer services will be capped and abandoned. Underground hydro connections will also be made, likely to poles on the south side of Michigan St. Two hydro kiosks/transformers are shown on the site plans (there is an existing transformer in the location northeast of the existing building to be retained off Superior St). Additional infrastructure may be required for rainwater management and hydro. We recommend the project arborist review these plans once available to review the potential impacts to trees to be retained.
 - Water: The existing and proposed laterals are between trees Cherry #842 and Birch #843. They are more than 9m from #843. The proposed water lateral is approximately 6m from #842, at the edge of the tree's CRZ. We recommend an arborist be on site to supervise any excavation within 6m of the tree and prune any roots back to sound tissue at the edge of excavation. We do not anticipate the health of either tree will be impacted.
 - O Storm: The proposed storm lateral is 5m from Birch #843, just inside the tree's CRZ (6.0m). We anticipate small roots from this tree may be encountered. We recommend an arborist supervise any excavation within 6m of the tree and prune any roots back to sound tissue at the edge of excavation. We do not anticipate the health of the tree will be impacted.
 - o Sewer: The proposed sewer lateral is 5m from Cherry #842 (within the tree's CRZ) and approximately 5.5m from Maple #841 (outside the tree's CRZ). Given that Cherry trees often have large roots that extend long distances, we anticipate roots larger than 3cm in diameter may be encountered. We recommend an arborist supervise any excavation within 6m of the tree and prune any roots back to sound tissue at the edge of excavation. If large roots are encountered, it may be necessary for the trench to be excavated using alternative excavation methods (e.g. a hydro-vac in combination with hand-digging). We do not anticipate the health of the tree will be impacted.
 - O Gas: The proposed gas lateral is 4.5m from Cherry #840. We recommend an arborist supervise the excavation and that a hydro-vac be used to excavate the trench, in

combination with hand-digging. If these recommendations are followed, we do not anticipate the health of the tree will be impacted.

- Fire Department: This lateral is proposed to be installed directly underneath or adjacent to Maple #841 (the tree is not shown on the attached site servicing plan). We recommend the lateral be installed 3m from the base of the tree in either direction to avoid encountering roots. If the position of the lateral cannot be shifted, this tree may have to be removed.
 - Off Superior St, a second connection will be made, the attached plans show a second metre will be installed, approximately in the location of Hawthorn #283 (22cm DBH). We anticipate this tree will have to be removed (it is not bylaw protected). Assuming a connection will be made to the existing building, excavation will be required within the CRZ of Austrian Pine #282 (44, 40cm DBH). Any excavation within the CRZ of this tree should be completed under arborist supervision and alternative excavation methods may be required (e.g. hydro-vac).
- O Hydro: The lateral is proposed to be installed between Cherry #836 and Birch #837, approximately 4.5m from both. As this is within the CRZs of both trees, we recommend the excavation be completed using a hydro-vac and that an arborist be on site to supervise the excavation. If these recommendations are followed, we do not anticipate the health of the tree will be impacted. If any additional excavation is required to install the kiosk/transformer at the south corner of the property, these trees, as well as the neighbour's Hawthorn tree (#835) may be impacted. We recommend that the project arborist supervise review the final site servicing plan once available.
- **Arborist Supervision**: All excavation occurring within the critical root zones of municipal and neighbours' trees, and any non-bylaw protected trees that the property owner wishes to retain, should be completed under supervision by the project arborist. This includes (but is not limited to) the following activities:
 - Any excavation within the CRZ of Austrian Pine #793 for construction of the walkway along the northeast property line
 - Any excavation within the CRZs of municipal trees #836-844 for construction of the building, patios, walkways, main entranceway, other landscaping work, and the installation of underground service connections and kiosks/transformers
 - Any excavation within the CRZs of neighbour's trees #845-847, 849-851, 853, 848 and NT2 for construction of the walkway along the northeast property line, as well as the removal of any stumps
- Pruning Roots: Any severed roots must be pruned back to sound tissue to reduce wound surface area and encourage rapid compartmentalization of the wound. Backfilling the excavated area around the roots should be done as soon as possible to keep the roots moist and aid in root regeneration. Exposed roots should be kept moist until the area is backfilled, especially if excavation occurs during a period of drought. This can be accomplished in a

number of ways, including wrapping the roots in burlap or installing a root curtain of wire mesh lined with burlap, and keeping the area moist throughout the construction process.

• **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:
 - o 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.
 - o 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.
 - o Placing two layers of 19mm plywood.
 - o Placing steel plates.
- **Demolition of the Existing Buildings:** The demolition of the existing house 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.

• Paved Surfaces Above Tree Roots:

If the new paved surfaces within the CRZs of trees to be retained require excavation down to bearing soil and roots are encountered in this area, their health or stability could be impacted. If tree retention is desired, a raised and permeable paved surface should be constructed in the areas within the critical root zone of the trees. The "paved surfaces above root systems" diagram and specifications is attached.

The objective is to avoid root loss and to instead raise the paved surface and its base layer above the roots. This may result in the grade of the paved surface being raised above the existing grade (the amount depending on how close roots are to the surface and the depth of

the paving material and base layers). Final grading plans should take this potential change into account. This may also result in soils which are high in organic content being left intact below the paved area.

To allow water to drain into the root systems below, we 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.

- 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.
- Scaffolding: This assessment has not included impacts from potential scaffolding including canopy clearance pruning requirements. If scaffolding is necessary and this will require clearance pruning of retained trees, the project arborist should be consulted. Depending on the extent of pruning required, the project arborist may recommend that alternatives to full scaffolding be considered such as hydraulic lifts, ladders or platforms. Methods to avoid soil compaction may also be recommended (see "Minimizing Soil Compaction" section).
- 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
 - o Reviewing the report with the project foreman or site supervisor
 - o Locating work zones, where required
 - o Supervising any excavation within the critical root zones of trees to be retained
 - o 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,

Noah Borges
IS A Certified #PN-8

ISA Certified #PN-8409A TRAQ – Qualified

Talbot Mackenzie & Associates ISA Certified Consulting Arborists

Encl. 7-page tree resource spreadsheet; 1-page site survey, 29-page site, servicing, and landscape plans; 1-page "Paved Surfaces Above Tree Roots"; 1-page barrier fencing specifications; 2-page tree resource spreadsheet methodology and definitions

Disclosure Statement

The tree inventory attached to the Tree Preservation Plan can be characterized as a limited visual assessment from the ground and should not be interpreted as a "risk assessment" of the trees included.

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.

Tree ID	Сошиюн Мите	Latin Name	DBH (cm) ~ approximate * over ivy	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Location	Bylaw Protected	Retention Suitability	Retention Status	Reason for Remova
			12, 9, 8, 7, 6, 4,	5	2.5	Moderate	Good	Good		Subject property	N	Suitable	Retain	
194	Japanese Maple	Acer palmatum	3, 3	3	2.5	Moderate	Good	Good		Subject property	- ''	Gunuore	710	
195	Lawson Cypress	Chamaecyparis lawsoniana	148 at base	12	12.0	Poor	Good	Fair	6 codominant stems, asymmetric crown due to building	Subject property	Υ	Suitable	х	Building construction
196	Japanese Muple	Acer palmatum	10, 8	2	2.0	Moderate	Good	Fair	In planter	Subject property	N	Suitable	Retain	
190	Japanese Mapie									Subject property	N	Suitable	Retain	_
197	Japanese Maple	Acer palmatum	6, 5, 4, 4	2	1.5	Moderate	Good	Fair	In planter	Sunject property	- 14			-
198	Japanese Maple	Acer palmatum	10, 8, 7, 4	2	2.5	Moderate	Good	Fair	In planter	Subject property	N	Suitable	Retain	-
199	Japanese Maple	Acer palmatum	7, 7	2	1,5	Moderate	Good	Fair	In planter	Subject property	N	Suitable	Retain	
282	Austrian Pine	Pinus nigra	44, 40	12	7.0	Good	Fair	Fair	Dieback, one stem leans over neighbour's property	Subject property	N	Suitable	Retain*	
			22	5	2.0	Good	Fair	Fair		Subject property	N	Suitable	x	Fire Department Connection
283	Hawthorn	Crataegus spp.										0.5.11		
284	Hawthom	Crataegus spp	19	- 4	2.0	Good	Fair	Fair	·	Subject property	N	Suitable	Retain	
285	Austrian Pine	Pinus nigra	53	8	5.5	Good	Fair	Fair	Codominant leaders	Subject property	N	Suitable	Retain	
286	Maple	Acer spp.	13	2	1.5	Moderate	Fair	Fair		Subject property	N	Suitable	Retain	-
287	Magnolia	Magnolia spp.	8, 7	3	1.5	Moderate	Fair	Fair		Subject property	N	Suitable	Retain	
			10, 7	3	1.5	Moderate	Fair	Fair		Subject property	N	Suitable	Retain	-
288	Magnolia	Magnolia spp.									N	Suitable	Retain	_
289	Magnolia	Magnolia spp	13	4	1.5	Moderate	Good	Fair		Subject property	I N	Sulume	Ketani	
290	Ash	Fraxinus spp.	34	5	4.0	Moderate	Fair	Fair	Codominant leaders	Subject property	N	Suitable	Retain	Northeast walkway
762	Douglas-fir	Pseudotsuga menziesii	39	7	6.0	Poor	Fair/poor	Fair	Dieback	Subject property	N	Suitable	X	landscaping ·
763	Norway Maple	Acer platanoides	13	4	1.5	Moderate	Good	Good		Subject property	N	Suitable	х	Northeast walkway landscaping
763	Norway Majne									6.1	N	Suitable	x	Northeast walkway
764	Western Hemlock	Tsuga heterophylla	31	6	4.5	Poor	Fair	Good	Some dieback	Subject property	N	Suitable	^_	Northeast walkway
765	Western Hemlock	Tsuga heterophylla	23	5	3.5	Poor	Fair	Fair	Lower crown dieback, narrow crown due to competition	Subject property	N	Suitable	Х	landscaping
766	Western Hemlock	Tsuga heterophylla	16	4	2.5	Poor	Fair	Fair	Diehack, suppressed	Subject property	N	Suitable	х	Northeast walkway landscaping
			,,		4.5	Poor	Fair	Good		Subject property	N	Suitable	x	Northeast walkway landscaping
767	Western Hemlock	Tsuga heterophylla Chamaecyparis	31	6	4.3	FOOT	rau	Good						Northeast walkway
768	Lawson Cypress	lawsoniana	35	6	5.5	Poor	Fair	Good	Some dieback	Subject property	N_	Suitable	X	landscaping
769	Lawson Cypress	Chamaecyparis lawsoniana	34	6	5.0	Poor	Good	Good		Subject property	N	Suitable	х	Northeast walkway landscaping

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Tree ID	Сопинон Name	Latin Name	DBH (cm) ~ approximate * over ivy	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Location	Bylaw Protected	Retention Suitability	Retention Status	Reason for Removal
770	Plum	Ргиниз зрр.	12	3	1.5	Moderate	Poor	Poor	Heavily pruned, suppressed	Subject property	N	Not suitable	x	Northeast walkway / landscaping
		Chamaecyparis									N	Suitable	x	Northeast walkway /
771	Lawson Cypress	lawsonuma	22	4	3.5	Poor	Fair	Fair	Narrow crown due to competition	Subject property	N	Sultable		Northeast walkway /
772	Western Hemlock	Tsuga heterophylla	30	7	4.5	Poor	Fair	Good		Subject property Shared (with 415	N	Suitable	X	landscaping Northeast walkway /
773	Hawthorn	Crataegus spp.	29*	4	3.0	Good	Fair	Fair	Shared tree, covered in ivy	Superior St)	N	Suitable	х	landscaping
774	Western Hemlock	Tsuga heterophylla	15	3	2.5	Poor	Fair	Fair	Asymmetric crown	Subject property	N	Suitable	х	Northeast walkway / landscaping
775	Japanese Maple	Acer palmatum	4, 4, 4, 5	2	1.0	Moderate	Good	Fair		Subject property	N	Suitable	х	Northeast walkway / landscaping
776	Japanese Maple	Acer palmatum	7, 6	2	1.5	Moderate	Good	Fair		Subject property	N	Suitable	x	Northeast walkway / landscaping
777	Norway Maple	Acer platanoides	21	5	2.5	Moderate	Good	Fair	Shared tree	Shared (with 415 Superior St)	N	Suitable	x	Northeast walkway /
												Suitable	X	Northeast walkway/
778	Western Hemlock	Tsuga heterophylla	10	4	1.5	Poor	Fair	Good	Growing through crown of 779	Subject property	N	Suitable	, A	landscaping Northeast walkway /
779	Plum	Prunus spp.	53	10	6.5	Moderate	Fair	Fair		Subject property	N	Suitable	X	landscaping Northeast walkway /
780	Western Hemlock	Tsuga heterophylla	4	2	0.5	Poor	Fair/poor	Poor		Subject property	N	Not suitable	х	landscaping
781	Western Hemlock	Tsuga heterophylla	5	2	1.0	Poor	Fair	Fair		Subject property	N	Suitable	х	Northeast walkway / landscaping
782	Western Red Cedar	Thuja plicata	55, 31	8	11.0	Poor	Good	Fair	Asymmetric crown due to building	Subject property	Y	Suitable	x	Northeast walkway / landscaping
783	Lawson Cypress	Chamaecyparis lawsoniana	42	4	6.5	Poor	Fair/poor	Fair	Dieback,sparse upper crown	Subject property	N	Suitable	х	Northeast walkway / landscaping
784	Western Hemlock	Tsuga heterophylla	11	4	1,5	Poor	Good	Fair	Asymmetric crown due to competition	Subject property	N	Suitable	х	Northeast walkway / landscaping
785	Serviceberry	Amelanchier spp.	4	2	0.5	Moderate	Fair	Fair	Possibly serviceberry, ID when leaves out	Subject property	N	Suitable	х	Northeast walkway / landscaping
786	Serviceberry	Amelanchier spp	4, 2	2	0.5	Moderate	Fair	Fair	Possibly serviceberry, ID when leaves out	Subject property	. N	Suitable	x	Northeast walkway / landscaping
787	Douglas-fir	Pseudotsuga menziesii	38	6	5.5	Poor	Fair	Good	Dieback	Subject property	N	Suitable	х	Northeast walkway / landscaping
	Weeping Birch		14	3	2.0	Poor	Good	Fair	Trunk covered in ivy	Subject property	N	Suitable	х	Northeast walkway /
788	Cultivar Weeping Birch	Betula pendula	14	,		7001		Tan .	Think covered in Ny					Northeast walkway/
789	cultivar	Betula pendula	10	2	1.5	Poor	Good	Good		Subject property	N	Suitable	X	landscaping Northeast walkway/
790	Weeping Birch cultivar	Betula pendula	14	2	2.0	Poor	Good	Good		Subject property	N	Suitable	х	landscaping
791	Honeylocust	Gleditsia triacunthos	11	4	1.0	Good	Good	Fair		Subject property	N	Suitable	х	Northeast walkway / landscaping
792	Honeylocust	Gleditsia triacanthos	9	3	1.0	Good	Good	Fair		Subject property	N	Sunable	x	Northeast walkway / landscaping

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Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate • over ivy	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Location	Bylaw Protected	Retention Suitability	Retention Status	Reason for Removal
793		Pinus nigra	51	8	5.0	Good	Good	Fair	Asymmetric crown due to building, some dieback	Subject property	N	Suitable	Retain*	
			12, 11, 11, 9, 7,	2	3.0	Moderate	Fair	Fair	Dead cambium at base	Subject property	N	Suitable	x	Walkway and stairway construction
794	Japanese Maple	Acer palmatum	7						Truck Carronal at Osse		N	Suitable	х	Walkway and stairway construction
795	Magnolia	Magnolia spp.	14, 14	4	2.5	Moderate	Good	Good		Subject property				Walkway and
796	European Hombeam	Carpinus betulus	37	8	4.5	Moderate	Good	Fair/poor	Narrow unions between stems	Subject property	N	Suitable	X	stairway construction Walkway and
797	European Hombeam	Carpinus betulus	43	8	5.0	Moderate	Good	Fair	Narrow unions between stems	Subject property	N	Suitable	Х	stairway construction Buildings / patios /
799	Japanese Maple	Acer palmatum	8, 6	2	1.5	Moderate	Good	Fair		Subject property	N	Suitable	Х	walkways / parkade
801	Japanese Maple	Acer palmatum	19, 14, 14, 13, 11	6	4.5	Moderate	Good	Good		Subject property	N	Suitable	х	Buildings / patios / walkways / parkade
802	Japanese Maple	Acer palmatum	12, 12, 10, 10	4	3.0	Moderate	Good	Good		Subject property	N	Suitable	x	Buildings / patios / walkways / parkade
							Good	Good		Subject property	N	Suitable	x	Buildings / patios / walkways / parkade
803	Serbian Spruce	Picea omorika	15	3	2.0	Moderate					N	Suitable	x	Buildings / patios / walkways / parkade
804	Serbian Spruce	Picea omorika	15	3	2.0	Moderate	Good	Good		Subject property				Buildings / patios /
805	Serbian Spruce	Picea omorika	17	3	2.0	Moderate	Good	Good		Subject property	N	Suitable	X	walkways / parkade Buildings / patios /
806	Magnolia	Magnolia spp	13, 10, 6	4	2.5	Moderate	Good	Good		Subject property	N	Suitable	X	walkways / parkade Buildings / patios /
807	Magnolia	Magnolia spp.	15, 15, 14	5	4.0	Moderate	Good	Good		Subject property	N	Suitable	х	walkways / parkade
808	Dogwood	Cornus spp.	5, 4, 3, 3	3	1.0	Moderate	Good	Good		Subject property	N	Suitable	х	Buildings / patios / walkways / parkade
809	Magnolia	Magnolia spp.	20, 18, 13, 12	5	4.5	Moderate	Good	Good		Subject property	N	Suitable	х	Buildings / patios / walkways / parkade
			17, 15, 15, 10	4	4.0	Moderate	Good	Good		Subject property	N	Suitable	x	Buildings / patios / walkways / parkade
810	Magnolia	Mugnolia spp								Subject property	N	Suitable	x	Buildings / patios / walkways / parkade
811	Serbian Spruce	Picea omorika	16	3	2.0	Moderate	Good	Good				Suitable	x	Buildings / patios / walkways / parkade
812	Serbian Spruce	Picea omorika	21	4	2.5	Moderate	Good	Good		Subject property	N			Buildings / patios /
813	Serbian Spruce	Picea omorika	16	3	2.0	Moderate	Good	Good		Subject property	N	Suitable	X	walkways / parkade Buildings / patios /
814	Serbian Spruce	Picea omorika	15	3	2.0	Moderate	Good	Good		Subject property	N	Suitable	х	walkways / parkade Buildings / patios /
815	Serbian Spruce	Picea omorika	14	4	1.5	Moderate	Good	Good		Subject property	N	Suitable	х	walkways / parkade
816	Serbian Sprace	Picea omorika	13	5	1.5	Moderate	Good	Good		Subject property	N	Suitable	x	Buildings / patios / walkways / parkade
817	Cherry	Prunus spp.	6	2	0.5	Moderate	Good	Fair	In planter	Subject property	N	Suitable	x	Buildings / patios / walkways / parkade

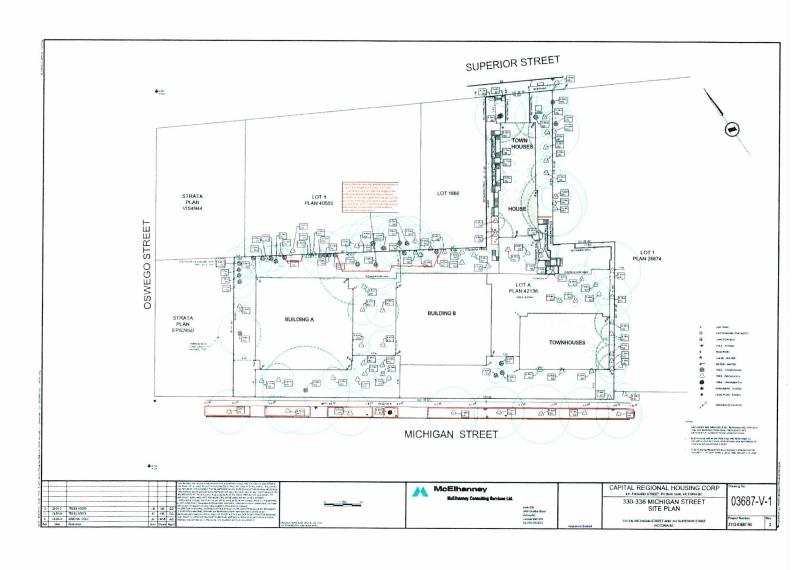
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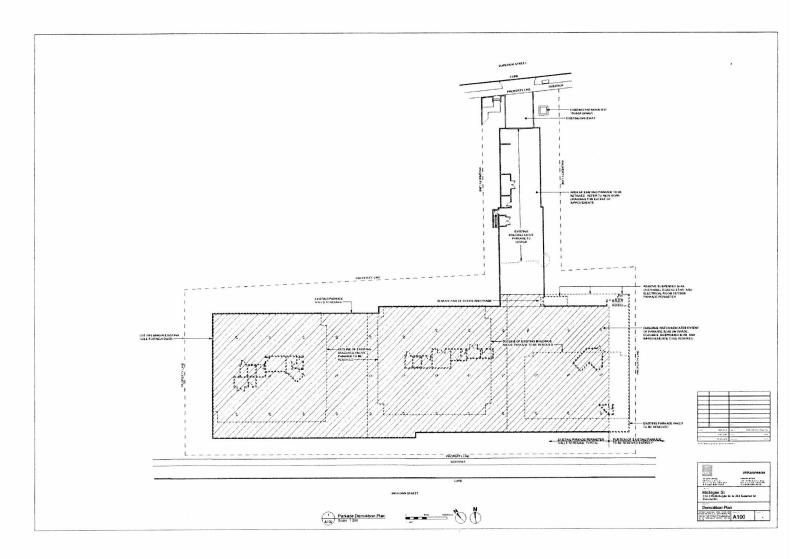
Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate * over ivy	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Location	Bylaw Protected	Retention Suitability	Retention Status	Reason for Removal
818	Hawthorn	Crataegus spp.	7	2	0.5	Good	Good	Fair	In planter	Subject property	N	Suitable	х	Buildings / patios / walkways / parkade
810	nawinon.	сучиеди эрр.												Buildings / patios /
819	Dogwood	Cornus spp.	5, 5	3	1.0	Moderate	Good	Good		Subject property	N	Suitable	X	walkways / parkade Buildings / patios /
820	Dogwood	Cornus spp.	7, 6, 5, 4, 4	2	1.5	Moderate	Good	Good		Subject property	N	Suitable	Х	walkways / parkade
			20 12 3 10	5	4.0	Moderate	Good	Fair	Narrow unions	Subject property	N	Suitable	x	Buildings / patios / walkways / parkade
821	Katsura	Cercidiphyllum japonicum	20, 13, 3x10	3	4.0	Moderate	Ciood	rair	Narrow unions	Subject property	- ",	Summe	_^_	Buildings / patios /
822	Katsura	Cercidiphyllum Japonicum	21, 14, 11, 11	4	4.5	Moderate	Fair	Fair	Narrow unions	Subject property	N	Suitable	Х	walkways / parkade
823	Dogwood	Cornus spp.	3x11	3	3.0	Moderate	Good	Fair	Leaning	Subject property	N	Suitable	х	Buildings / patios / walkways / parkade
623	Dogwood	Corms spp.	3411											Buildings / patios /
824	Paperbark Maple	Acer griseum	6, 4	2	1.0	Moderate	Fair	Fair		Subject property	N	Suitable	X	walkways / parkade Buildings / patios /
825	Paperbark Maple	Acer griseum	10	3	1.0	Moderate	Good	Fair		Subject property	N	Suitable	х	walkways / parkade
										C. N	N	Suitable	x	Buildings / patios / walkways / parkade
826	Paperbark Maple	Acer griseum	4	2	0.5	Moderate	Good	Fair		Subject property	- N	Sunable	_^_	Buildings / patios /
827	Maple	Acer spp.	20	5	2.5	Moderate	Good	Fair	Codominant leaders	Subject property	N	Suitable	х	walkways / parkade
			33	5	4.0	Moderate	Good	Fair	Asymmetric crown	Subject property	N	Suitable	x	Buildings / patios / walkways / parkade
828	European Hornbeam	Carpinus betitus	3.3		4.0	MOGETATE	Child	1 211	Asymmetre crown	ininger property				Buildings / patios /
829	European Hornbeam	Carpinus betulus	18, 16, 14	5	4.5	Moderate	Good	Fair	Asymmetric crown	Subject property	N	Sunable	Х	walkways / parkade
830	European Hornbeam	Carninus betulus	27, 18	5	4.5	Moderate	Good	Fair	Asymmetric crown	Subject property	N	Suitable	Х	Buildings / patios / walkways / parkade
8,00	Luio Luis Manteus	Curpinus remins	2// 1/2											Buildings / patios /
831	European Hornbeam	Carpinus betulus	16, 15	4	3.0	Moderate	Good	Fuir	Asymmetric crown	Subject property	N	Suitable	X	walkways / parkade Buildings / patios /
832	European Hombeam	Carpinus betulus	22, 16, 16, 15	5	5.0	Moderate	Good	Fair	Asymmetric crown	Subject property	N	Suitable	х	walkways / parkade
833	European Hombeam	Carminus betulus	25, 21, 15, 11	6	5.5	Moderate	Good	Fair		Subject property	N	Suitable	х	Buildings / patios / walkways / parkade
				10	0.0		C1	Pain	N	Subject property	N	Suitable	x	Buildings / patios / walkways / parkade
834	European Hornbeam	Carpinus betulus	34, 26, 25, 24	10	8.0	Moderate	Good	Fair	Narrow stem unions	Offsite (443	- 1	Sunaore	_^_	walkways / parkout
835	Hawthorn	Crataegus spp.	29	4	3.0	Good	Good	Good	Neighbour's, 3m from fence	Superior St)	N	Suitable	Retain*	
	CII.	Prunus serrulata	53	10	6.5	Moderate	Fair	Fair	Municipal (ID: 14978), pruned for hydro lines	Michigan St Boulevard	N	Suitable	Retain*	
836	Cherry	'Kwanzan'	- 23	,,0	0.0	Prodefine		. ""	The state of the s	Michigan St				
837	White Birch	Betula papyrifera	45	10	7.0	Poor	Fair	Fair	Municipal (ID: 14977), pruned for hydro lines	Boulevard	N	Suitable	Retain*	
838	Cherry	Prumus serrulata 'Kwanzan'	65	10	8.0	Moderate	Fair	Fair/poor	Municipal (ID: 14976), pruned for hydro lines, crossing limbs, multiple Ganoderma fruiting bodies at base	Michigan St Boulevard	N	Suitable	Retain*	
									Municipal (ID: 14975), pruned for hydro lines, epicormic	Michigan St			n	
839	White Birch	Betula papyrileru	46	10	7.0	Poor	Fair	Fair	growth Municipal (ID: 14973), pruned for hydro lines, crossing	Boulevard Michigan St	N	Suitable	Retain*	
840	Cherry	Prunus serrulata 'Kwanzan'	60	10	7.0	Moderate	Fair	Fair	Municipal (ID: 14973), pruned for hydro lines, crossing limbs	Boulevard	N	Suitable	Retain*	

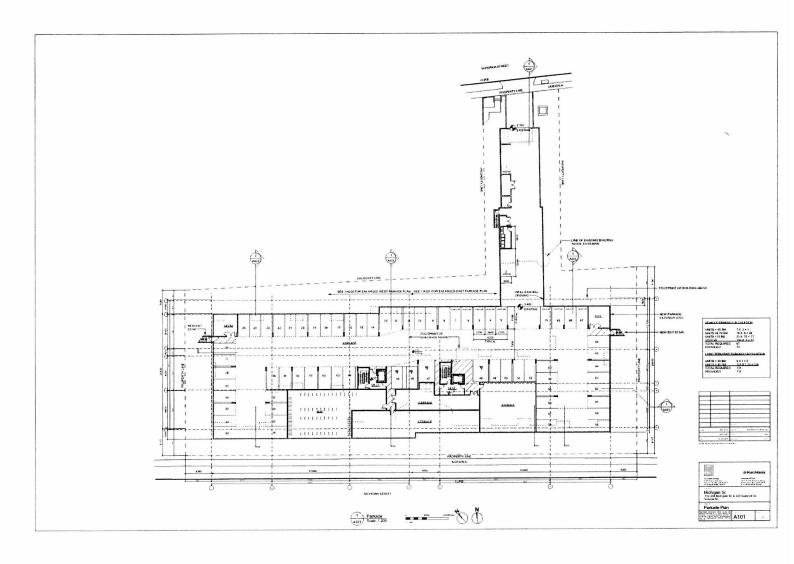
Prepared by: Talbot Mackenzie & Associates ISA Certified and Consolting Arborists Phone: (250) 479-8733 Fax: (250) 479-7050 email: tmtreehelp@gmail.com

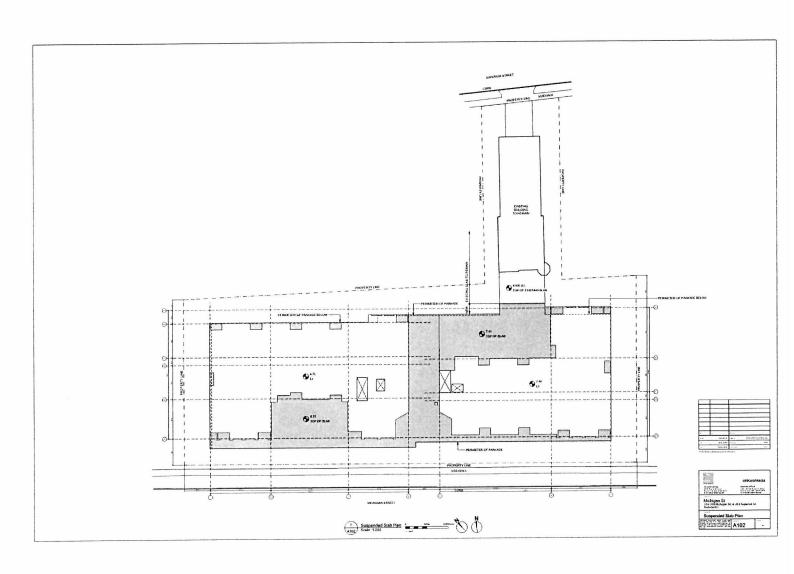
Tree ID	Сошпьов Name	Latin Name	DBH (cm) - approximate * over ivy	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Location	Bylaw Protected	Retention Suitability	Retention Status	Reason for Removal
841	Red Maple	Acer rubrum	11	,	1.5	Moderate	Good	Good	Municipal (ID: 14971)	Michigan St Boulevard	N	Suitable	Retain*	
		Prunus serrulata							•	Michigan St		e anti-		
842	Cherry White Birch	'Kwanzan' Betula papyrifera	50	10	6.0	Moderate	Fair Fair	Fair Fair	Municipal (ID: 14970), pruned for hydro line+J65s Municipal (ID: 14969), pruned for hydro lines	Boulevard Michigan St Boulevard	N N	Suitable Suitable	Retain*	
843	Cherry	Prunus serrulata 'Kwanzan'	48	12	6.0	Moderate	Fair		Municipal (ID: 14967), pruned for hydro lines	Michigan St Boulevard	N	Suitable	Retain*	-
845	Laurel	Prunus spp.	-25	5	2.5	Good	Good	Good	Neighbour's, 3m from fence, leaning	Offsite (415 Superior St)	N	Suitable	Retain*	ä
846	Douglas-fir	Pseudotsuga menziesii	~50	10	7.5	Роот	Good	Fair	Neighbour's, 2m from fence, multiple trunk bends	Offsite (415 Superior St)	И	Suitable	Retain*	-
847	Western Red Cedar	Thuya plicata	-45	6	7.0	Poor	Good	Fair	Neighbour's, 2m from fence, codominant leaders	Offsite (415 Superior St)	N	Suitable	Retain*	-
848	Douglas-fir	Pseudotsuga menziesii	~60	12	9.0	Poor	Good	Fair	Neighbour's, next to fence, limb failure, topped historically. Tag #848 on north side of trunk	Offsite (415 Superior St)	Y (Possibly)	Suitable	Retain*	
849	Douglas-fir	Pseudotsuga menziesii	~50	8	7.5	Poor	Good	Fair/poor	Neighbour's, 2m from fence, topped historically, two leaders	Offsite (415 Superior St)	N	Suitable	Retain*	
850	Laurel	Prunus spp.	~25, 12	5	3.0	Good	Good	Fair	Neighbour's 2.5m from fence	Offsite (415 Superior St)	N	Suitable	Retain*	-
851	Hawthorn	Crataegus spp	~20, 20	6	3,0	Good	Fair	Fair	Neighbour's, 2m from fence, leaning	Offsite (415 Superior St)	N	Suitable	Retain*	-
853	Cherry	Prunus spp	-25	4	3.0	Moderate	Fair	Fair	Neighbour's, 0.5m from fence, leans away	Offsite (415 Superior St)	N	Suitable	Retain*	-
NT2	Holly	llex spp.	-20, 20	4	3.0	Good	Good	Fair	Neighbour's, adjacent to fence	Offsite (423 Superior St)	N	Suitable	Retain*	-
NT3	English Oak	Quercus robur	27	5	2.5	Good	Fair	Fair/poor	Municipal (ID: 15016), pruned heavily from hydro pole	Superior St Boulevard	N	Suitable	Retain	-
NT4	Chamaecyparis	Chamaecyparis spp	~25, 20	5	4.5	Moderate	Fair	Fair	Neighbour's, next to fence, overhangs 3m, some dieback	Offsite (443 Superior St)	N	Suitable	Retain	-
NT5	Spruce	Picea spp.	~25	4	4.0	Poor	Fair	Fair	Neighbour's, 0.5m from fence, lower crown dieback	Offsite (443 Superior St)	N	Suitable	Retain	-
NT6	Norway Maple	Acer platanoides	~30, 30, 20	6	7.0	Moderate	Good	Fair	Neighbour's, next to fence, trunk partially grows under fence (possibly shared)	Offsite (443 Superior St)	N	Suitable	Retain	
NT7	Plum	Prunus spp	-35	10	4.0	Moderate	Fair	Fair	Neighbour's, next to fence, severe lean	Offsite (443 Superior St)	N	Suitable	Retain*	
NT8	Plum	Primus spp	~40, 30, 30	8	9.0	Moderate	Good	Fair	Neighbour's, next to fence	Offsite (443 Superior St)	N	Suitable	Retain*	-
NT9	Plum	Prunus spp.	-40, 40	8	7.5	Moderate	Good	Fuir	Neighbour's, next to fence, ganoderma at base	Offsite (443 Superior St)	N	Suitable	Retain*	2

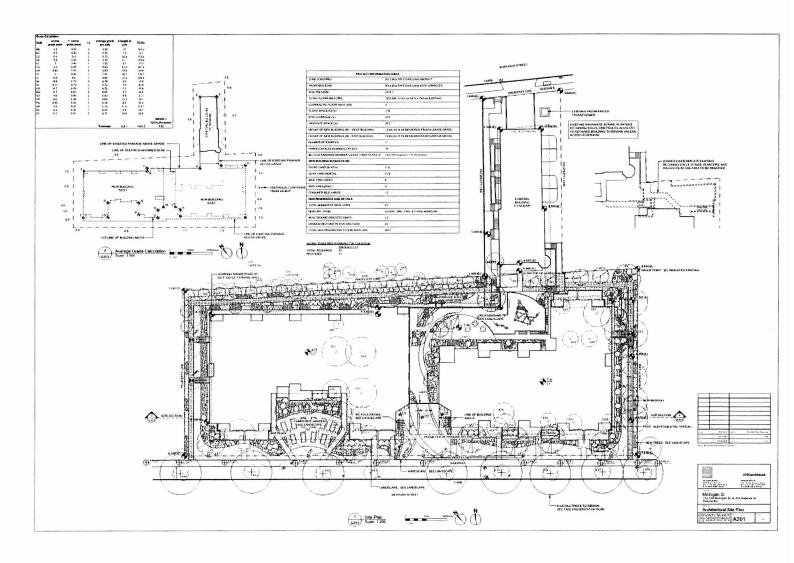
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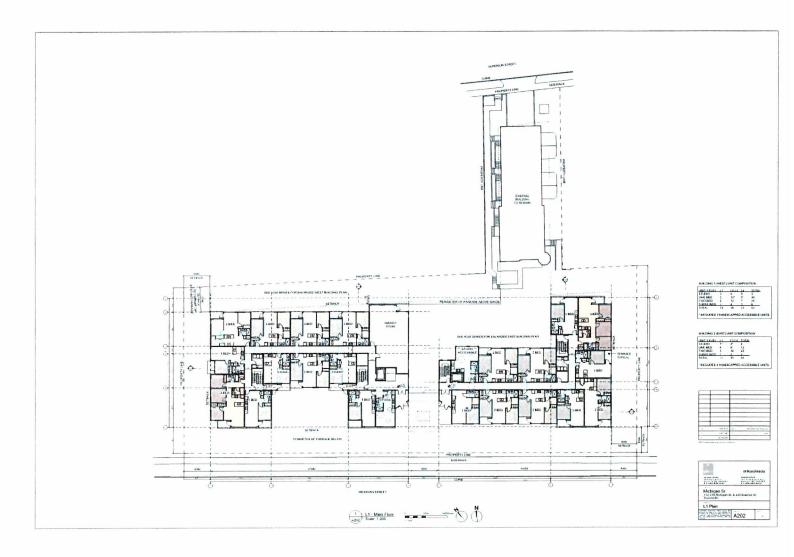


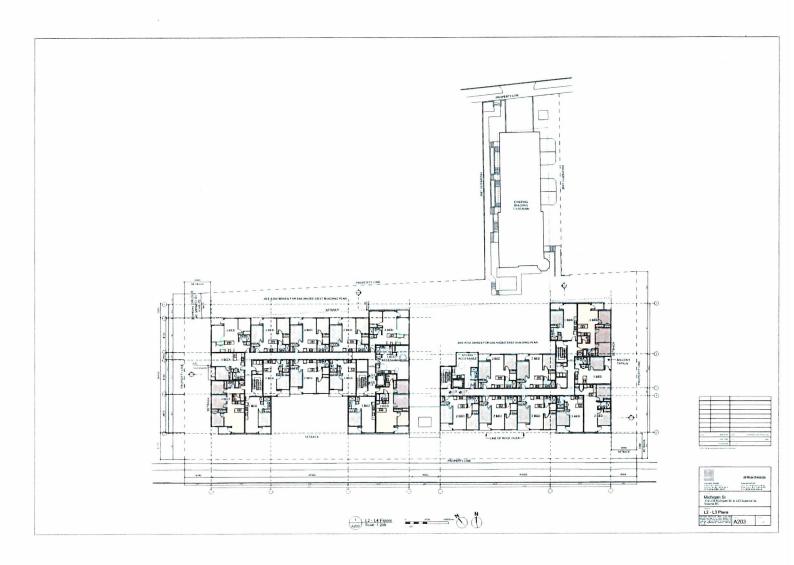


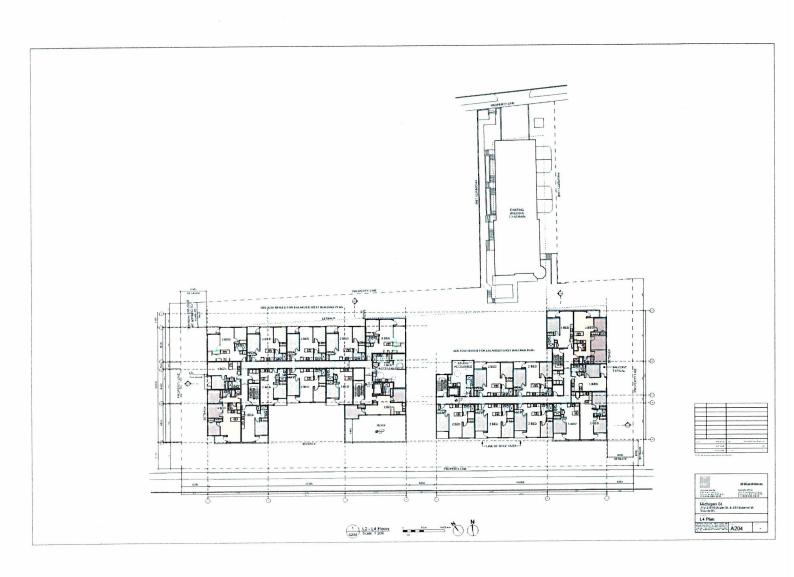


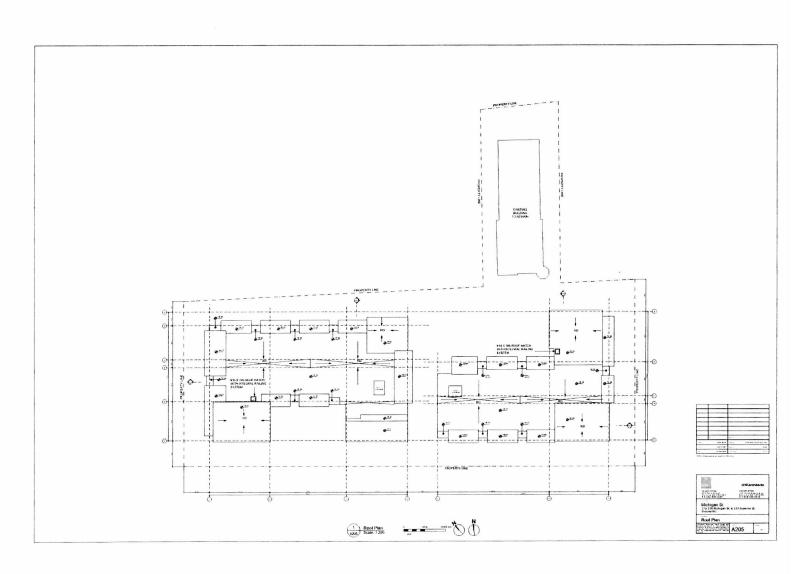


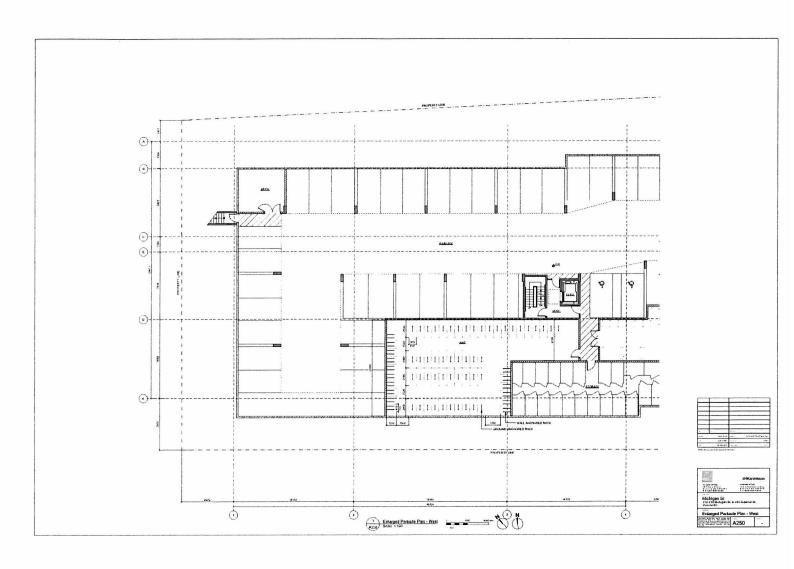


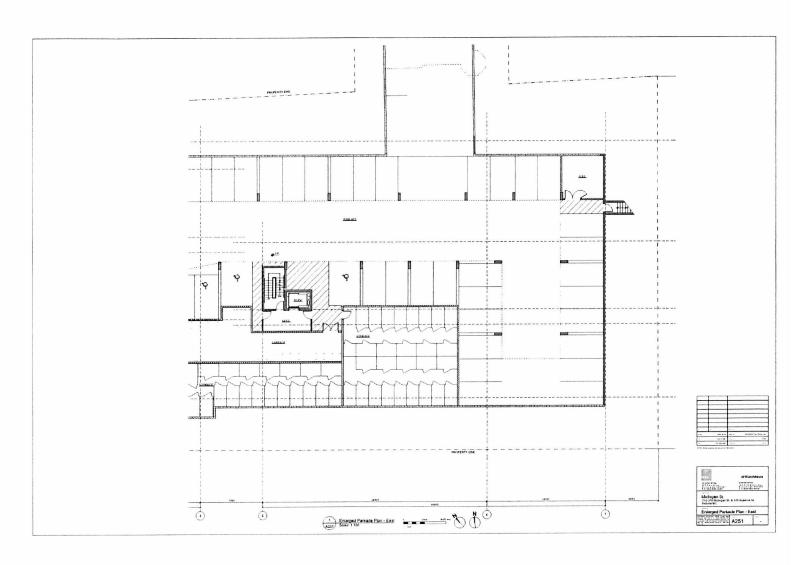


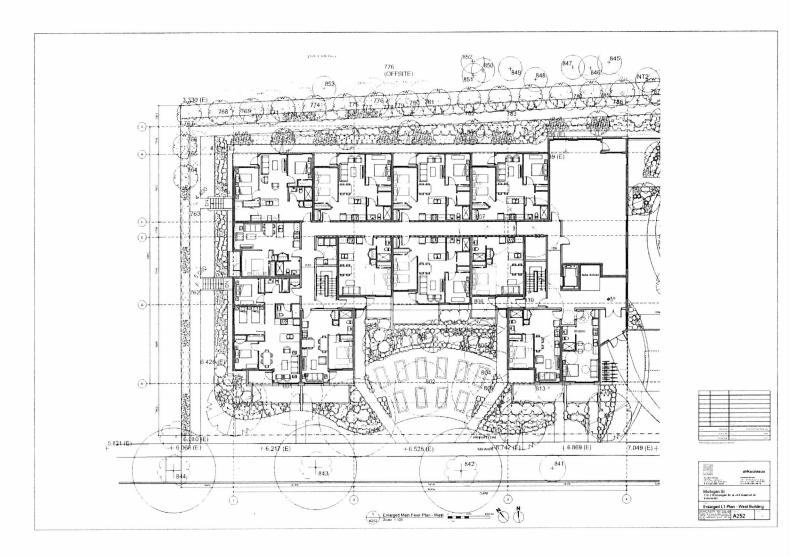


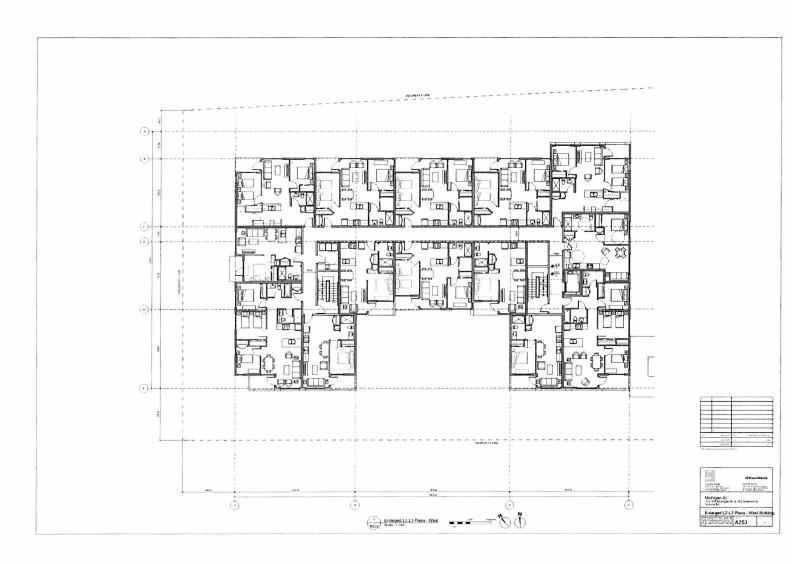


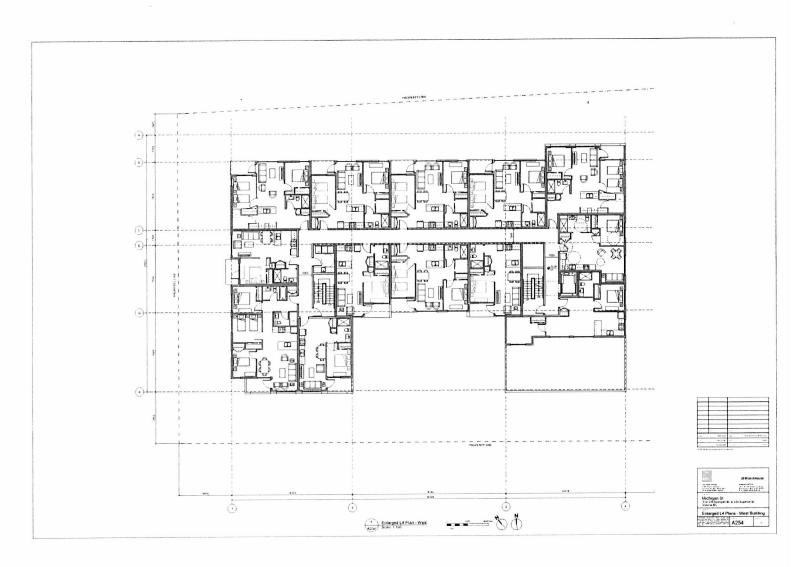


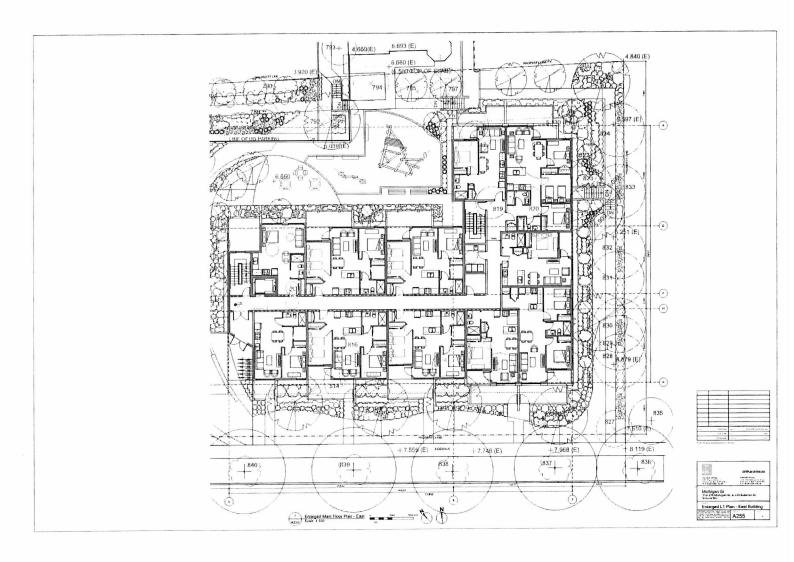


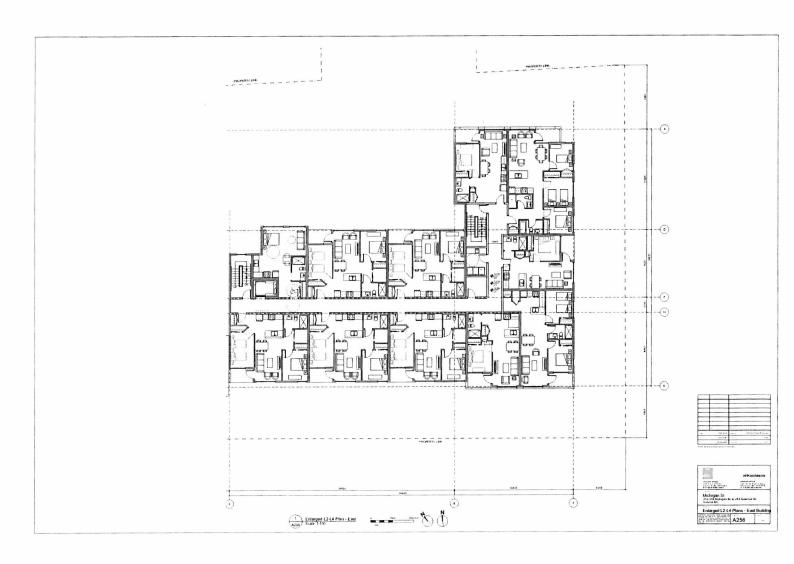


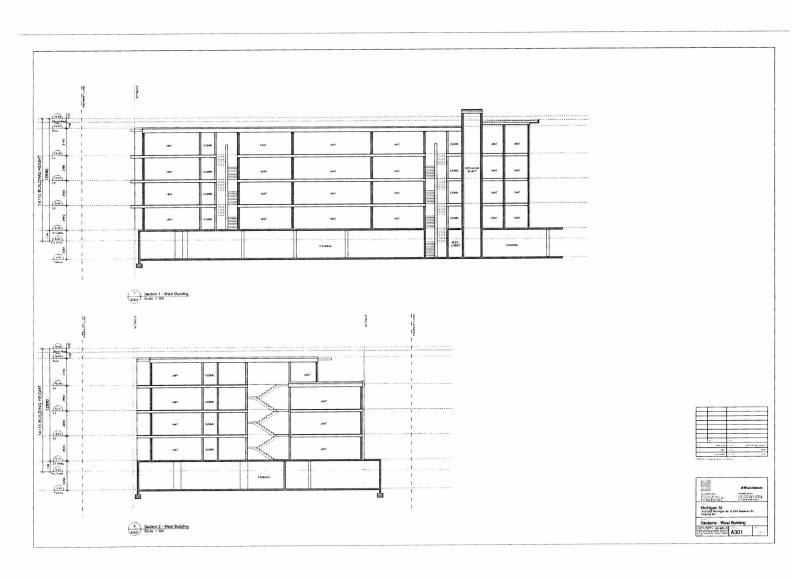


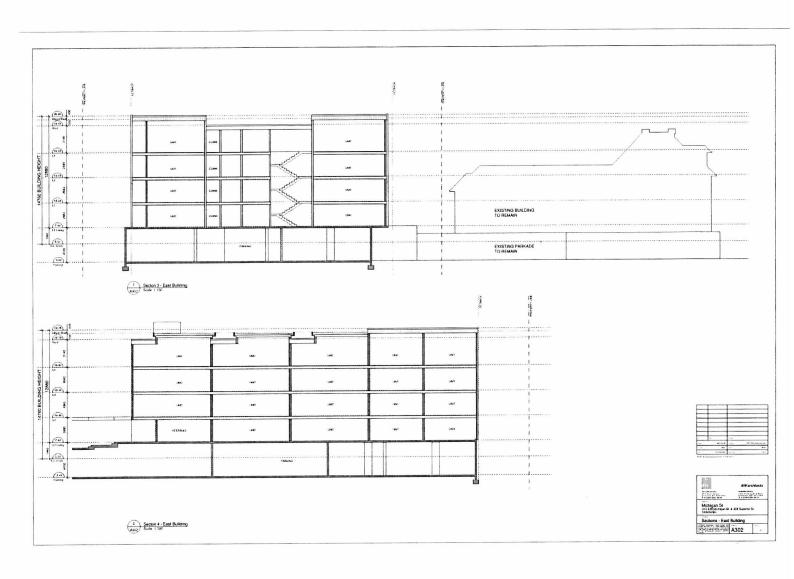


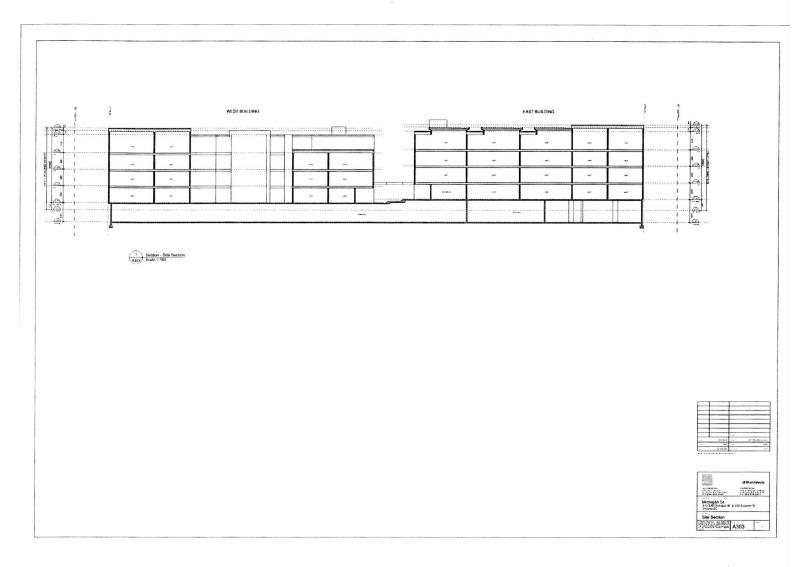




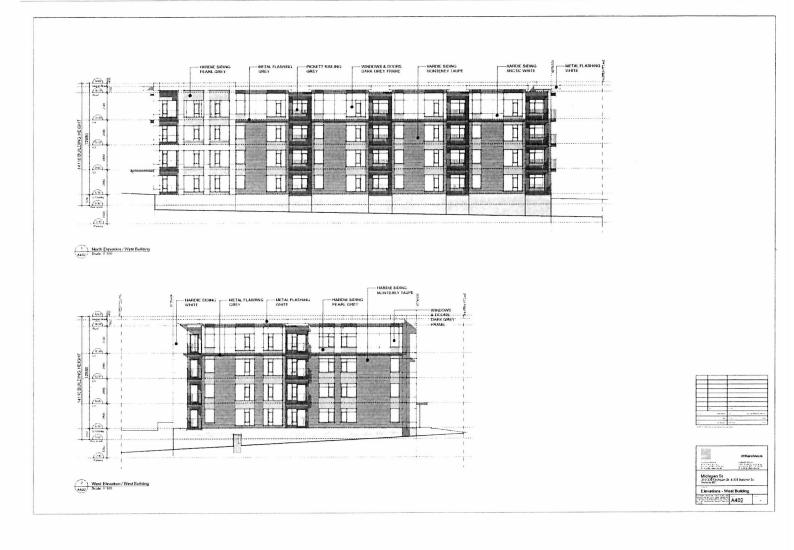




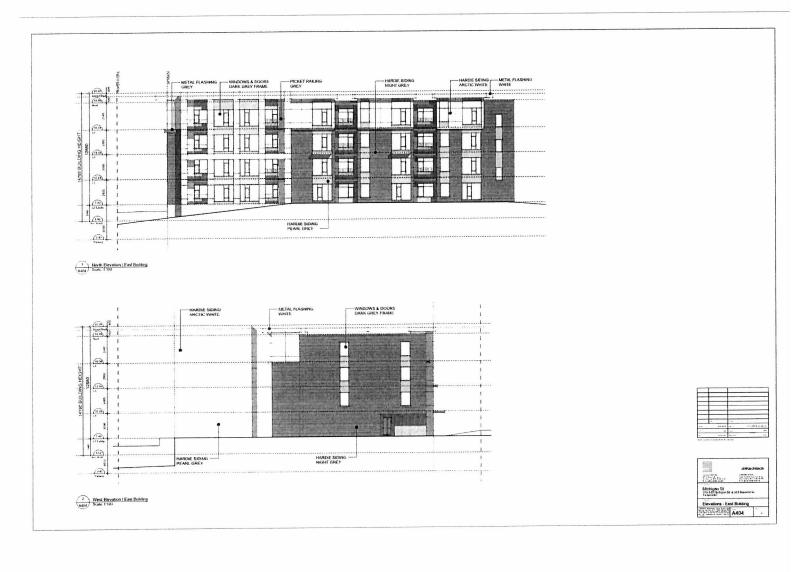














South Elevation

A405 Scale 1 (5)



North Elevation
A405 Scale 1 150

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Perspective - Bird's Eye 3cale #1s







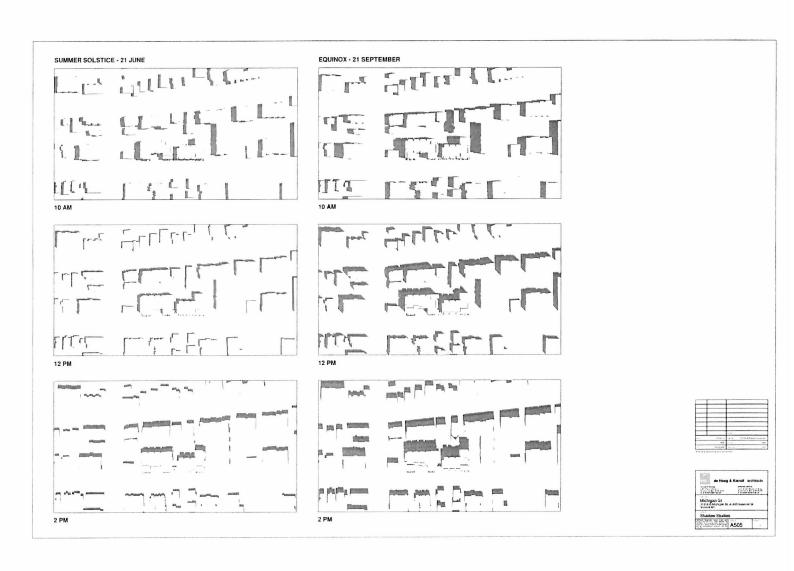


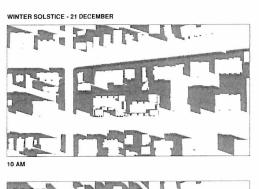


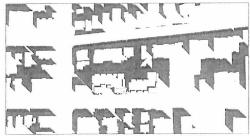


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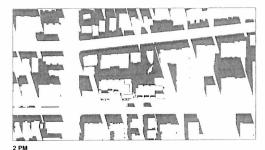
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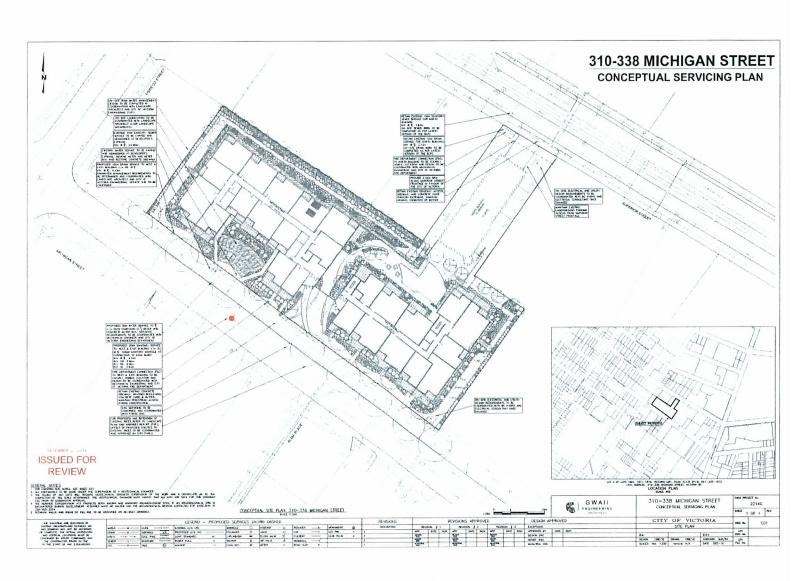


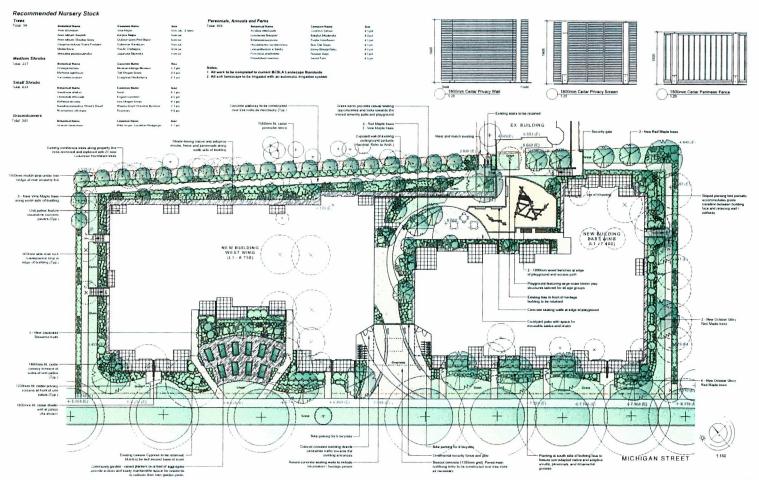


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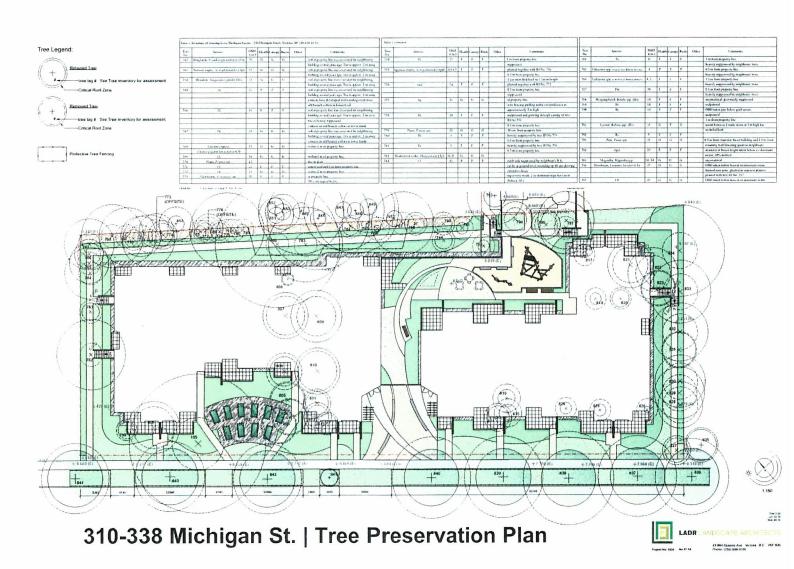
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310-338 Michigan St. | Landscape Concept Plan

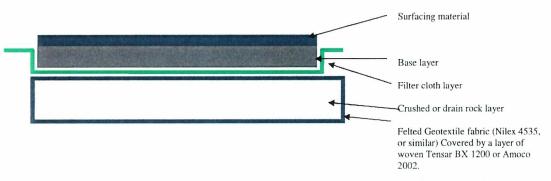




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Consulting Arborists

Diagram - Site Specific Driveway, Parking and Walkway

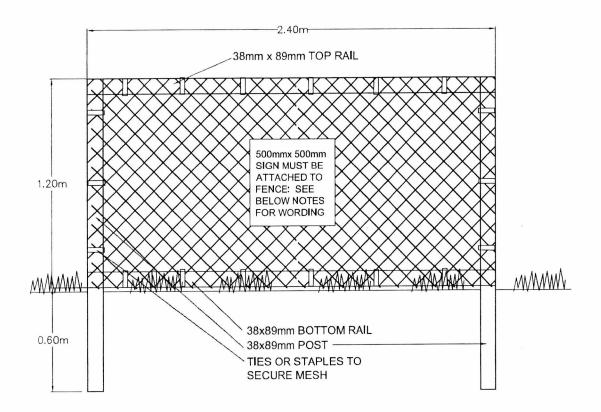


Specifications for Paved Surfaces Above Tree Roots (Driveway, Parking and Walkway Areas)

- 1. Excavation for construction of the driveway/parking/walkway areas must remove only the top layer of sod and not result in root loss
- 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 paved surface. 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 (depth dependent on desired finished grade).
- 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.
- 6. Two-dimensional (such as CombiGrid 30/30 or similar) or three-dimensional geo-grid reinforcements can be installed in combination with, or instead of, the geotextile fabric specified in the attached diagram.
- 7. Ultimately, a geotechnical engineer should be consulted and in consultation with the project arborist may specify their own materials and methods that are specific to the site's soil conditions and requirements, while also avoiding root loss and reducing compaction to the sub-grade.



SUPPLEMENTARY STANDARD DETAIL DRAWINGS



TREE PROTECTION FENCING

- FENCE WILL BE CONSTRUCTED USING 38 mm X 89mm WOOD FRAME: TOP, BOTTOM AND POSTS * USE ORANGE SNOW-FENCING MESH AND SECURE THE WOOD FRAME WITH "ZIP" TIES OR GALVANIZED STAPLES.
- 2. ATTACH A 500mm X 500mm SIGN WITH THE FOLLOWING WORDING: WARNING- TREE PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE OR AT LEAST EVERY 10 LINEAR METERS.
- * IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED



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

<u>Tag</u>: 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.

<u>DBH</u>: 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

<u>Crown Spread</u>: 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 (P), Moderate (M) or Good (G).

<u>Critical Root Zone</u>: 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
- $10 \times DBH = Good$

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 restricted root growth, limited soil volumes, age, crown spread, health, or structure (such as a lean).

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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

Development Permit with Variances Application for 330 Michigan Street



1

