

**F.1.a.f 1035 Joan Crescent: Update on Development Permit with Variance Application No. 00129 (Rockland)**

**Moved By** Councillor Young

**Seconded By** Councillor Thornton-Joe

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. 00129 for 1035 Joan Crescent, in accordance with:

1. Plans date stamped September 29, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
  - i. reduce the front yard setback from 10.50 metres to 3.22 metres.
3. The Development Permit lapsing two years from the date of this resolution.”

**CARRIED UNANIMOUSLY**

**E.4 1035 Joan Crescent: Update on Development Permit with Variance Application No. 00129 (Rockland)**

Committee received a report dated January 14, 2021 from the Director of Sustainable Planning and Community Development regarding a Development Permit with Variance Application for the property located at 1035 Joan Crescent to allow for the construction of a semi-attached dwelling and reducing the front setback from 10.5 metres to 3.22 metres.

*Committee discussed:*

- *How the requirements vary for duplexes.*

**Moved By** Councillor Young

**Seconded By** Councillor Thornton-Joe

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. 00129 for 1035 Joan Crescent, in accordance with:

1. Plans date stamped September 29, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
  - i. reduce the front yard setback from 10.50 metres to 3.22 metres.
3. The Development Permit lapsing two years from the date of this resolution.”

**CARRIED UNANIMOUSLY**



## Committee of the Whole Report For the Meeting of January 28, 2021

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**To:** Committee of the Whole **Date:** January 14, 2021

**From:** Karen Hoese, Director, Sustainable Planning and Community Development

**Subject:** **Update on Development Permit with Variance Application No. 00129 for 1035 Joan Crescent**

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### RECOMMENDATION

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. 00129 for 1035 Joan Crescent, in accordance with:

1. Plans date stamped September 29, 2020.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
  - i. reduce the front yard setback from 10.50 metres to 3.22 metres.
3. 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 *Official Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

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

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with updated information, analysis and recommendations for a Development Permit with Variance Application for the property located at 1035 Joan Crescent. The proposal is to construct a semi-attached dwelling. The variance is related to reducing the front setback from 10.5 metres to 3.22 metres.

## BACKGROUND

On May 21, 2020, Council passed a motion (attached) referring this Development Permit with Variance Application back to staff to work with the applicant to ensure greater consistency with the duplex design guidelines. In this instance, the duplex design guidelines do not apply because the property is in Development Permit Area (DPA) 15C: Intensive Residential – Rockland instead of DPA 15D: Intensive Residential – Duplex. However, the design guidelines noted in DPA 15C: Intensive Residential – Rockland do apply and a review of the proposal's consistency with these guidelines is provided below.

## UPDATE

### Consistency with Design Guidelines

The *Official Community Plan, 2012* (OCP) identifies this property with in DPA 15C: Intensive Residential – Rockland. The design guidelines that apply are the *Advisory Design Guidelines for Buildings, Signs and Awnings* (1981) and the *Design Guidelines for Attached and Semi-Attached Dwelling in the Rockland Neighbourhood* (2011). The guidelines emphasize the importance of the relationship between buildings and the surrounding landscape, both natural and man made, encouraging new semi-attached buildings to respect this established character of the neighbourhood. The proposal is considered consistent with these Guidelines in the following ways:

- existing and natural landscape features are retained and incorporated into the development, including historic rock walls and stairs along the front and west side of the property, several Garry oaks and other mature trees
- new landscaping in the front yard would contribute to the pattern of established front yard landscaping along the street
- the traditional design of the semi-attached dwelling is sympathetic to the character of the area, incorporating details such as a low-pitched roof with deeper eaves, soffit and window trim details and vertical window bays that are complimentary to nearby buildings with heritage significance
- the staggered façade of the building helps to break up the building massing into smaller forms that are generally consistent in scale with nearby contemporary buildings
- the proposed building maintains the established setback from Joan Crescent respecting the existing streetscape and does not intrude upon views of any historic buildings on the street
- parking is not a dominant feature of the development and the proposed driveway would be surfaced with permeable pavers which reduces run-off and minimizes the impact of hard surfacing on the critical root zones of nearby trees
- the proposed building would have minimal impact on the privacy of adjacent properties.

### Common Roof

The R1-A Zone requires a common roof connection for semi-attached dwellings while allowing the dwelling units to be separated horizontally (i.e., no common wall requirement). This provision allows for greater flexibility in building design so that new developments can respond to and preserve unique characteristics which may be present on a site. The proposed semi-attached dwelling is designed as two distinct yet complimentary dwellings which are structurally connected but staggered on the irregular shaped lot. With the revised proposal, the dwellings

are now connected on the second storey and share a common main roof. The modified roofline and second storey connection create a stronger visual connection between the two units; however, by staggering the two units, the proposed building is able to provide larger side yard setbacks, which preserves more of the landscape features that contribute to the neighbourhood character of the area, which is consistent with the design guidelines and the R1-A Zoning regulations.

### Data Table

The following data table compares the current and previous proposals with the existing R1-A Zone. An asterisk is used to identify where the proposal does not meet the requirements of the existing Zone.

Zoning Criteria	Current Proposal	Previous Proposal	R1-A Zone
Site area (m <sup>2</sup> ) – minimum	1729.69	1729.69	1670 (for semi-attached dwelling)
Site area per unit (m <sup>2</sup> ) – minimum	864.85	864.85	835
Number of units – maximum	2	2	2
Density (Floor Space Ratio) – maximum	0.33	0.31	N/A
Total floor area (m <sup>2</sup> ) – maximum	562.37	538.42	N/A
Lot width (m) – minimum	41.14	41.14	24
Height (m) – maximum	7.42	7.35	7.60
Storeys – maximum	2	2	2.5
Site coverage (%) – maximum	23.08	23.08	25
<b>Setbacks (m) – minimum</b>			
Front	<b>3.22</b>	<b>3.22 *</b>	10.50
Rear (north)	7.91	7.91	7.50
Side (west)	7.07	7.07	3.00
Side (east)	4.63	4.63	3.00
Parking – minimum	3	3	2

## **Community Consultation**

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on October 5, 2020 the application was referred to the Rockland CALUC. A response had not been received from the CALUC at the time of writing. The applicant also indicates in the attached letter to Mayor and Council that they consulted with members of the CALUC prior to making the latest revisions to the proposal.

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.

## **CONCLUSIONS**

The applicant has made modifications to the proposal to strengthen the degree of connection between the semi-attached dwelling units and the proposal is considered consistent with the Design Guidelines for DPA 15C; therefore, it is recommended that the application proceed to an opportunity for public comment.

## **ALTERNATE MOTION**

That Council decline Development Permit with Variance Application No. 00129 for the property located at 1035 Joan Crescent.

Respectfully submitted,

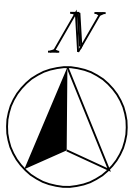
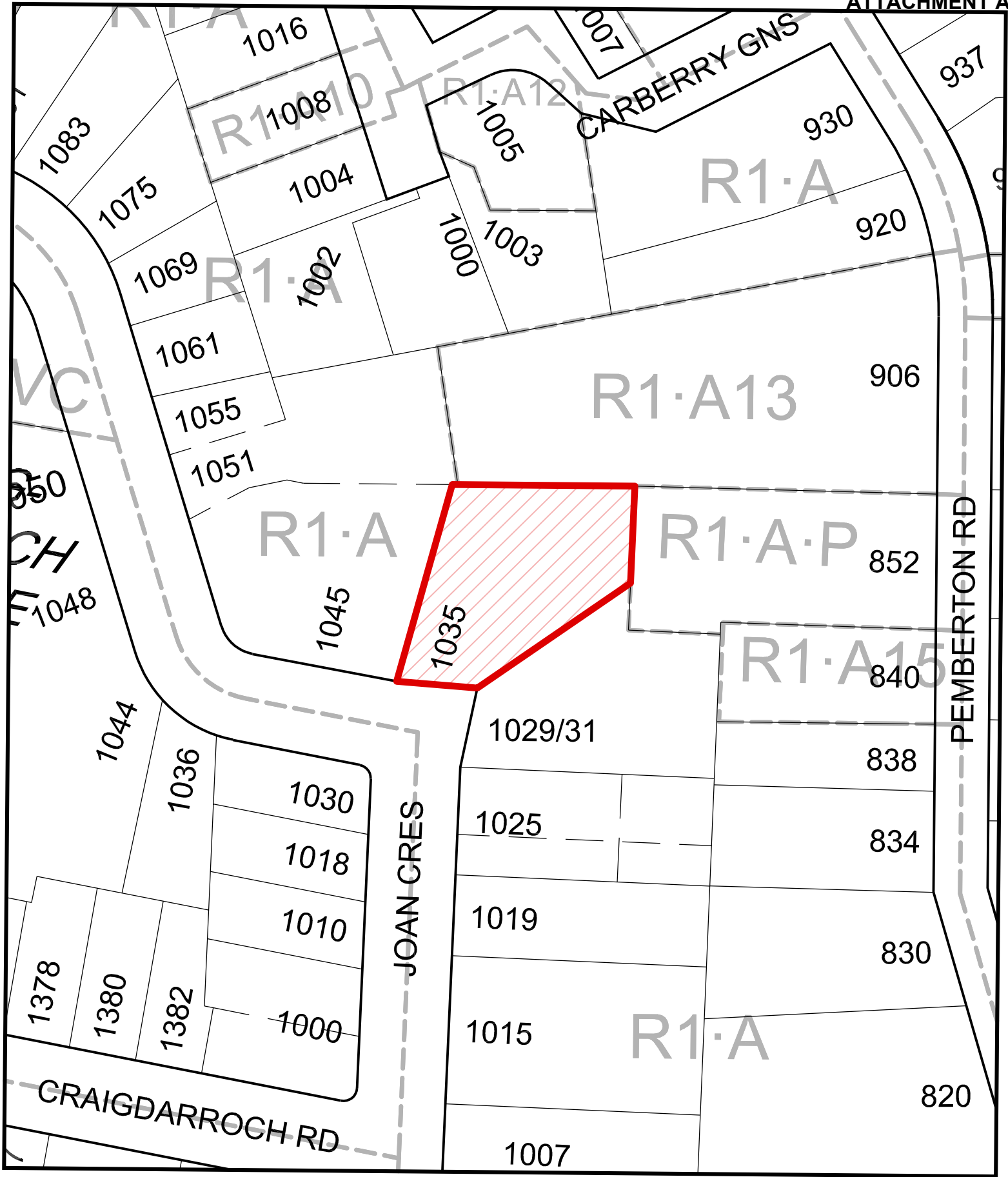
Alec Johnston  
Senior Planner  
Development Services Division

Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

**Report accepted and recommended by the City Manager.**

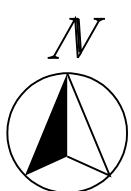
## **List of Attachments**

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped January 12, 2021
- Attachment D: Letter from applicant to Mayor and Council
- Attachment E: Staff report and attachments presented at the May 21, 2020 Committee of the Whole meeting
- Attachment F: May 21, 2020 Committee of the Whole meeting minutes
- Attachment G: May 28, 2020 Council meeting minutes.



1035 Joan Crescent  
 Development Permit with Variance #00129

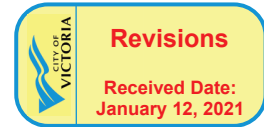




1035 Joan Crescent  
 Development Permit with Variance #00129







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# 1035 Joan Crescent

Semi-Attached Dwellings Project - DEVELOPMENT VARIANCE PERMIT APPLICATION (REVISION 2)  
 24 September 2020



Number	Name
A0.01	Cover Sheet
A1.00	Survey Plan
A1.01	Site Plan - Existing
A1.02	Site Plan - Proposed
A1.03	Landscape Plan
A1.04	Neighbourhood Context
A2.01	Floor Plans
A2.02	Floor Plans
A3.01	Sections
A3.02	Sections
A3.03	Sections
A3.04	Spatial Separations Analysis
A4.01	Building Section
A4.02	Sections

Issue	Date
DEVELOPMENT PERMIT VARIANCE DPV #00129 REVISION DPV #00129 REVISION 2	7 OCT 2019 6 JAN 2020 24 SEP 2020

Revision No.	Description	Date
1	DPV (REVISED)	6 JAN 2020
2	DPV (REVISION 2)	24 SEP 2020

Consultant

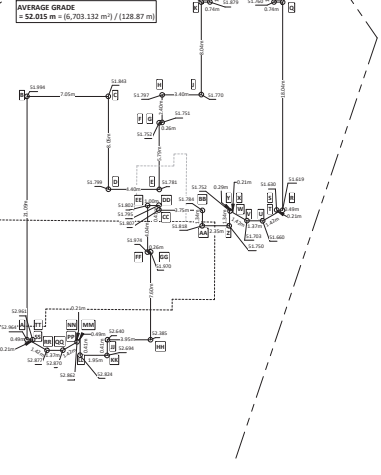
1035 Joan Crescent  
 Victoria, BC V8T 1L3

Cover Sheet

Date: 2020-09-24 1:37:26 PM  
 Drawn by: TK  
 Checked by: CL  
**A0.01**  
 Scale: As indicated

**Average Grade Calculation**

Point	Area	Height	Area x Height
A-B	12.419	21.09	261.76
B-C	13.919	7.05	98.225
C-D	13.821	8.05	111.259
D-E	12.790	4.40	56.116
E-F	12.797	5.79	74.094
F-G	12.752	2.26	28.819
G-H	12.774	2.42	30.913
H-I	12.784	3.40	43.474
I-J	12.821	8.04	103.173
J-K	12.886	0.74	9.535
K-L	12.900	1.24	16.000
M-N	12.863	5.58	71.973
N-P	12.782	1.72	22.000
P-Q	12.750	0.74	9.450
Q-R	12.680	18.04	228.796
R-S	12.625	0.49	6.196
S-T	12.680	0.21	2.662
T-U	12.645	1.42	18.066
U-V	12.682	1.37	17.570
V-W	12.728	1.42	18.173
W-X	12.752	0.21	2.677
X-Y	12.752	0.29	3.699
Y-Z	12.751	1.34	17.100
Z-AA	12.784	2.35	30.042
AA-AB	12.821	1.34	17.180
BB-CC	12.796	3.75	48.973
CC-DD	12.861	0.41	5.263
DD-EE	12.799	1.00	12.799
EE-FF	12.868	4.04	52.000
FF-GG	12.972	0.26	3.372
GG-HH	12.774	7.60	97.100
HH-IJ	12.513	3.95	49.424
IJK	12.587	0.41	5.170
K-L	12.719	1.95	24.800
LM	12.843	0.41	5.260
MN-NN	12.822	0.43	5.500
NN-PP	12.863	0.21	2.697
PP-QQ	12.866	1.42	18.370
QQ-RR	12.871	1.37	17.600
RR-SS	12.821	1.42	18.310
SS-TT	12.781	0.21	2.680
TT	12.854	0.43	5.510
<b>TOTAL</b>	<b>12.8</b>	<b>12.8</b>	<b>6,783.32 m<sup>2</sup></b>



AVERAGE GRADE CALCULATION PLAN  
 1:200

**Property Data**

GENERAL PROPERTY INFORMATION	
PROJECT DESCRIPTION	THIS PROJECT PROPOSES THE REMOVAL OF AN EXISTING SINGLE FAMILY DETACHED STRUCTURE AND THE CONSTRUCTION OF TWO (2) NEW SEMI-DETACHED DWELLINGS.
CIVIC ADDRESS	1035 JOAN CRESCENT, VICTORIA BC, V8S 3L3
LEGAL DESCRIPTION	LOT A, PLAN 1230 SECTION FARMFIELD, VICTORIA
PROPERTY IDENTIFICATION (P.I.D.)	104-082-881
AUTHORITY HAVING JURISDICTION	CITY OF VICTORIA
APPLICABLE BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2018 EDITION, INCLUDING ALL AMENDMENTS
NEIGHBOURHOOD	ROCKLAND

PROPERTY INFORMATION TABLE	EXISTING / REQUIRED	PROPOSED
ZONING DISTRICT	RS-A (SINGLE FAMILY)	(NO CHANGE)
SITE AREA (m <sup>2</sup> )	6,783.32	(NO CHANGE)
TOTAL FLOOR AREA (m <sup>2</sup> )	2,130	562.37
FLOOR SPACE RATIO	NO REQUIREMENT	8.29
SITE COVERAGE (%)	2.9	23.08
OPEN SITE SPACE (%)	NO REQUIREMENT	66.37
BUILDING HEIGHT (m)	7.6	7.418
NUMBER OF STOREYS	2 TO 3	2
PARKING STALLS ON SITE	1	1 (EXT) + 2 (GARAGE)
BICYCLE PARKING	N/A	N/A
FRONT YARD (m)	1.183 (AS REQUIRED)	2.39
REAR YARD (m)	2.2	7.011
SIDE YARD - WEST (m)	2.2	7.066
SIDE YARD - EAST (m)	2.2	2.0
LARGEST RECTANGLE THAT CAN BE INCORPORATED IN LOT	2.2	2.0
TOTAL NUMBER OF UNITS	1	2
UNIT TYPE	SINGLE FAMILY	SEMI-ATTACHED
GROUND-ORIENTED UNITS	1	2
MINIMUM UNIT FLOOR AREA (m <sup>2</sup> )	159.22 (APPROX.)	276.78
TOTAL RESIDENTIAL UNIT AREA (m <sup>2</sup> )	159.22 (APPROX.)	562.37

**Municipal Zoning Compliance Summary**

ID	ITEM	DESCRIPTION	BYLAW REFERENCE
S-1	ZONING DISTRICT	RS-A (SINGLE FAMILY) EXISTING (NO CHANGES PROPOSED)	RS-159
S-2	DEVELOPMENT PRIMARY AREA (DPA)	DPA-1.1C EXISTING (NO CHANGES PROPOSED)	DOP
S-3	HERITAGE STATUS	DESIGNATED: N/A	RT-121
S-4	PRINCIPAL USE	SEMI-ATTACHED DWELL. PROPOSED/PERMITTED	RS-A.1.1
S-5	SITE AREA AND LOT WIDTH	LOT AREA (m <sup>2</sup> ): 6,783.32 REQUIRED: 5,727.69 EXISTING: 6,783.32 FRONT YARD (m): 1.183 REQUIRED: 1.183 EXISTING: 1.183 REAR YARD (m): 2.2 REQUIRED: 2.2 EXISTING: 7.011 SIDE YARD (WEST) (m): 2.2 REQUIRED: 2.2 EXISTING: 7.066 SIDE YARD (EAST) (m): 2.2 REQUIRED: 2.2 EXISTING: 2.0 DIMENSION OF LEAST RECTANGLE WITHIN WHICH LOT MAY FIT: N/A	RS-A.1.1.2
S-6	FLOOR AREA	FLOOR AREA (BY LEVEL COMBINED) (m <sup>2</sup> ): 2,130 REQUIRED: 2,276.78 PROPOSED: 562.37 PRIVATE GARAGE (m <sup>2</sup> ): N/A PROPOSED: N/A SUMMARY OF PROPOSED FLOOR AREA (m <sup>2</sup> ): 118.24 UPPER LEVEL (WEST) 134.40 GROUND LEVEL (WEST) 268.64 SUBTOTAL - WEST UNIT 118.24 UPPER LEVEL (EAST) 133.54 GROUND LEVEL (EAST) 251.78 SUBTOTAL - EAST UNIT 562.37 TOTAL FLOOR AREA	RS-A.1.1.3
S-7	HEIGHT, STOREYS & ROOF DECKS	HEIGHT (m): 7.418 PROPOSED: 7.418 ROOF DECK: N/A PROPOSED: N/A INDIVIDUAL BUILDING HEIGHT (m): 2.2 REQUIRED: 2 PROPOSED: 2 MAXIMUM BUILDING HEIGHT (m): 7.6 REQUIRED: 7.418 PROPOSED: 7.418 ROOF OVERHANG: NO PROPOSED: NO	RS-A.1.1.4
S-8	SETBACKS & PROJECTIONS	FRONT YARD (m): 2.39 REQUIRED: 2.39 PROPOSED: 2.39 REAR YARD (m): 7.011 REQUIRED: 7.011 PROPOSED: 7.011 SIDE YARD (WEST) (m): 7.066 REQUIRED: 7.066 PROPOSED: 7.066 SIDE YARD (EAST) (m): 2.0 REQUIRED: 2.0 PROPOSED: 2.0 SIDE PROJECTIONS (m): 0.25 REQUIRED: 0.25 PROPOSED: 0.25	RS-A.1.1.5 RS-159.27
S-9	SITE COVERAGE	SITE COVERAGE (%): 23.08 REQUIRED: 23.08 PROPOSED: 23.08	RS-A.1.1.6
S-10	SEMI-ATTACHED DWELLING SITING & CONNECTION	CONNECTED BY COMMON ROOF: YES PROPOSED: YES REQUIRED: YES	RS-A.1.1.6
S-11	OFF-STREET VEHICULAR PARKING	COVERED GARAGE AREA: YES PROPOSED: YES CORE AREA: VILLAGE/CENTRE OTHER: NO CLASS OF USE: SEMI-ATTACHED DWELL.	RS-159-2 SCHEDULE C
S-12	OFF-STREET BICYCLE PARKING	BIKEWAY PARKING SPACES (SEMI-DETACHED DWELLINGS): 2 REQUIRED: 2 PROPOSED: 2 0 REQUIRED: 0 PROPOSED: 0	RS-159-2 SCHEDULE C
S-13	OUTDOOR FEATURES	ATTRACTION: N/A PROPOSED: N/A PER 1.1.3 REQUIRED: N/A PROPOSED: N/A HEIGHT FROM NATURAL OR FINISHED GRADE (m): 3.5 REQUIRED: N/A PROPOSED: N/A	RS-A.1.1.7



**OWNER**  
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 Contact: Jon Roler

**ARCHITECTURAL**  
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 250-384-1969  
 Contact: Tim Kindrat

**SURVEY**  
 R.L. Johns Land Surveying Ltd.  
 5071 Catalina Terrace  
 Victoria, B.C. V8V 2A6  
 250-658-9518  
 Contact: R.L. Johns

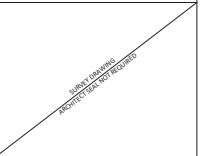
**ARBORIST**  
 Talbot Mackenzie & Associates  
 Box 48153 RPD Uptown  
 Victoria, BC V8Z 7Y6  
 250-479-8733  
 Contact: Michael Marcucci



Issue	Date
DEVELOPMENT VARIANCE PERMIT	7 OCT 2019

Revision No.	Description	Date
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Consultant



1035 Joan Crescent

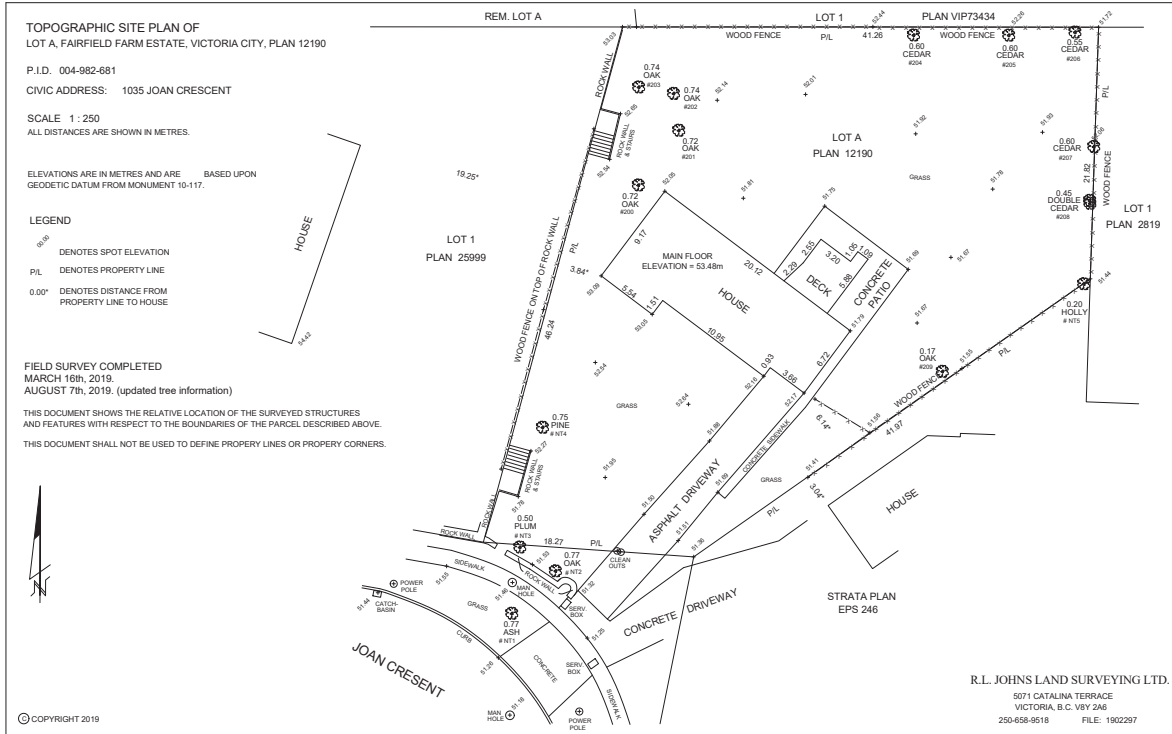
1035 Joan Crescent,  
 Victoria, BC V8S 3L3

Survey Plan

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Checked by	-

A1.00

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Issue	Date
DEVELOPMENT PERMIT W/VARIANCE DPV #00129 REVISION	7 OCT 2019 6 JAN 2020

Revision		
No.	Description	Date
1	DVP (REVISED)	6 JAN 2020

Consultant

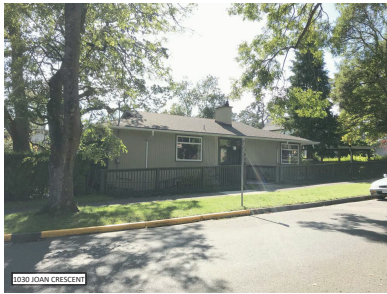
1035 Joan Crescent  
 1035 Joan Crescent,  
 Victoria, BC V8S 3L3

Site Plan - Proposed

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Drawn by	TK
Checked by	CL
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Issue	Date
DEVELOPMENT PERMIT W/VARIANCE DPV #00129 REVISION	7 OCT 2019 6 JAN 2020

Revision		
No.	Description	Date
1	DVP (REVISED)	6 JAN 2020

Consultant

1035 Joan Crescent  
 1035 Joan Crescent,  
 Victoria, BC V8S 3L3

Neighbourhood Context

Date	2019-12-31 11:38:44 AM
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Scale



Issue	Date
DEVELOPMENT PERMIT W/VARIANCE	7 OCT 2019
DPV #00129 REVISION	6 JAN 2020
DPV #00129 REVISION 2	24 SEP 2020

Revision		
No.	Description	Date
1	DPV (REVISED)	6 JAN 2020
2	DPV (REVISION 2)	24 SEP 2020

Consultant

### 1035 Joan Crescent

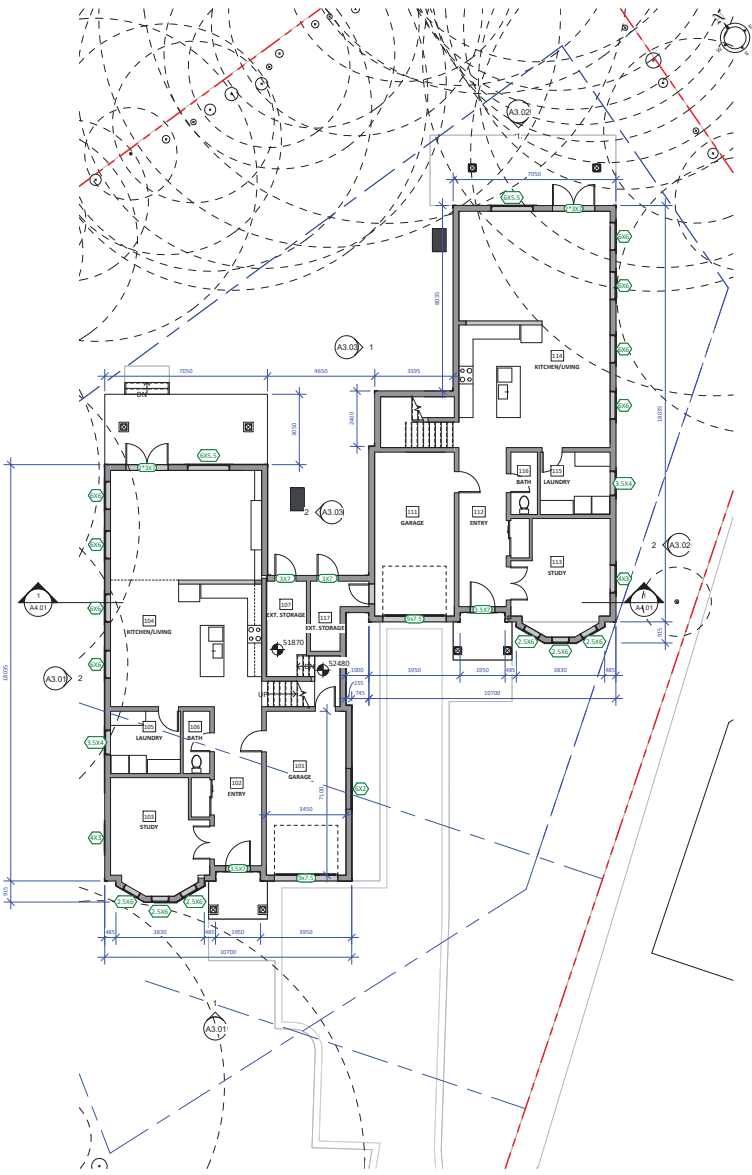
1035 Joan Crescent,  
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### Floor Plans

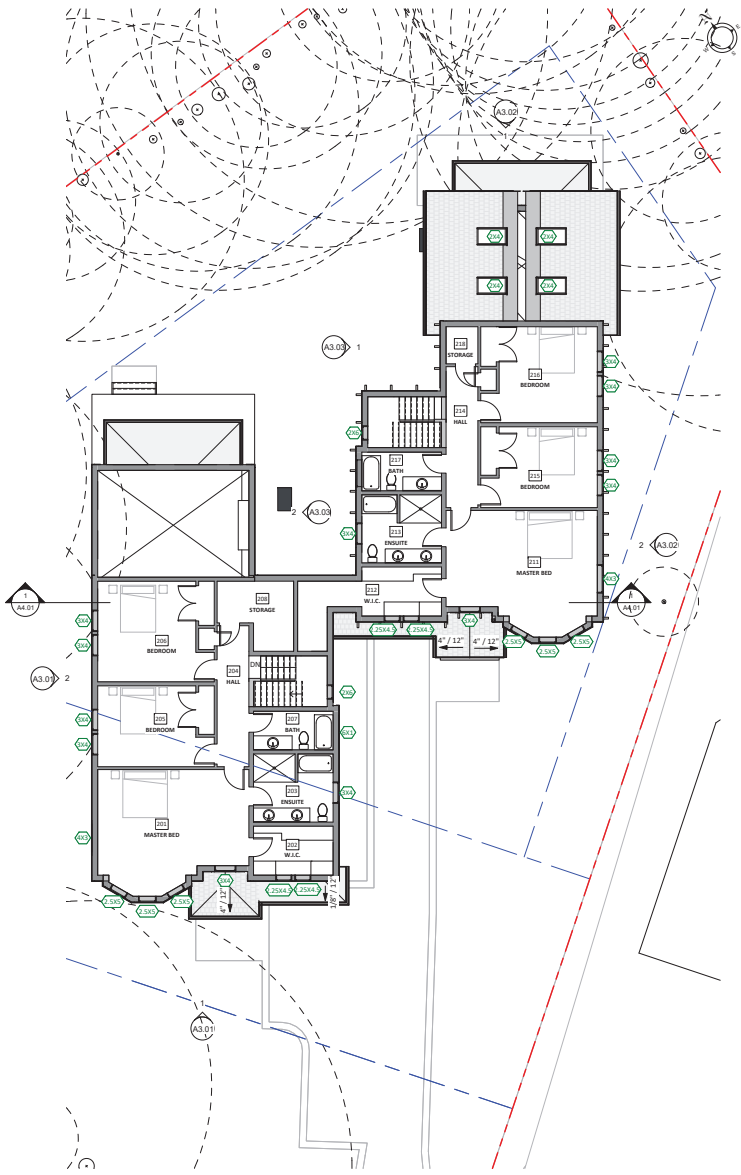
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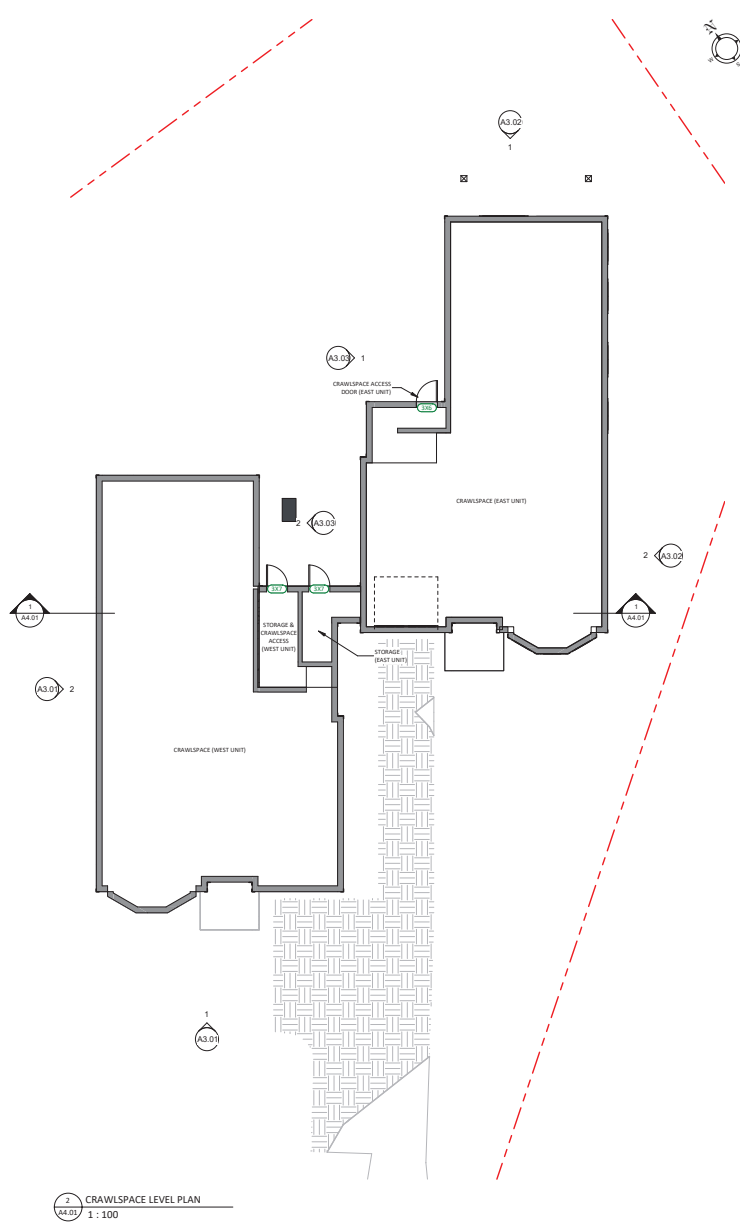
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 A3.01 1 : 100



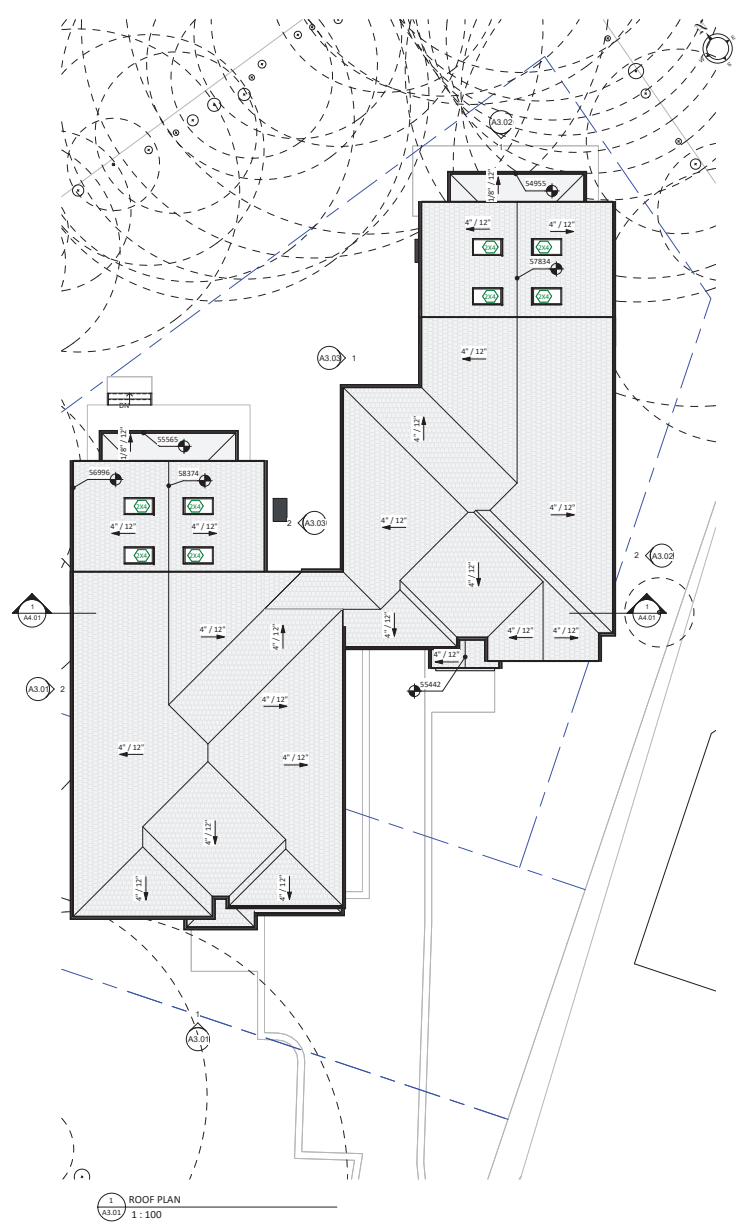
1 UPPER LEVEL FLOOR PLAN  
 A3.01 1 : 100

Legend to Floor Plans

- WINDOW SIZE (WIDTH X HEIGHT, IN FEET)
- DOOR SIZE (WIDTH X HEIGHT, IN FEET)



3 CRAWLSPACE LEVEL PLAN  
A3.01 1 : 100



1 ROOF PLAN  
A3.01 1 : 100

**Legend to Floor Plans**  
 WINDOW SIZE (WIDTH X HEIGHT, IN FEET)  
 DOOR SIZE (WIDTH X HEIGHT, IN FEET)

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DPV #00129 REVISION 2	24 SEP 2020

Revision		
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Consultant

1035 Joan Crescent

1035 Joan Crescent,  
Victoria, BC V8S 3L3

Floor Plans

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 Drawn by TK  
 Checked by CL

A2.02

Scale 1 : 100



Issue	Date
DEVELOPMENT PERMIT W/VARIANCE	7 OCT 2019
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Consultant

1035 Joan Crescent  
 1035 Joan Crescent,  
 Victoria, BC V8S 3L3

Elevations

Date 2020-09-24 1:37:43 PM  
 Drawn by TK  
 Checked by CL

A3.01

Scale As indicated



1 BUILDING ELEVATION - SOUTH  
 1:50



1 BUILDING ELEVATION - WEST  
 1:50

MATERIALS LEGEND	
1	CEMENTITIOUS LAP SIDING, PAINTED
2	CEMENTITIOUS SHINGLE SIDING, PAINTED
3	CEMENTITIOUS BOARD & BATTEN, PAINTED
4	WOOD FRAM, PAINTED
5	SHINGLE SHINGLE ROOFING
6	LOW SLOPE ROOFING SYSTEM
7	METAL ROOF GUTTER, PREFINISHED

Legend to Exterior Colours			
BLACK / DARK GRAY - FIBREGLAS ROOF SHINGLES - LOW SLOPE ROOFING - DOOR & WINDOW FRAMES	"OBSIDIAN" - (COVERDALE #C404) - CEMENTITIOUS SIDING	"MIST" - (COVERDALE #C403) - CEMENTITIOUS SIDING	"STANDARD WHITE" - (COVERDALE #C402) - EXTERIOR TRIM



Issue	Date
DEVELOPMENT PERMIT W/VARIANCE	7 OCT 2019
DPV #00129 REVISION	6 JAN 2020
DPV #00129 REVISION 2	24 SEP 2020

Revision		
No.	Description	Date
1	DPV (REVISED)	6 JAN 2020
2	DPV (REVISION 2)	24 SEP 2020

Consultant

1035 Joan Crescent

1035 Joan Crescent,  
 Victoria, BC V8S 3L3

Elevations

Date 2020-09-24 1:37:56 PM  
 Drawn by TK  
 Checked by CL

A3.02

Scale As indicated



1 BUILDING ELEVATION - NORTH  
 1:50



2 BUILDING ELEVATION - EAST  
 1:50

MATERIALS LEGEND	
1	CEMENTITIOUS LAP SIDING, PAINTED
2	CEMENTITIOUS SHINGLE SIDING, PAINTED
3	CEMENTITIOUS BOARD & BATTEN, PAINTED
4	WOOD TRIM, PAINTED
5	ASPHALT SHINGLE ROOFING
6	LOW SLOPE ROOFING SYSTEM
7	METAL ROOF GUTTER, PREFINISHED

Legend to Exterior Colours

BLACK / DARK GRAY - FIBREGLAS ROOF SHINGLES - LOW SLOPE ROOFING - DOOR & WINDOW FRAMES	"OBSIDIAN" (COVERDALE #C4304) - CEMENTITIOUS SIDING	"MIST" (COVERDALE #C4322) - CEMENTITIOUS SIDING	"STANDARD WHITE" (COVERDALE #C4302) - EXTERIOR TRIM



Issue	Date
DEVELOPMENT PERMIT W/VARIANCE	7 OCT 2019
DPV #00129 REVISION	6 JAN 2020
DPV #00129 REVISION 2	24 SEP 2020

Revision		
No.	Description	Date
1	DPV (REVISED)	6 JAN 2020
2	DPV (REVISION 2)	24 SEP 2020

Consultant

1035 Joan Crescent

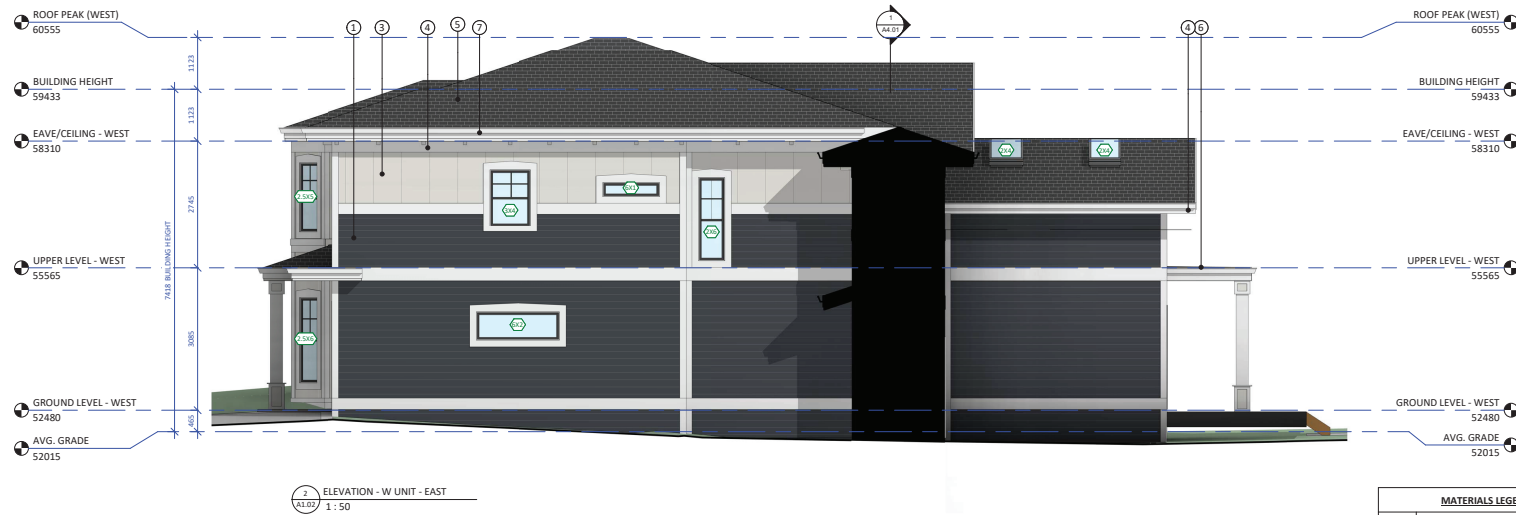
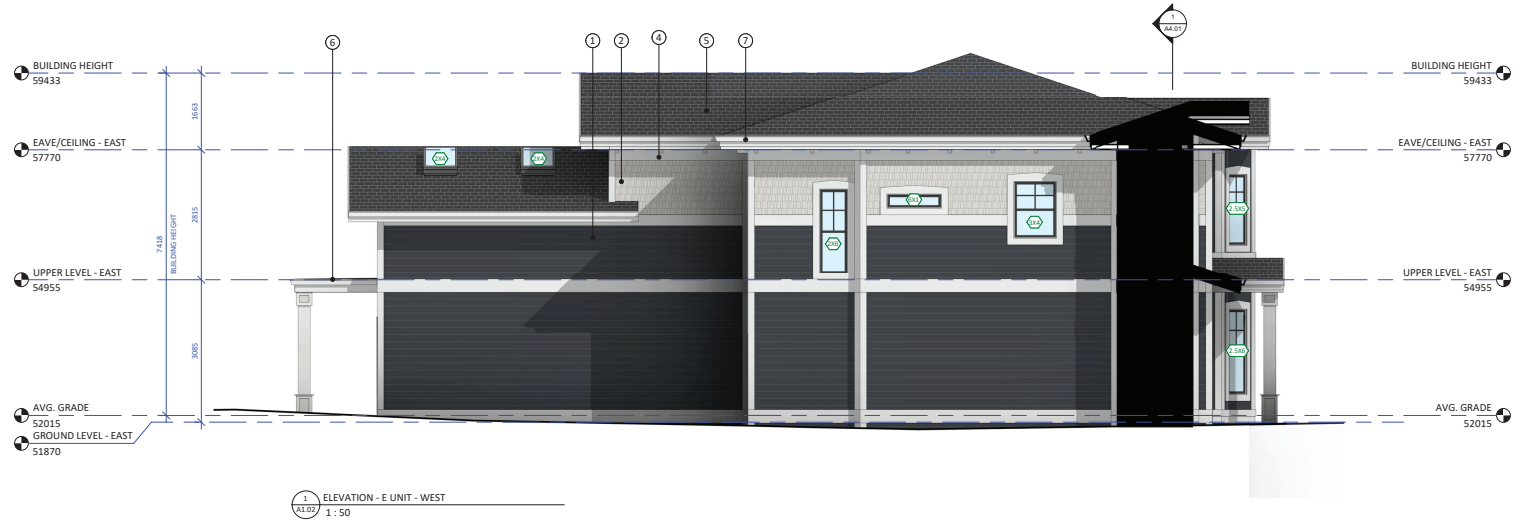
1035 Joan Crescent,  
 Victoria, BC V8S 3L3

Elevations

Date 2020-09-24 1:38:05 PM  
 Drawn by TK  
 Checked by CL

A3.03

Scale As indicated



MATERIALS LEGEND	
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3	CEMENTITIOUS BOARD & BATTEN, PAINTED
4	WOOD TRIM, PAINTED
5	ASPHALT SHINGLE ROOFING
6	LOW SLOPE ROOFING SYSTEM
7	METAL ROOF GUTTER, PREFINISHED

Legend to Exterior Colours			
BLACK / DARK GRAY - FIBREGlass ROOF SHINGLES - LOW SLOPE ROOFING - DOOR & WINDOW FRAMES	"OBSDIAN" (COVERDALE #CA204) - CEMENTITIOUS SIDING	"MIST" (COVERDALE #CA202) - CEMENTITIOUS SIDING	"STANDARD WHITE" (COVERDALE #CA200) - EXTERIOR TRIM





Issue	Date
DEVELOPMENT PERMIT W/VARIANCE	7 OCT 2019
DPV #00129 REVISION	6 JAN 2020
DPV #00129 REVISION 2	24 SEP 2020

Revision		
No.	Description	Date
1	DPV (REVISED)	6 JAN 2020
2	DPV (REVISION 2)	24 SEP 2020

Consultant

### 1035 Joan Crescent

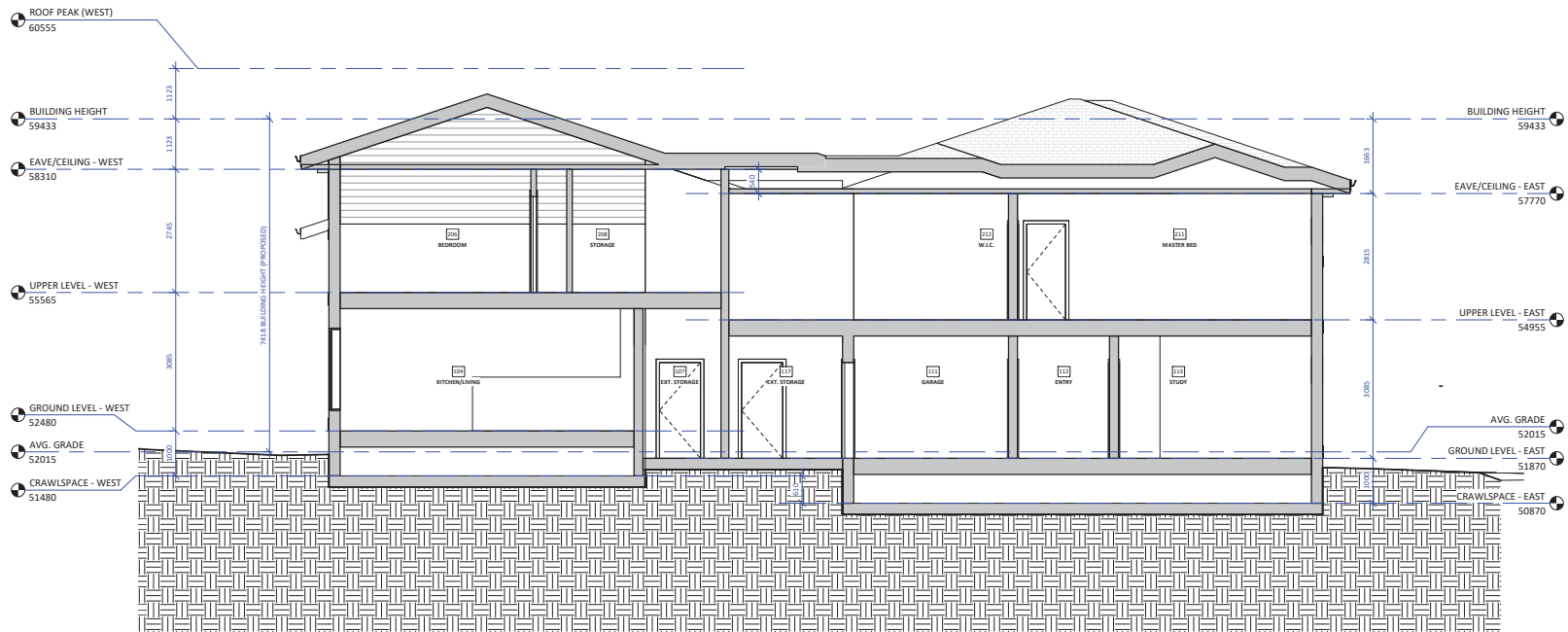
1035 Joan Crescent,  
 Victoria, BC V8S 3L3

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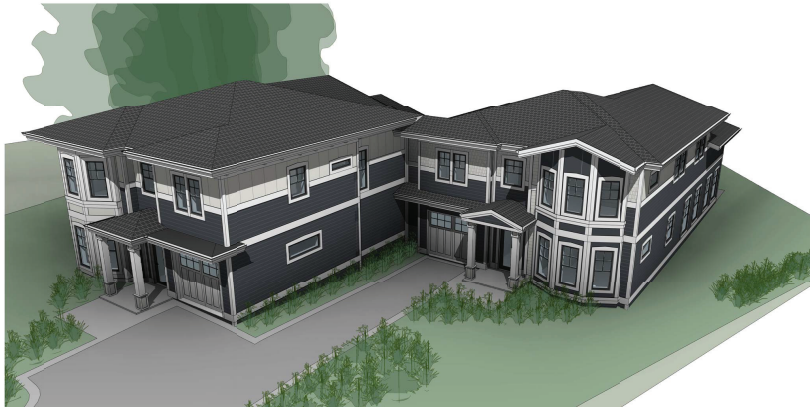
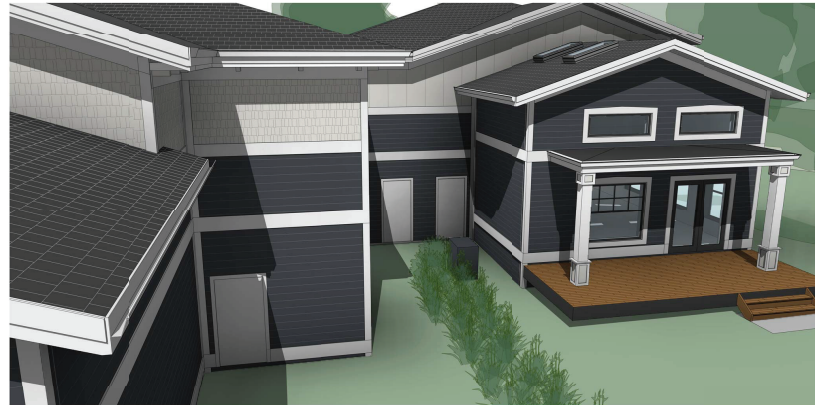
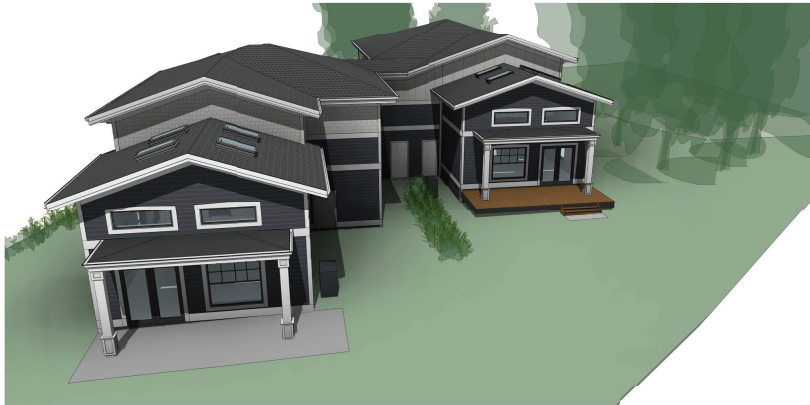
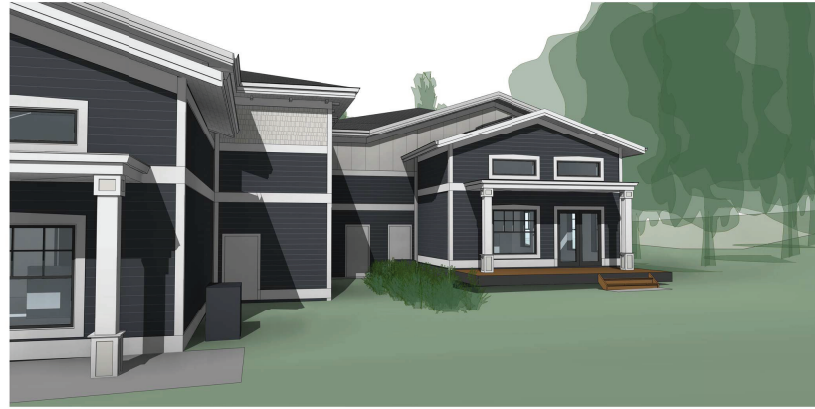
Date	2020-09-24 1:38:05 PM
Drawn by	TK
Checked by	CL

## A4.01

Scale 1 : 50



1 BUILDING SECTION  
 A4.01 1 : 50



Christine Lintott  
Architects



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Issue	Date
DEVELOPMENT PERMIT W/VARIANCE	7 OCT 2019
DPV #00129 REVISION	6 JAN 2020
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Revision		
No.	Description	Date
1	DPV (REVISED)	6 JAN 2020
2	DPV (REVISION 2)	24 SEP 2020

Consultant

1035 Joan Crescent

1035 Joan Crescent,  
Victoria, BC V8S 3L3

3D Perspectives

Date	2020-09-24 1:38:27 PM
Drawn by	TK
Checked by	CL

A8.01

Scale

## 1035 Joan Crescent – Semi-Attached Dwellings Proposal (DPV#00129)

To Mayor and Council:

The Rockland neighbourhood is home to a rich history of stately traditional houses and lush, well-tended landscaping. As part of its evolution, a mix of townhouses, apartments, and care facilities now complement these heritage aspects while retaining an elegant and leafy character.

This proposal is for a pair of semi-attached dwellings in an irregular lot at 1035 Joan Crescent, designed to quietly integrate into the neighbourhood with gentle density. The heritage style, three-bedroom, two-and-a-half bath homes each comprise approximately 280 square meters over two levels, with attached garages. Variations to height, finish, and massing differentiate the two halves, while a common roof unifies them.

A variance to the front setback is requested, due to the measurement methodology required for irregular lots. The existing house on the property would also require this variance, as it would encroach on this setback by almost the same distance.

The project manages to situate two high quality homes in a lot governed by the strictest lot coverage limit for one or two family dwellings in the City (25%), with just 23.08% lot coverage. By contrast, a single family home on this site would be permitted 40% coverage and not be subject to a form and character development permit.

In keeping with neighbourhood character, and to minimize impervious hardscaping, the proposed development will share the existing driveway access to Joan Crescent. A combination of permeable paving stones with concrete borders will be used for driveway and parking surfaces, to increase natural water infiltration and minimize the municipal stormwater load. By contrast, the existing 1950s residence has over 150 square meters of non-permeable surfacing.

Careful consideration has also been given to the siting of the building to preserve existing mature trees. As described in the Arborist's tree preservation plan, this project will preserve 56 trees on the property, and avoid impacting the four (4) City trees on public property. Only one tree of a non-Bylaw-protected variety is proposed to be removed, and much of the front yard will be planted with locally appropriate species.

Multiple green design features and metrics have been incorporated, including construction to BC Energy Step Code 3 for energy efficiency, heat pumps, water- and power- efficient fixtures and appliances, and a dedicated electric vehicle charger for each unit.

A single family detached house currently exists on the property and is being rented in the interim period to tenants who are currently building a new home elsewhere, thus ensuring that no tenants will be displaced.

This proposed development was previously brought before Committee of the Whole on May 21st, at which time a letter from the Rockland Neighbourhood Association Land Use

Committee (RNA-LUC) dated November 18, 2019, precipitated a motion for Staff to work with the Applicant to ensure consistency with the guidelines. Unfortunately, this letter predated the revisions dated January 6th, 2020, and it was later learnt that the RNA-LUC had not received the latest version for their comments.

After review with Staff and discussions with members of the RNA-LUC, revisions have been made to the configuration of the common roof between the units to strengthen the common roofline and address the form and character concern. The main roofline now continues through the upper storey for a more solid appearing connection.

As stated in the report prepared by City Staff, "the proposal is generally consistent with the Design Guidelines for Attached and Semi-Attached Dwellings in Rockland" and "is generally consistent with the Rockland Neighbourhood Plan which encourages attached dwellings and the preservation of large lots and features that contribute to the character of the area."

The minimum front yard setback in the R1-A zone for a rectangular lot is 10.5 meters. A variance to the front setback is requested, due to the "largest rectangle" measurement methodology required for irregular lots. A variance of 7.277 meters is needed to accommodate the siting of the new semi-attached building, placing it 3.223 meters from the front setback. The nearest corner of the proposed building in relation to the nearest point of the front property line would be 14.988 meters; the building would sit over 29.5 meters from the road.

In comparison, 26 out of the 36 buildings on Joan Crescent are situated less than 14.988 meters from the nearest point of the front lot line. Fourteen buildings on Joan Crescent – including the existing house on the subject property – are situated on irregular lots would be considered non-conforming, would require a front setback variance. A similar development built next door, at 1029/1031 Joan Crescent, was built in 2010 on an irregular lot did not require a variance at that time but would now require a variance using the "largest rectangle" method and thus be considered non-conforming.

In conclusion, in spite of the front setback variance being requested, the new semi-attached building will be situated further back from the front lot line than the majority of homes on Joan Crescent, with the nearest corner of the new building only 1.8 meters closer to the front property line than the existing house. Moreover, this development adds two high quality homes respectful of the Rockland neighbourhood while preserving and enhancing its natural features. Thank you for your consideration of this proposal.

Sincerely,

Jon Roler



1035 Joan Crescent – Semi-Attached Dwellings Proposal (DPV#00129)

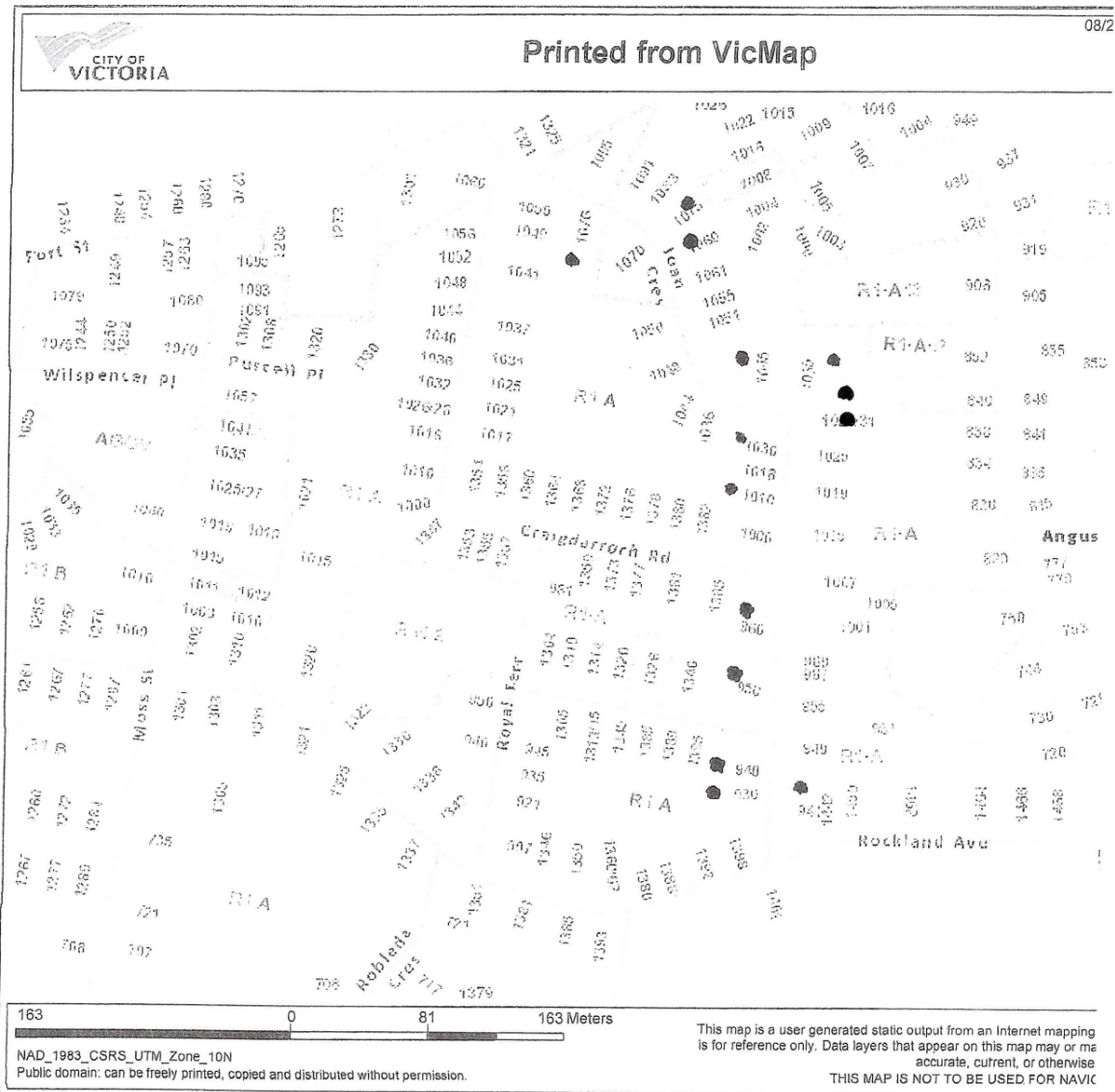


Figure 1: Fourteen (14) buildings on irregular shaped lots that would be considered non-conforming without a setback variance

1035 Joan Crescent – Semi-Attached Dwellings Proposal (DPV#00129)

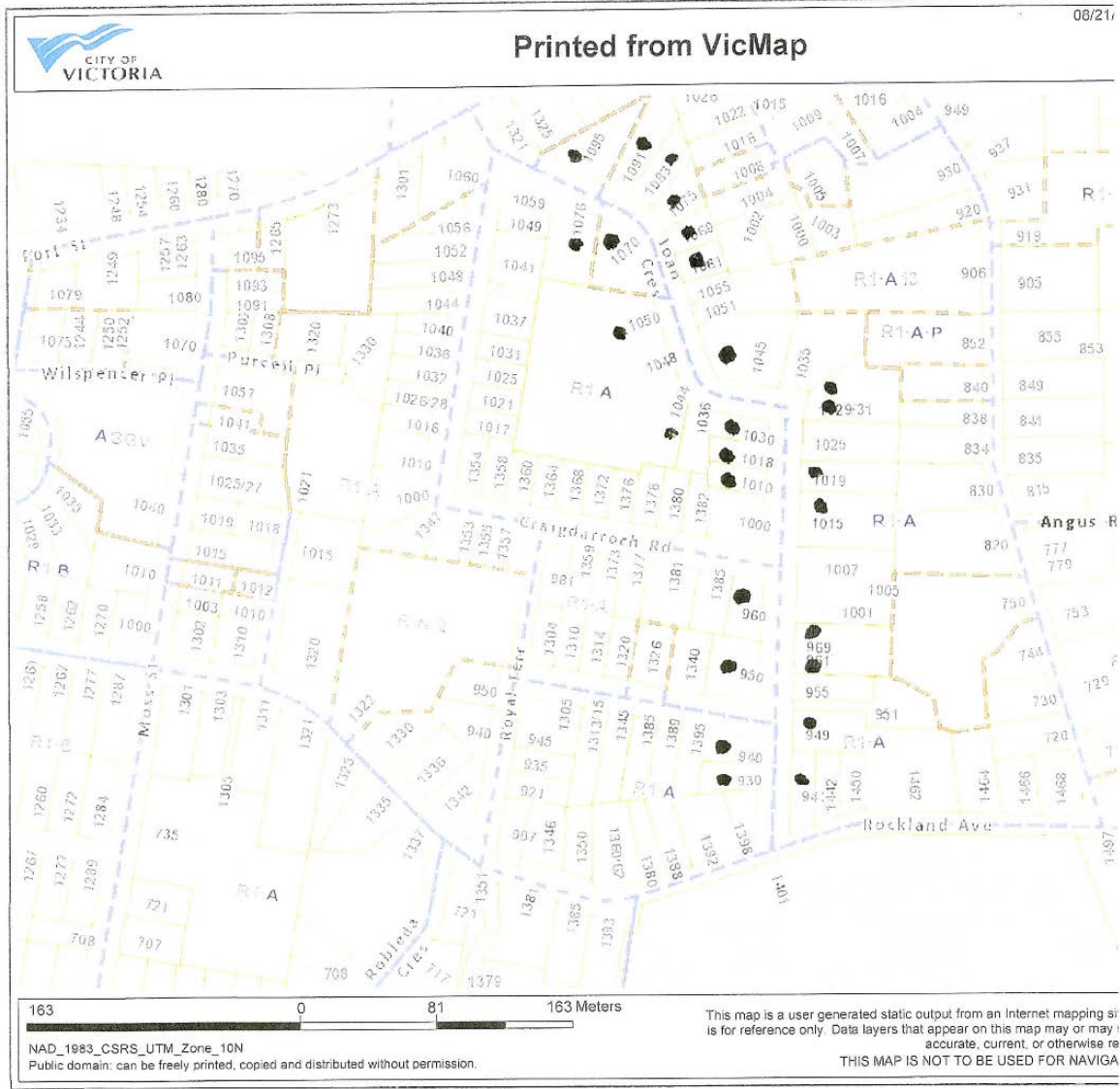


Figure 2. Twenty-six (26) buildings situated less than 14.988m from nearest point of front lot line



reducing the front setback from 10.5 metres to 3.22 metres.

The following points were considered in assessing this application:

- the proposal is generally consistent with the Design Guidelines for Attached and Semi-Attached Dwellings in Rockland
- the proposal is generally consistent with the Rockland Neighbourhood Plan which encourages semi-attached dwellings and the preservation of the large lots and features that contribute to the character of the area
- the front setback variance is due to the irregular shape of the lot and is considered supportable because the proposed front yard setback is consistent with the setbacks along Joan Crescent, allows ample room for front yard landscaping and helps preserve existing trees on the subject property.

## **BACKGROUND**

### **Description of Proposal**

The proposal is to demolish the existing single-family dwelling and construct a semi-attached dwelling. The variance is related to reducing the front setback from 10.5 metres to 3.22 metres.

### **Affordable Housing**

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

### **Tenant Assistance Policy**

The existing house is currently rented; however, the tenant has been renting the house for less than a year and is therefore not considered an eligible tenant under the Tenant Assistance Policy. As indicated in the applicant's letter to Mayor and Council, the tenant is renting the house during construction of their new house.

### **Sustainability**

As indicated in the applicant's letter, the following sustainability features are proposed:

- building construction to BC Energy Step Code 3
- electric vehicle charging capabilities
- heat pumps for each unit
- water and energy efficient fixtures and appliances.

### **Active Transportation**

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

## Public Realm

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

## Accessibility

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

### Existing Site Development and Development Potential

The site is presently developed as a single family dwelling.

Under the R1-A Zone, the property could be developed with the use proposed; however, it could also be developed as a single family dwelling with either a secondary suite or garden suite.

## Data Table

The following data table compares the proposal with the existing R1-A Zone. An asterisk is used to identify where the proposal does not meet the requirements of the existing Zone.

Zoning Criteria	Proposal	R1-A Zone
Site area (m <sup>2</sup> ) – minimum	1729.69	1670 (for semi-attached dwelling)
Site area per unit (m <sup>2</sup> ) – minimum	864.85	835
Number of units – maximum	2	2
Density (Floor Space Ratio) – maximum	0.31	N/A
Total floor area (m <sup>2</sup> ) – maximum	538.42	N/A
Lot width (m) – minimum	41.14	24
Height (m) – maximum	7.35	7.60
Storeys – maximum	2	2.5
Site coverage (%) – maximum	23.08	25
<b>Setbacks (m) – minimum</b>		
Front	<b>3.22 *</b>	10.50
Rear (north)	7.91	7.50
Side (west)	7.07	3.00
Side (east)	4.63	3.00

Zoning Criteria	Proposal	R1-A Zone
Parking – minimum	3	2

### Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on October 28, 2019 the application was referred to the Rockland CALUC. A letter from the CALUC dated November 18, 2019 is attached.

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 DPA 15C: Intensive Residential – Rockland. The design guidelines that apply are the *Advisory Design Guidelines for Buildings, Signs and Awnings (1981)* and the *Design Guidelines for Attached and Semi-Attached Dwelling in the Rockland Neighbourhood (2011)*. The proposal is considered consistent with these Guidelines in the following ways:

- existing and natural landscape features are retained and incorporated into the development, including historic rock walls and stairs along the front and west side of the property, several Garry Oaks and other mature trees
- new landscaping in the front yard would contribute to the pattern of established front yard landscaping along the street
- the traditional design of the semi-attached dwelling is sympathetic to the character of the area, incorporating details such as a low pitched roof with deeper eaves, soffit and window trim details and vertical window bays that are complimentary to nearby buildings with heritage significance
- the proposed building maintains the established setback from Joan Crescent respecting the existing streetscape and does not intrude upon views of any historic buildings on the street
- parking is not a dominant feature of the development and the proposed driveway would be surfaced with permeable pavers which reduces run-off and minimizes the impact of hard surfacing on the critical root zones of nearby trees
- the proposed building would have minimal impact on the privacy of adjacent properties.

#### Rockland Neighbourhood Plan

The proposal is consistent with the *Rockland Neighbourhood Plan (1987)*, which encourages semi-attached dwellings as an appropriate form of residential infill development. The proposal also furthers the objectives of the Plan through design that is complimentary to nearby heritage buildings and sensitive site planning that preserves and enhances features of the lot that

contribute to neighbourhood character, such as the rock walls, steps and mature trees and front yard landscaping.

## **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 permit application was received prior to October 24, 2019, so it 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 April 29, 2020, includes 61 trees that have been assessed: nine bylaw-protected, 49 unprotected, and three City trees. A summary of the impacts to trees is as follows:

- one unprotected magnolia tree is proposed for removal due to conflict with the proposed house
- 60 trees in proximity to construction areas are to be retained, with mitigation measures such as tree protection fencing, arborist supervision and low impact excavation near trees.
- among the trees to be retained, two bylaw-protected Western redcedars will have excavation within their critical root zones for the construction of the east unit's foundation, porch, and patio. The arborist report notes that cedars have poor tolerance to root loss and this could result in reduced growth and canopy dieback, but concludes that there is a high likelihood the trees can be retained long-term.
- Site servicing will have to be carefully planned in coordination with Parks and Engineering to ensure that negative impacts to City trees are minimized.

## **Regulatory Considerations**

### Front Setback Variance

Because this property is an irregular shape, the technical measurement of the proposed front yard setback is 3.22 metres, even though the actual distance from the front property line to the proposed house is approximately 15 metres. The requirement of the R1-A Zone is for a front yard setback of 10.5 metres; therefore the application is to reduce the front setback from 10.5 metres to 3.22 metres. The variance is considered supportable because the proposed building siting maintains the established setback along Joan Crescent, provides ample space for front yard landscaping and retains all but one of the existing trees on site.

### Common Roof

The R1-A Zone requires a common roof connection for semi-attached dwellings while allowing the dwelling units to be separated horizontally (i.e. no common wall requirement). This provision allows for greater flexibility in building design so that new developments can respond to and preserve unique characteristics which may be present on a site. The proposed semi-attached dwelling is designed as two distinct yet complimentary dwellings which are staggered

on the irregular shaped lot and are connected by a common roof on the first storey of the building. This secondary roofline extends over storage rooms for the two units, as well as the garage and covered front entry of one of the units. By staggering the two units, the proposed building is able to provide larger side yard setbacks, which preserves more of the landscape features that contribute to the neighbourhood character of the area, which is consistent with the design guidelines.

## CONCLUSIONS

The proposal for a semi-attached dwelling with a front setback variance is consistent with the design guidelines for Development Permit Area 15C – Intensive Residential Rockland and the architectural and heritage policies of the Rockland Neighbourhood Plan. Therefore, staff recommend that Council consider supporting the application.

## ALTERNATE MOTION

That Council decline Development Permit with Variance Application No. 00129 for the property located at 1035 Joan Crescent.

Respectfully submitted,



Alec Johnston  
Senior Planner  
Development Services Division



Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:

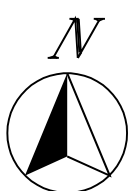
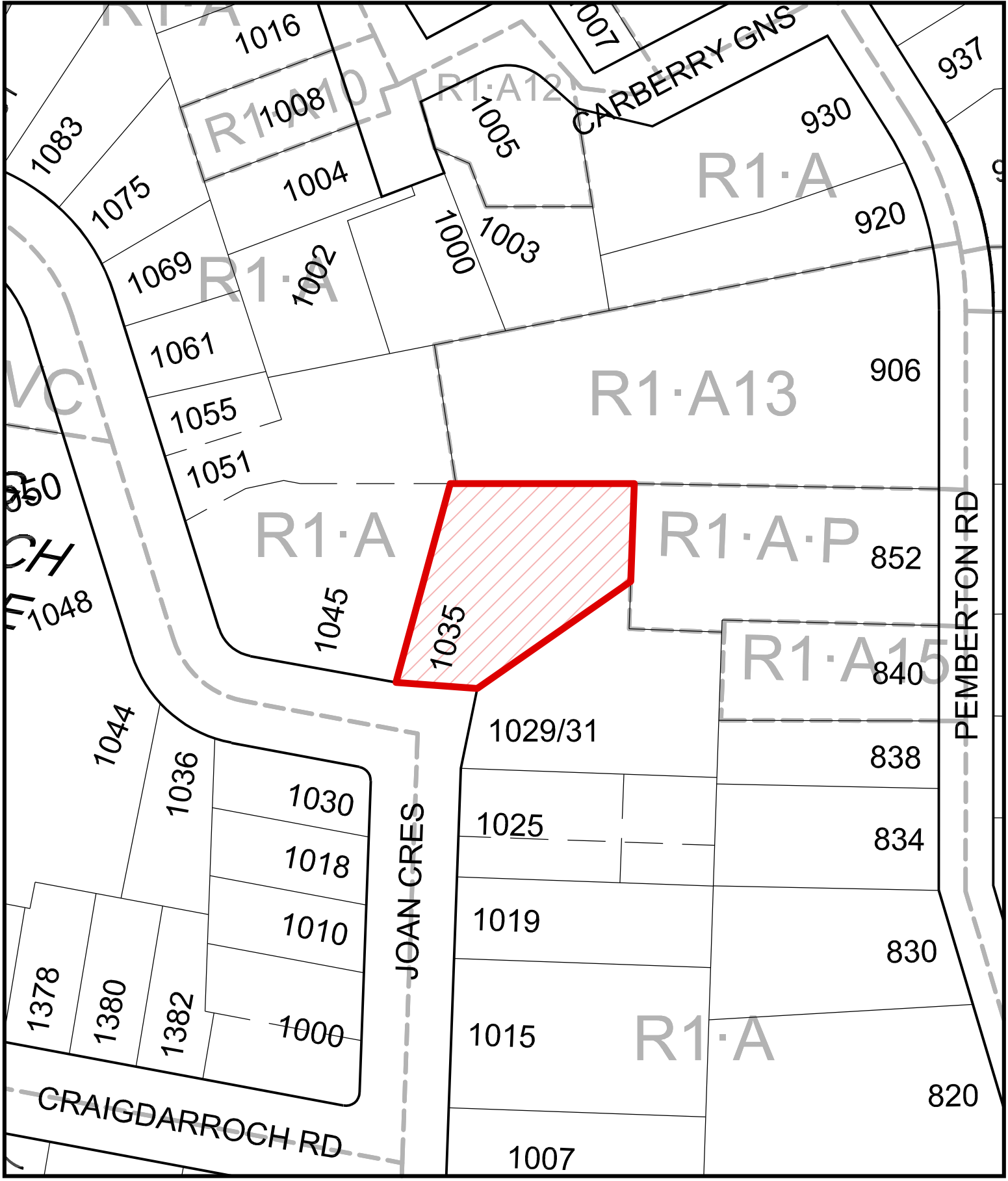


Date: May 11, 2020

## List of Attachments

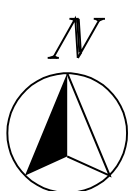
- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped January 7, 2020
- Attachment D: Letter from applicant to Mayor and Council dated January 7, 2020
- Attachment E: Arborist report dated April 29, 2020
- Attachment F: Letter from the Rockland CALUC dated November 18, 2019.





1035 Joan Crescent  
 Development Permit with Variance #00129

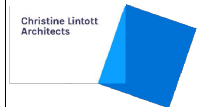




1035 Joan Crescent  
 Development Permit with Variance #00129







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Issue	Date
DEVELOPMENT PERMIT W/VARIANCE	7 OCT 2019
DPV #00129 REVISION	6 JAN 2020

Revision	No.	Description	Date
1	DVP (REVISED)		6 JAN 2020

Consultant		
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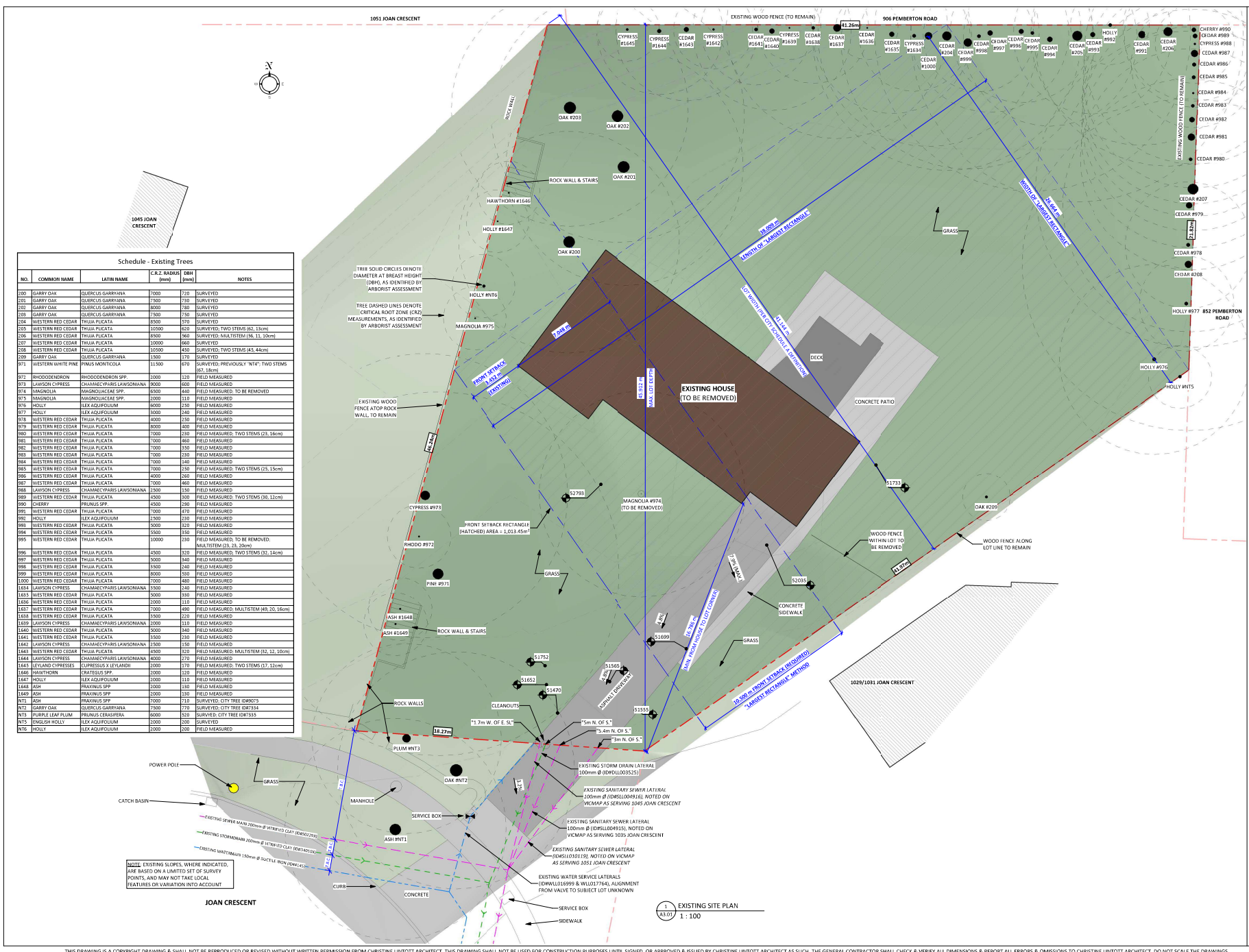
1035 Joan Crescent		
1035 Joan Crescent, Victoria, BC V8S 3L3		

Site Plan - Existing

Date 2019-12-31 11:37:18 AM  
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 Checked by CL

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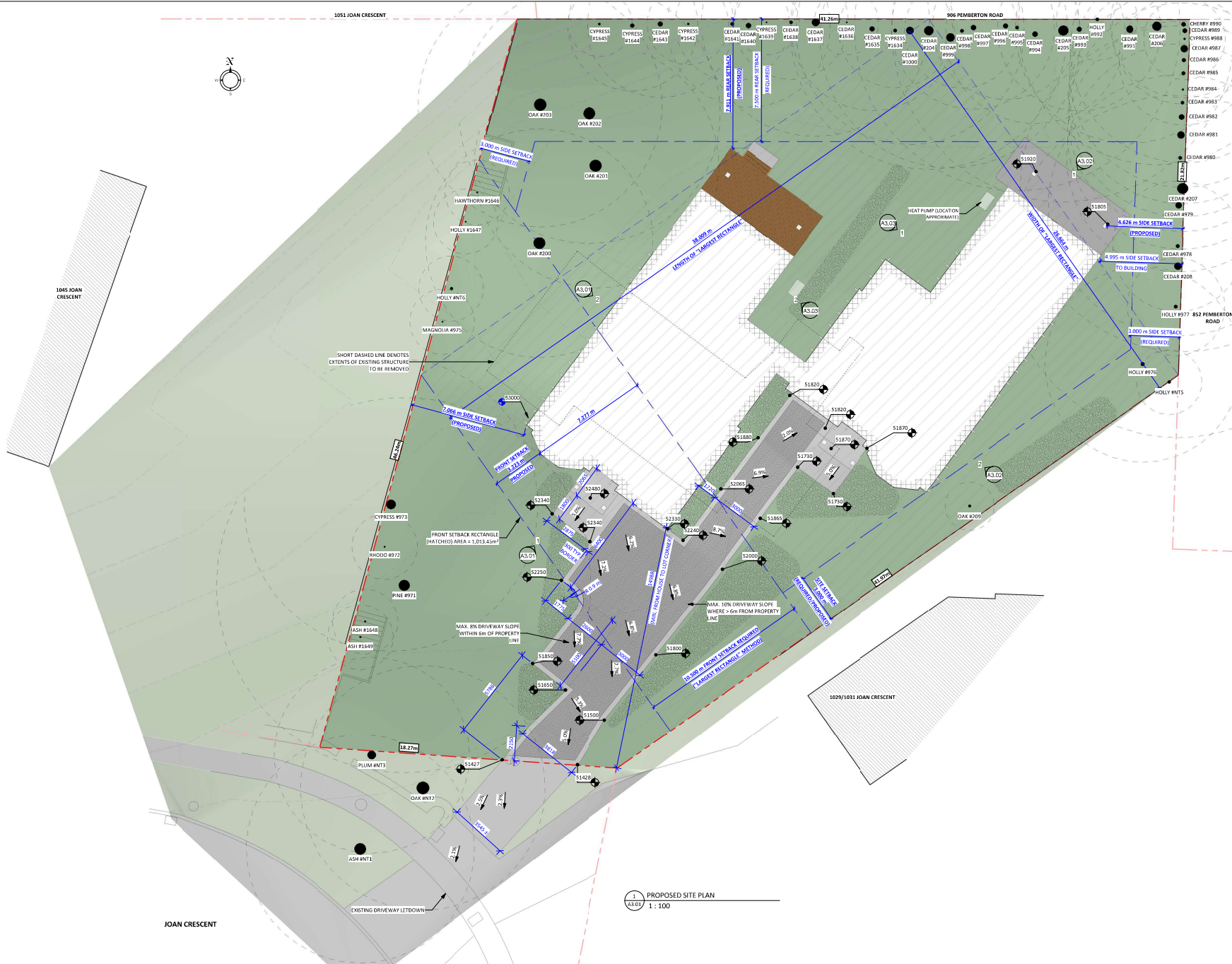
Schedule - Existing Trees

NO.	COMMON NAME	LATIN NAME	C.R.Z. RADII (mm)	DBH (mm)	NOTES
100	GARRY OAK	QUERCUS GARRYANA	7000	720	SURVIVED
101	GARRY OAK	QUERCUS GARRYANA	7500	730	SURVIVED
102	GARRY OAK	QUERCUS GARRYANA	8000	780	SURVIVED
103	GARRY OAK	QUERCUS GARRYANA	7500	720	SURVIVED
104	WESTERN RED CEDAR	THUJA PLICATA	8000	570	SURVIVED
105	WESTERN RED CEDAR	THUJA PLICATA	10500	820	SURVIVED; TWO STEMS (62, 83cm)
106	WESTERN RED CEDAR	THUJA PLICATA	8500	360	SURVIVED; MULTISTEM (56, 11, 10cm)
107	WESTERN RED CEDAR	THUJA PLICATA	10000	660	SURVIVED
108	WESTERN RED CEDAR	THUJA PLICATA	10500	450	SURVIVED; TWO STEMS (45, 44cm)
109	GARRY OAK	QUERCUS GARRYANA	1380	170	SURVIVED
971	WESTERN WHITE PINE	PINUS MONTICOLA	31 500	970	SURVIVED; PREVIOUSLY 'NT6'; TWO STEMS (67, 18cm)
972	RHOODENDENDRON	RHOODENDENDRON SPP	1000	120	FIELD MEASURED
973	LAWSON CYPRESS	CHAMAECYPARIS LAWSONIANA	8000	600	FIELD MEASURED
974	MAGNOLIA	MAGNOLIA LACIN SPP	8500	840	FIELD MEASURED; TO BE REMOVED
975	MAGNOLIA	MAGNOLIA LACIN SPP	2000	110	FIELD MEASURED
976	HOLLY	ILEX AQUIFOLIUM	8000	230	FIELD MEASURED
977	HOLLY	ILEX AQUIFOLIUM	5000	240	FIELD MEASURED
978	WESTERN RED CEDAR	THUJA PLICATA	8000	130	FIELD MEASURED
979	WESTERN RED CEDAR	THUJA PLICATA	8000	400	FIELD MEASURED
980	WESTERN RED CEDAR	THUJA PLICATA	1000	230	FIELD MEASURED; TWO STEMS (23, 18cm)
981	WESTERN RED CEDAR	THUJA PLICATA	7000	460	FIELD MEASURED
982	WESTERN RED CEDAR	THUJA PLICATA	7000	330	FIELD MEASURED
983	WESTERN RED CEDAR	THUJA PLICATA	7000	130	FIELD MEASURED
984	WESTERN RED CEDAR	THUJA PLICATA	7000	140	FIELD MEASURED
985	WESTERN RED CEDAR	THUJA PLICATA	7000	230	FIELD MEASURED; TWO STEMS (25, 15cm)
986	WESTERN RED CEDAR	THUJA PLICATA	4000	360	FIELD MEASURED
987	WESTERN RED CEDAR	THUJA PLICATA	7000	460	FIELD MEASURED
988	LAWSON CYPRESS	CHAMAECYPARIS LAWSONIANA	3500	150	FIELD MEASURED
989	WESTERN RED CEDAR	THUJA PLICATA	4500	150	FIELD MEASURED; TWO STEMS (36, 12cm)
990	CHERRY	PRUNUS SPP	4500	230	FIELD MEASURED
991	WESTERN RED CEDAR	THUJA PLICATA	7000	870	FIELD MEASURED
992	HOLLY	ILEX AQUIFOLIUM	2500	230	FIELD MEASURED
993	WESTERN RED CEDAR	THUJA PLICATA	5000	320	FIELD MEASURED
994	WESTERN RED CEDAR	THUJA PLICATA	3500	130	FIELD MEASURED
995	WESTERN RED CEDAR	THUJA PLICATA	3000	130	FIELD MEASURED; TO BE REMOVED; MULTISTEM (23, 23, 20cm)
996	WESTERN RED CEDAR	THUJA PLICATA	4500	320	FIELD MEASURED; TWO STEMS (31, 18cm)
997	WESTERN RED CEDAR	THUJA PLICATA	5000	340	FIELD MEASURED
998	WESTERN RED CEDAR	THUJA PLICATA	3500	240	FIELD MEASURED
999	WESTERN RED CEDAR	THUJA PLICATA	3500	290	FIELD MEASURED
1000	WESTERN RED CEDAR	THUJA PLICATA	7000	480	FIELD MEASURED
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1035	WESTERN RED CEDAR	THUJA PLICATA	5000	180	FIELD MEASURED
1036	WESTERN RED CEDAR	THUJA PLICATA	2000	110	FIELD MEASURED
1037	WESTERN RED CEDAR	THUJA PLICATA	7000	480	FIELD MEASURED; MULTISTEM (49, 20, 16cm)
1038	WESTERN RED CEDAR	THUJA PLICATA	3500	220	FIELD MEASURED
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1040	WESTERN RED CEDAR	THUJA PLICATA	5000	340	FIELD MEASURED
1041	WESTERN RED CEDAR	THUJA PLICATA	3500	230	FIELD MEASURED
1042	LAWSON CYPRESS	CHAMAECYPARIS LAWSONIANA	2500	130	FIELD MEASURED
1043	WESTERN RED CEDAR	THUJA PLICATA	4500	320	FIELD MEASURED; MULTISTEM (32, 21, 20cm)
1044	LAWSON CYPRESS	CHAMAECYPARIS LAWSONIANA	4000	270	FIELD MEASURED
1045	LELAND CYPRESSSES	CUPRESSUS X LEYLANDII	2000	170	FIELD MEASURED; TWO STEMS (27, 12cm)
1046	HAWTHORN	CRATAEGUS SPP	2000	120	FIELD MEASURED
1047	HOLLY	ILEX AQUIFOLIUM	2000	110	FIELD MEASURED
1048	ASH	FRAXINUS SPP	2000	180	FIELD MEASURED
1049	ASH	FRAXINUS SPP	2000	130	FIELD MEASURED
1071	ASH	FRAXINUS SPP	7000	710	SURVIVED; CITY TREE CP0705
1072	GARRY OAK	QUERCUS GARRYANA	7500	770	SURVIVED; CITY TREE CP0718
1073	PINKIE LEAF PLUM	PRUNUS CERASIFERA	8000	520	SURVIVED; CITY TREE DM 335
1075	ENGLISH HOLLY	ILEX AQUIFOLIUM	2000	200	SURVIVED
1076	HOLLY	ILEX AQUIFOLIUM	2000	100	FIELD MEASURED

NOTE: EXISTING SLOPES, WHERE INDICATED, ARE BASED ON A LIMITED SET OF SURVEY POINTS, AND MAY NOT TAKE LOCAL FEATURES OR VARIATION INTO ACCOUNT

EXISTING SITE PLAN  
 1:100

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Issue	Date
DEVELOPMENT PERMIT W/VARIANCE	7 OCT 2019
DPV #00129 REVISION	6 JAN 2020

Revision No.	Description	Date
1	DVP (REVISED)	6 JAN 2020

Consultant

1035 Joan Crescent  
 1035 Joan Crescent,  
 Victoria, BC V8S 3L3

Site Plan - Proposed

Date: 2019-12-31 11:37:43 AM  
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A1.02

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Consultant

1035 Joan Crescent,  
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Landscape Plan

Date: 2019-12-31 11:38:26 AM  
 Drawn by: TK  
 Checked by: CL

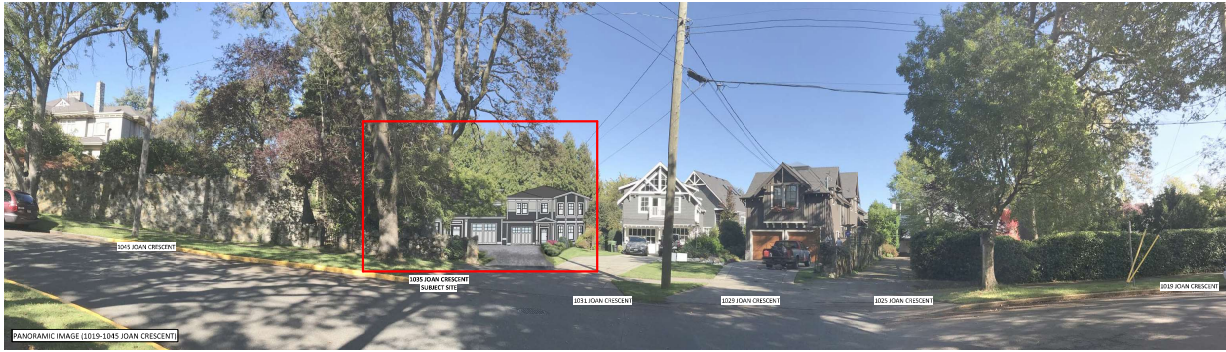
A1.03

Scale: As indicated

LOCATION	SUGGESTED PLANT SPECIES (LATIN NAME)
AREA 1	<ul style="list-style-type: none"> <li>• CALIFORNIA LILAC (CEANOPIUS THYRSIFLORUS)</li> <li>• ENKLEDA LARNE (PRUNUS LAUROCENSIS)</li> <li>• PRINER INCIPIENS (PROSTRATA PRINER)</li> </ul>
AREA 2	<ul style="list-style-type: none"> <li>• RHODODENDRON (INCAUCATE SP.), TWO (2) LARGE EXISTING</li> <li>• UMBRELLA BAMBUSO (PANGLOSSIA MONTANA)</li> </ul>
AREA 3	<ul style="list-style-type: none"> <li>• BIRCHWOOD (ALNUS SEMPERVIRENS)</li> <li>• CHERRY (SERRAVALLEA GARDNERI)</li> </ul>
AREA 4 & AREA 5	<ul style="list-style-type: none"> <li>• CORNICE STRAWBERRY BUSH (ARABIDOPSIS CANADENSIS)</li> <li>• BURNING BUSH (EUROSAJA JAPONICA)</li> <li>• ASHLEA LACINA (SP.)</li> <li>• RHODODENDRON (SERRAVALLE SP.)</li> <li>• WOOD CHERRY (PANDOLINA LEWIS)</li> <li>• JAPANESE BIRCH (BETULA JAPONICA)</li> <li>• CHERRY (SERRAVALLE GARDNERI)</li> <li>• CALIFORNIA LILAC (CEANOPIUS THYRSIFLORUS)</li> <li>• BURNING BUSH (EUROSAJA JAPONICA)</li> <li>• FIVEFOLD, ASH RESEMBLING (SCOTOPYRUS VAR. LINDSAYI) GROUND COVER</li> <li>• NEW ZEALAND FLAX (PHORADENDRON SP.)</li> </ul>
PERENNIALS, SUN AREAS	<ul style="list-style-type: none"> <li>• WOOLLY SUNRIVER (DIAPHYLLUM JAPONICUM)</li> <li>• MOONING GRASS (LALIAN CERNUA)</li> <li>• PROSTRATA PRINER (PROSTRATA PRINER) AND PRINER</li> <li>• ALLARPOOT (HELOPSA MICRANTHA)</li> <li>• PARSONS (HELOPSA MICRANTHA)</li> <li>• WILD STRAWBERRY (FRAGARIA VIRGINIANA), EVERGREEN GROUND COVER</li> <li>• ASH RESEMBLING (SCOTOPYRUS)</li> <li>• GOLDEN POND (SOLIDAGO CANADENSIS)</li> </ul>

LANDSCAPE PLAN - PROPOSED  
 1:100

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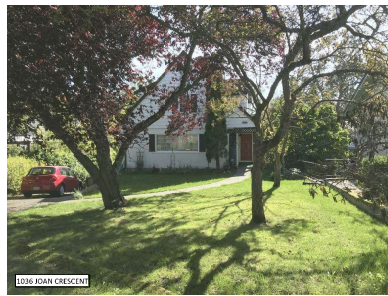
PANORAMIC IMAGE (1010-1045 JOAN CRESCENT)



1035 JOAN CRESCENT - SUBJECT SITE



1030 JOAN CRESCENT



1036 JOAN CRESCENT



1050 JOAN CRESCENT - CRAIGDARROCH CASTLE



1070 JOAN CRESCENT - CRAIGDARROCH CASTLE VISITOR CENTRE



1045 JOAN CRESCENT - W113



1045 JOAN CRESCENT - SOUTH VIEW



1045 / 1035 JOAN CRESCENT - STONE WALL DETAIL



1029 / 1033 JOAN CRESCENT



1019 JOAN CRESCENT



1010 JOAN CRESCENT



1018 JOAN CRESCENT



AERIAL VIEW - NEIGHBOURHOOD CONTEXT (SOURCE: VICMAP)

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DEVELOPMENT PERMIT W/VARIANCE DPV #00129 REVISION	7 OCT 2019 6 JAN 2020

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1035 Joan Crescent  
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Neighbourhood Context

Date 2019-12-31 11:38:44 AM  
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A1.04

Scale



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### 1035 Joan Crescent

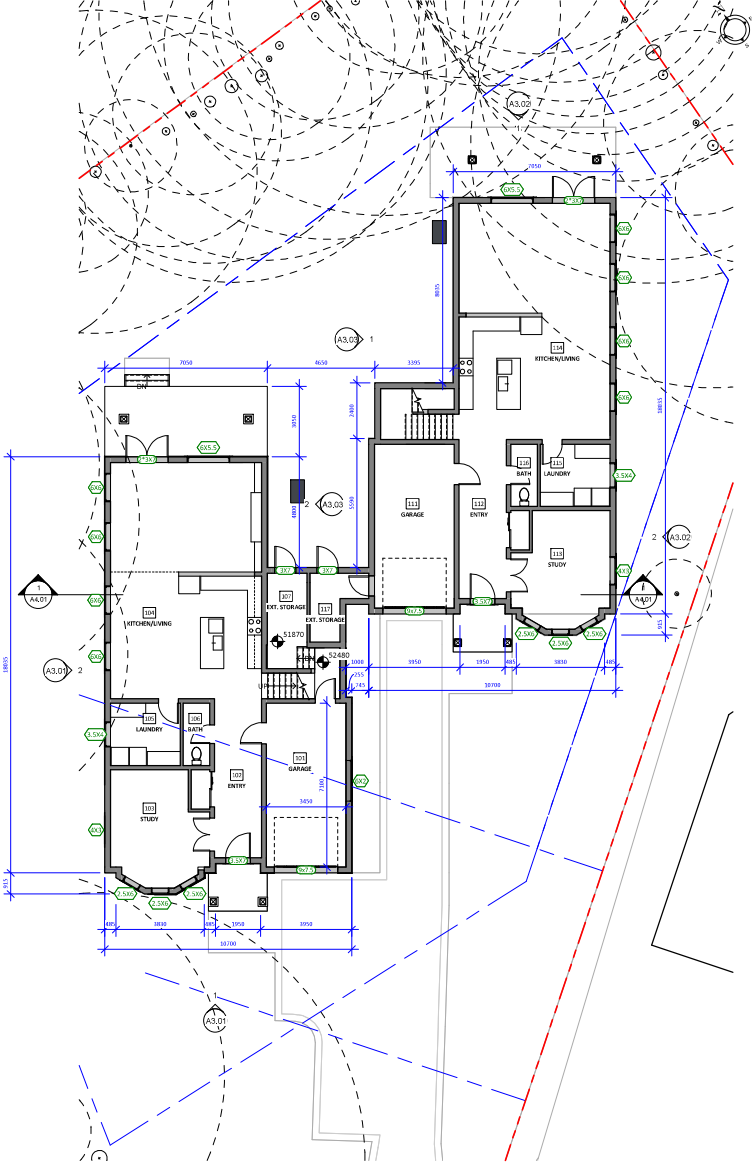
1035 Joan Crescent,  
Victoria, BC V8S 3L3

### Floor Plans

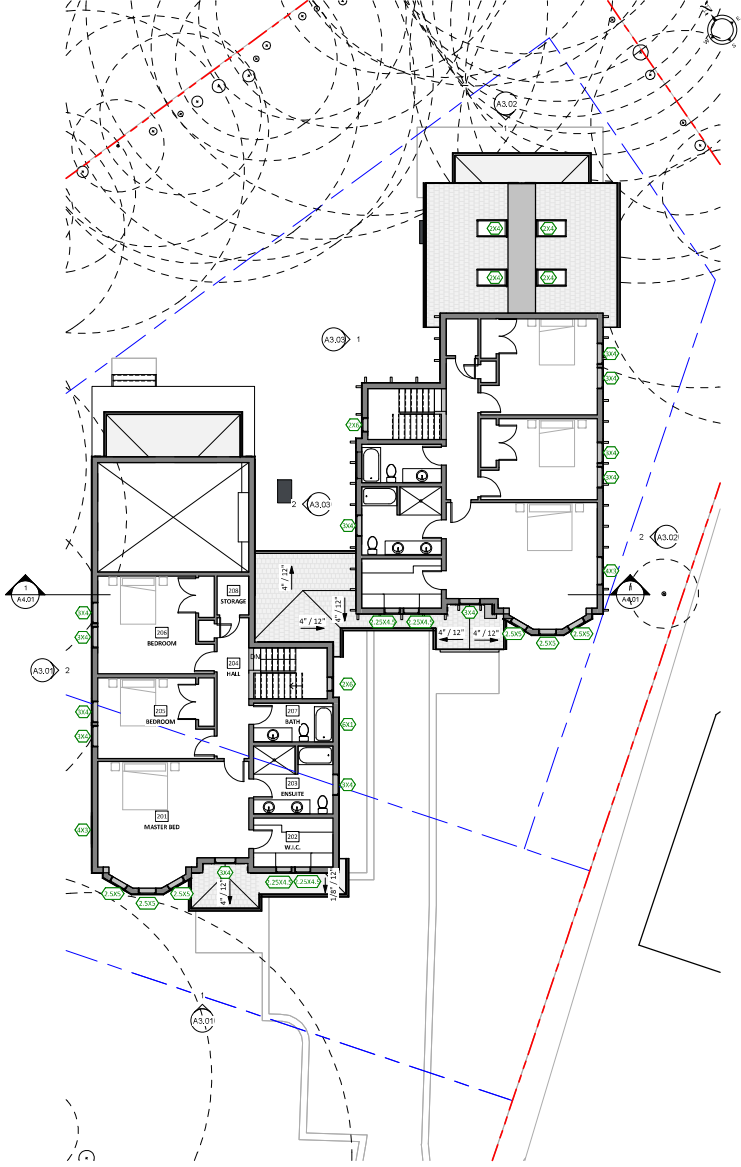
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Drawn by	TK
Checked by	CL

## A2.01

Scale: 1 : 100



2 GROUND LEVEL FLOOR PLAN  
 A3.01 1 : 100

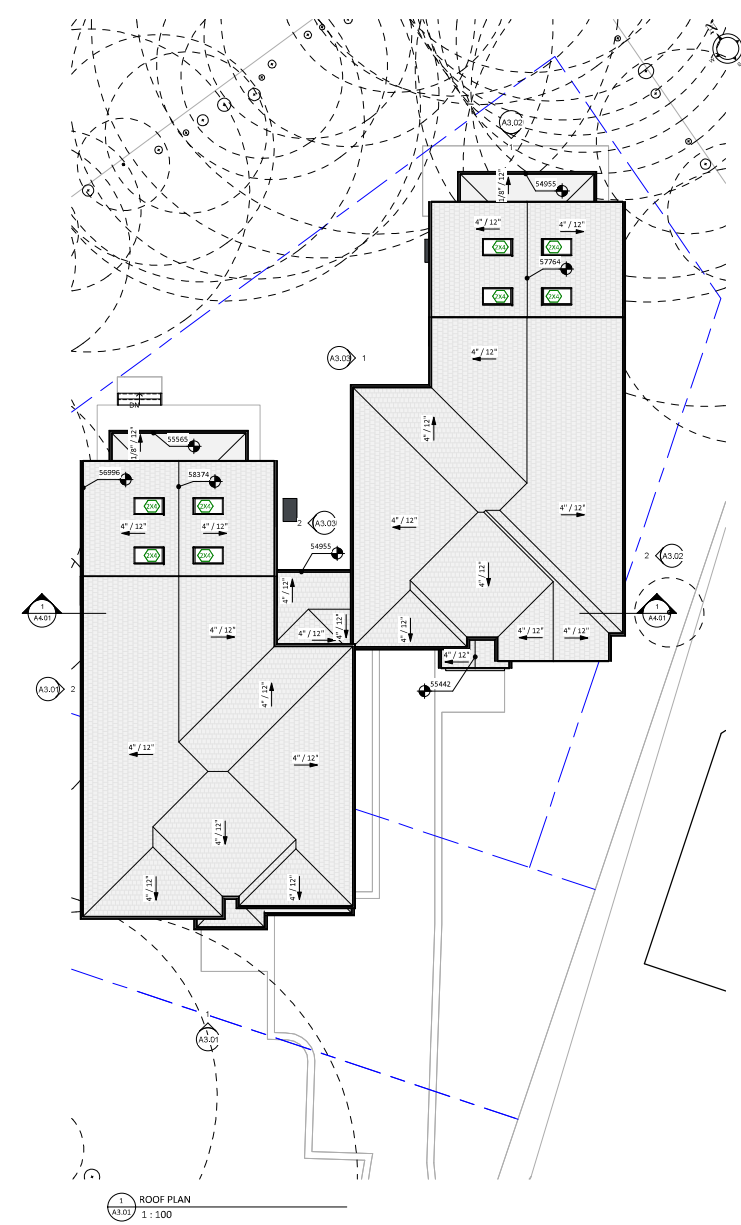
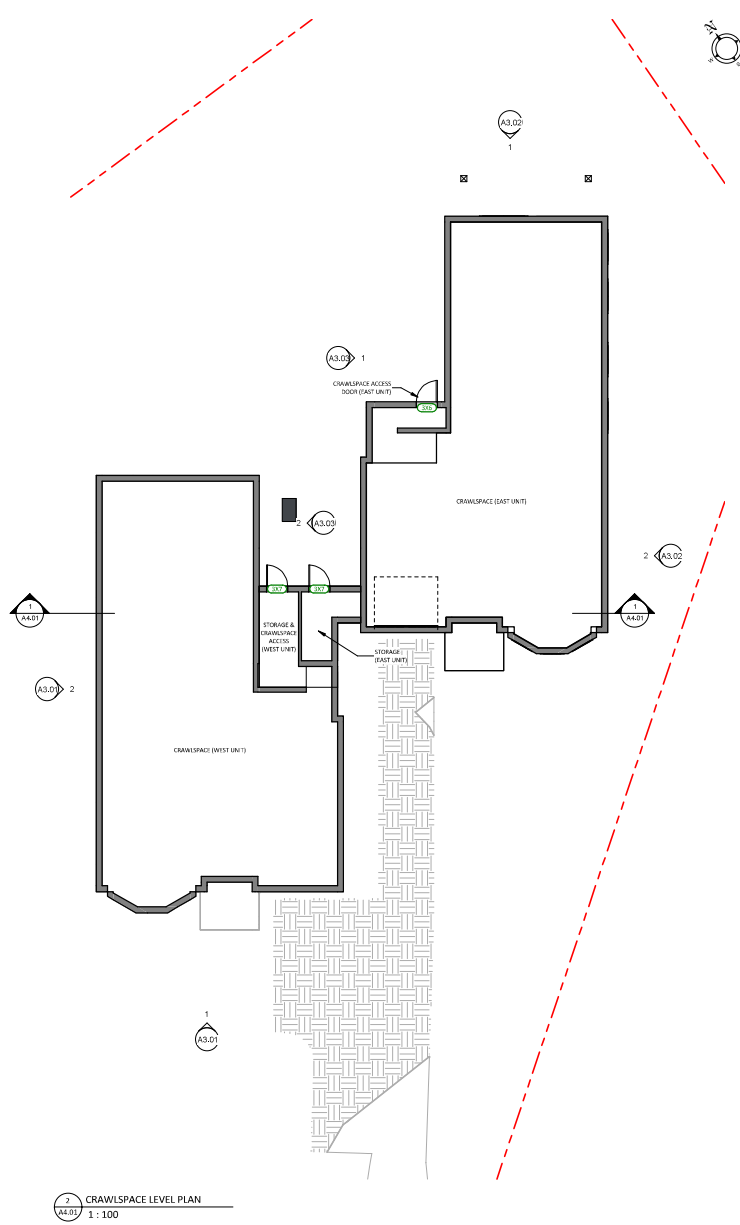


1 UPPER LEVEL FLOOR PLAN  
 A3.01 1 : 100

**Legend to Floor Plans**

- WINDOW SIZE (WIDTH X HEIGHT, IN FEET)
- DOOR SIZE (WIDTH X HEIGHT, IN FEET)





**Legend to Floor Plans**

	WINDOW SIZE (WIDTH X HEIGHT, IN FEET)
	DOOR SIZE (WIDTH X HEIGHT, IN FEET)

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**1035 Joan Crescent**

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Victoria, BC V8S 3L3

**Floor Plans**

Date	2019-12-31 11:38:52 AM
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**A2.02**

Scale	1 : 100
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DEVELOPMENT PERMIT W/VARIANCE DPV #00129 REVISION	7 OCT 2019 6 JAN 2020

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### 1035 Joan Crescent

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### Elevations

Date	2019-12-31 11:39:21 AM
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**A3.01**

Scale: As indicated



1 BUILDING ELEVATION - SOUTH  
 1:50



2 BUILDING ELEVATION - WEST  
 1:50

MATERIALS LEGEND	
1	CEMENTITIOUS LAP SIDING, PAINTED
2	CEMENTITIOUS SHINGLE SIDING, PAINTED
3	CEMENTITIOUS BOARD & BATTEN, PAINTED
4	WOOD TRIM, PAINTED
5	SUPRALE FIREPLACE ROOFING
6	LOW SLOPE ROOFING SYSTEM
7	METAL ROOF GUTTER, PREFINISHED

Legend to Exterior Colours

BLACK / DARK GRAY - FIBREGLOSS ROOF SHINGLES - LOW SLOPE ROOFING - DOOR & WINDOW FRAMES	"OBSIDIAN" - (COVERGALF #CA204) - CEMENTITIOUS SIDING	"MIST" - (COVERGALF #CA203) - CEMENTITIOUS SIDING	"STANDARD WHITE" - (COVERGALF #CA205) - EXTERIOR TRIM



Issue Date

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Revision

No.	Description	Date
1	DVP (REVISED)	6 JAN 2020

Consultant

1035 Joan Crescent

1035 Joan Crescent,  
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Elevations

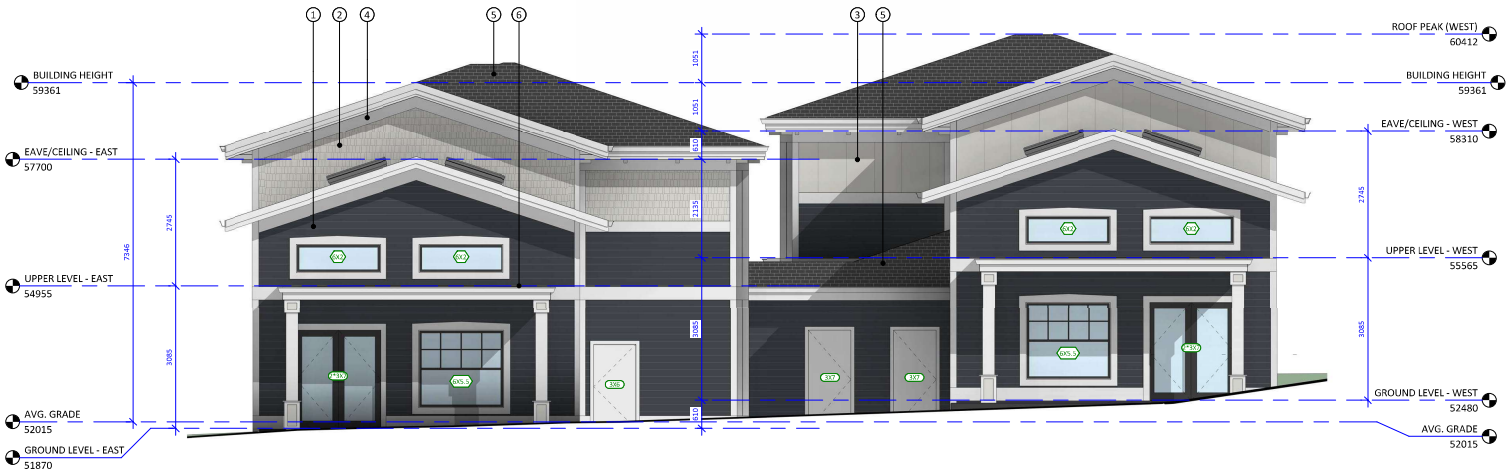
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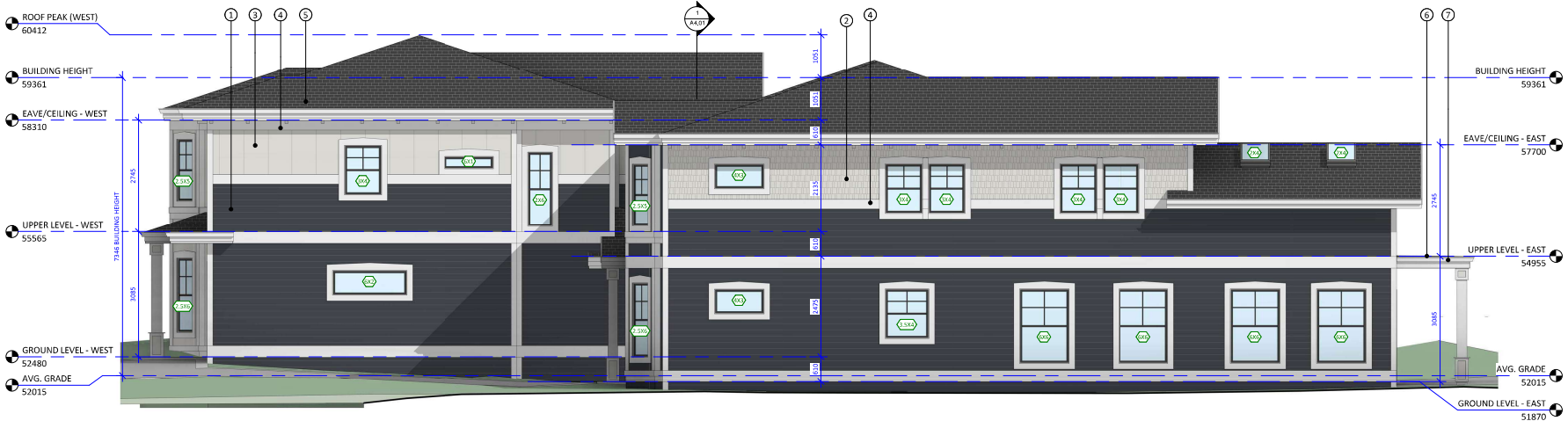
Checked by CL

A3.02

Scale As indicated



1 BUILDING ELEVATION - NORTH  
 1:50



2 BUILDING ELEVATION - EAST  
 1:50

MATERIALS LEGEND	
1	CEMENTITIOUS LAP SIDING, PAINTED
2	CEMENTITIOUS SHINGLE SIDING, PAINTED
3	CEMENTITIOUS BOARD & BATTEN, PAINTED
4	WOOD TRIM, PAINTED
5	SUPALITE SHINGLE ROOFING
6	LOW SLOPE ROOFING SYSTEM
7	METAL ROOF GUTTER, PREFINISHED

Legend to Exterior Colours

BLACK / DARK GRAY - FIBERGLASS ROOF SHINGLES - LOW SLOPE ROOFING - DOOR & WINDOW FRAMES	"OBSIDIAN" (GOVERDALE #CA209) - CEMENTITIOUS SIDING	"MIST" (GOVERDALE #CA202) - CEMENTITIOUS SIDING	"STANDARD WHITE" (GOVERDALE #CA088) - EXTERIOR TRIM



Issue Date

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1035 Joan Crescent

1035 Joan Crescent,  
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Elevations

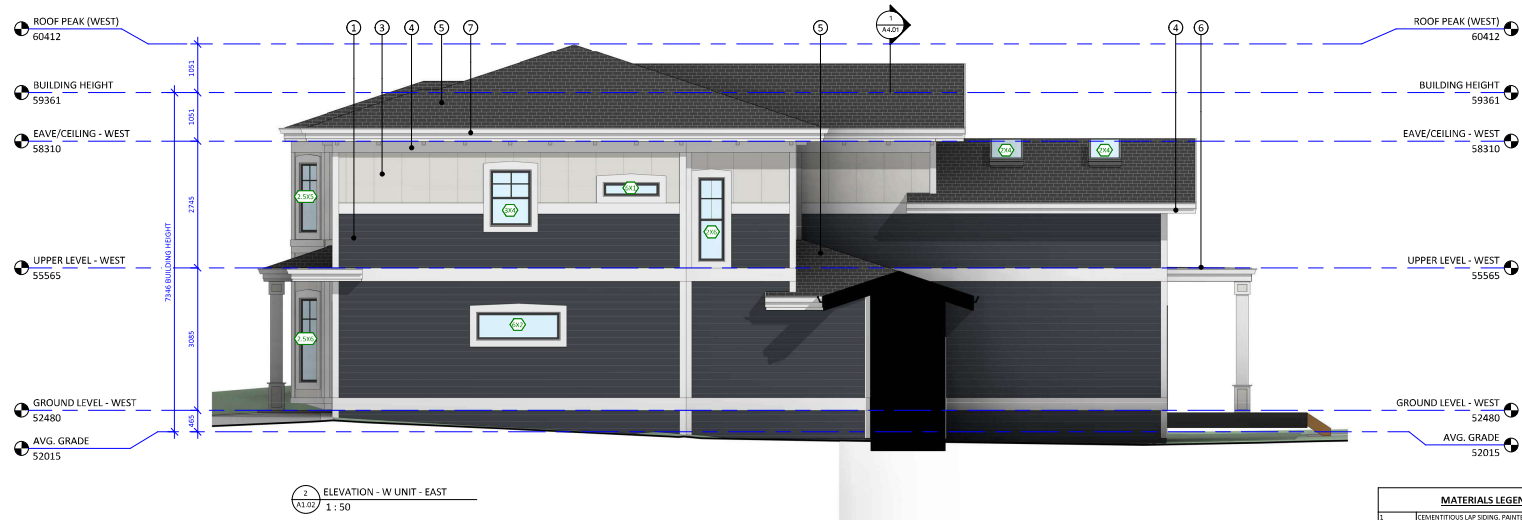
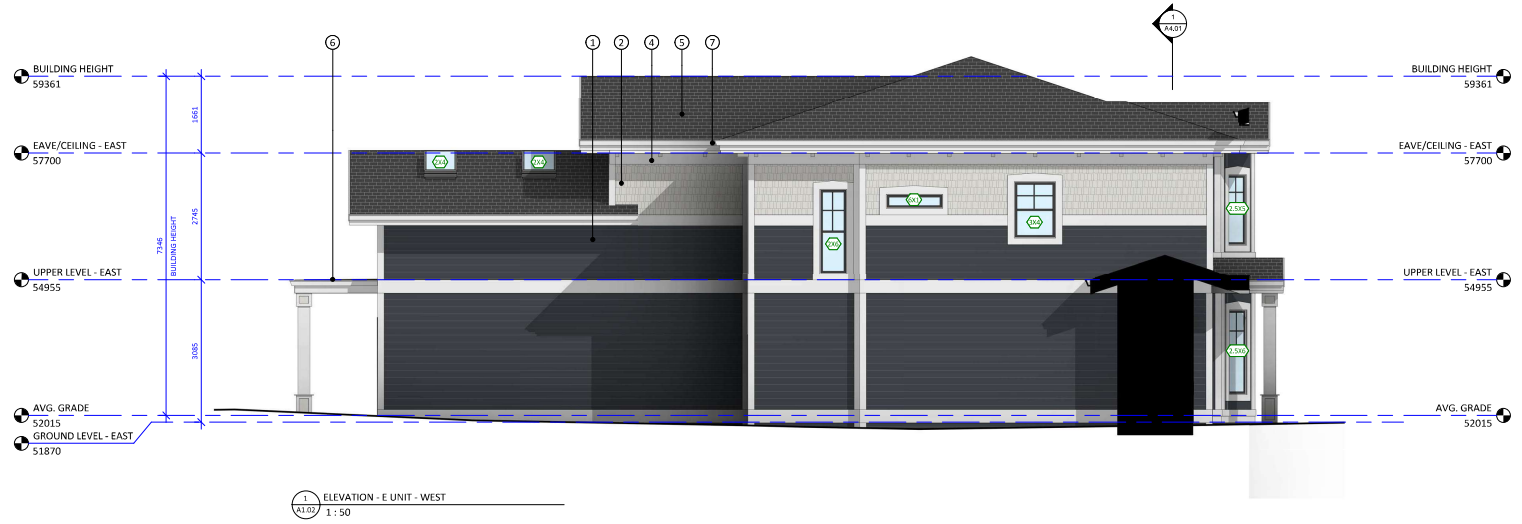
Date 2019-12-31 11:39:51 AM

Drawn by TK

Checked by CL

A3.03

Scale As indicated



MATERIALS LEGEND	
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2	CEMENTITIOUS SHINGLE SIDING, PAINTED
3	CEMENTITIOUS BOARD & BATTEN, PAINTED
4	WOOD TRIM, PAINTED
5	SUPALE SHINGLE ROOFING
6	LOW SLOPE ROOFING SYSTEM
7	METAL ROOF GUTTER, PREFINISHED

Legend to Exterior Colours			
BLACK / DARK GRAY - FIBREGLOSS ROOF SHINGLES - LOW SLOPE ROOFING - DOOR & WINDOW FRAMES	"OBSIDIAN" - (COVERDALE #CA204) - CEMENTITIOUS SIDING	"MIST" - (COVERDALE #CA032) - CEMENTITIOUS SIDING	"STANDARD WHITE" - (COVERDALE #CA008) - EXTERIOR TRIM



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### 1035 Joan Crescent

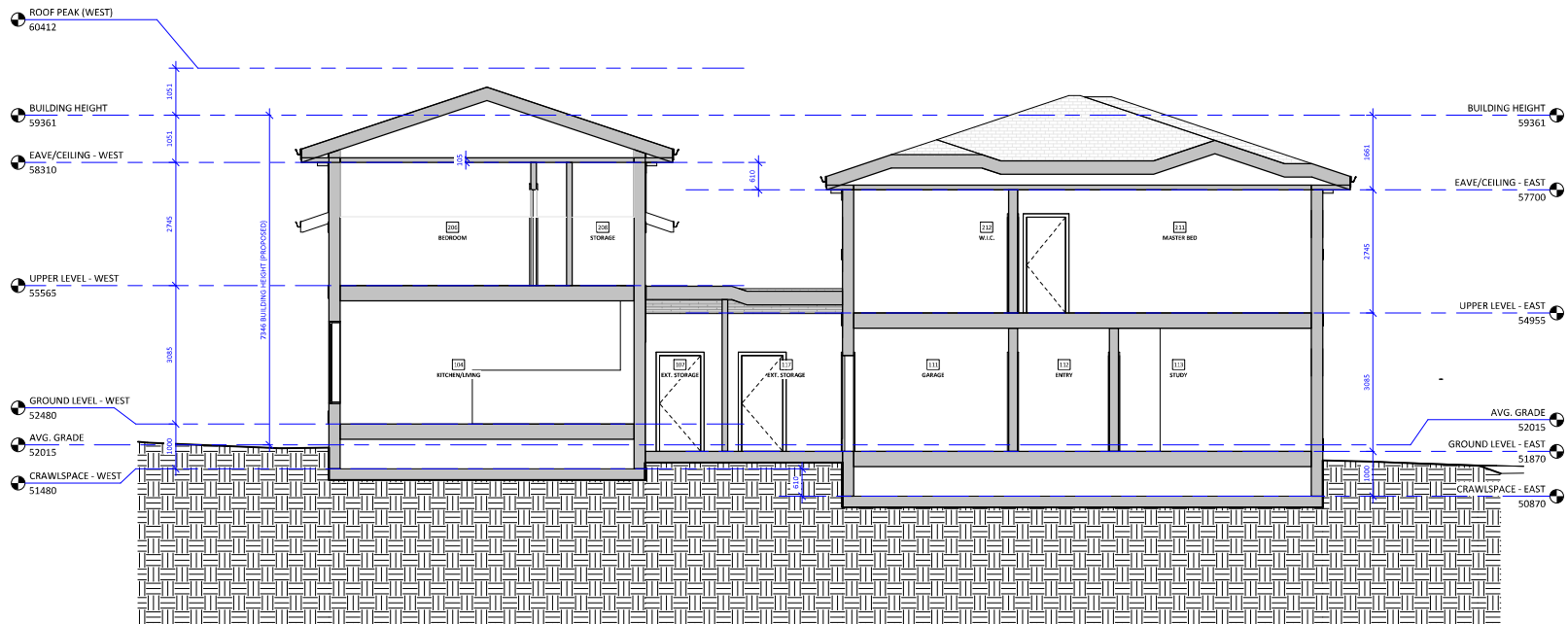
1035 Joan Crescent,  
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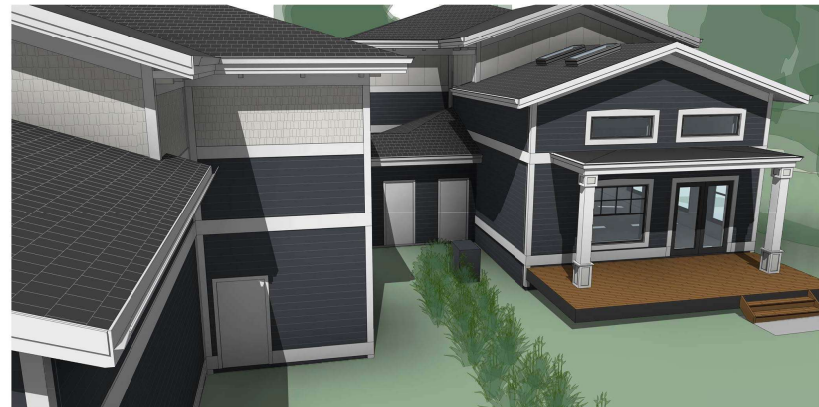
### Building Section

Date	2019-12-31 11:39:54 AM
Drawn by	TK
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# A4.01

Scale 1 : 50





Christine Lintott  
Architects



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1035 Joan Crescent

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Victoria, BC V8S 3L3

3D Perspectives

Date	2019-12-31 11:40:17 AM
Drawn by	TK
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A8.01

Scale

To Mayor and Council

Page 1

Proposed for 1035 Joan Crescent is the construction of two semi-attached dwellings. Tim Kindrat AIBC, MRAIC from Christine Lintott Architects provided the design for the semi-attached dwellings and lot improvements. Michael Marcucci ISA certified # ON-1943A from Talbot Mackenzie and Associates completed the arborist reports. Ron Johns BCLS, R.L. Johns Surveying Ltd. provided the necessary survey documents.

A development permit for form and character is required for this proposal and also due to the irregular shape of the 1727.69 square meter lot, a variance is required for the front yard setback. (please see attached regarding variance)

The heritage style 3 bedroom, 2.5 bathroom semi-attached dwellings are 270 square meters on two levels including the single attached garage. Construction will comply with the B.C. Energy Step Code 3 for energy efficiency. Each dwelling will have a heat pump and a dedicated electric vehicle charging receptacle. Water conserving fixtures and energy efficient appliances will be used throughout.

Site coverage for the proposed development is 23.08% including exterior decks. In comparison the allowable site coverage for a single family dwelling is 40% and no development permit for form and character would be required.

In keeping with the neighbourhood look and to minimize hardscape the proposed development will share the existing driveway access to Joan Crescent. A combination of permeable paving stones with concrete bordering will be used for driveway and parking areas. The existing residence has over 150 square meters of non permeable surfacing.

Trees on the property will be retained with the exception of a Magnolia tree located within the building envelope. Existing shrubs and plants will be relocated around the property.

The existing house is being rented in the interim while the tenants are building a new home.

In conclusion, this proposal is consistent with the design guidelines for semi-attached dwellings in the Rockland neighbourhood. It provides respectful development in keeping with the established character of the surrounding properties in this unique area of Victoria.

Thank you for consideration of this proposal.

Sincerely



Jon Roler





Talbot Mackenzie & Associates

Consulting Arborists

# **1035 Joan Crescent, Victoria, BC**

## **Construction Impact Assessment &**

## **Tree Preservation Plan**

Prepared For: Jon Roler  
Victoria BC

Prepared By: Talbot, Mackenzie & Associates  
Michael Marcucci  
ISA Certified # ON-1943A  
TRAQ – Qualified

Date of Issuance: October 17, 2019 (TPP#1)  
Reissued: January 6, 2019 (TPP#2)  
Reissued: April 29, 2020 (TPP#3)  
(changes in April 29<sup>th</sup> report are noted with a red asterisk \*)

Box 48153 RPO - Uptown Victoria, BC V8Z 7H6

Ph: (250) 479-8733

Fax: (250) 479-7050

Email: [tmtreehelp@gmail.com](mailto:tmtreehelp@gmail.com)



## Talbot Mackenzie & Associates

Consulting Arborists

Jobsite Property: 1035 Joan Crescent, Victoria, BC

Date of Site Visit(s): April 16, 2019 – December 13, 2019

Site Conditions: No ongoing construction activity.

### **Summary:**

- \*The report has been revised to show bylaw protected trees based on the 2015 bylaw and not the 2019 amendment, as per the Parks department comments (dated January 7, 2020). A section on the rear patio grading has been added to the report; “no-dig” construction methods will not be possible in all areas of the CRZs of Cedars #207 and 208.
- Magnolia #974 (multi-stem: 22, 19, 18cm) will require removal due to being located within the proposed building; no other trees will require removal due to construction related impacts.
- Oaks #201, 209 and Western Red Cedars #207 and 208 could be impacted by the foundation and patio excavations, but we believe they all have a high likelihood of recovering and being retained without significant health or stability impacts.
- Oak #201 will require clearance pruning from the building (one 20cm limb); pruning is recommended regardless of development if this tree is to be retained, as per the Tree Risk Assessment completed.

### **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 the existing house and construct two semi-attached dwellings. Storm, sanitary and water services will also be installed.
- Comment on how construction activity may impact existing trees
- Prepare a tree retention and construction damage mitigation plan for those trees deemed suitable to retain given the proposed impacts

### **Methodology:**

- We visually examined the trees on the property and prepared an inventory in the attached Tree Resource Spreadsheet.
- Each tree with a single stem measuring 10cm or greater was identified using a numeric metal tag attached to its lower trunk. Municipal trees and neighbours’ trees were not tagged.

- Information such as tree species, DBH (1.4m), crown spread, critical root zone (CRZ), health, structure, and relative tolerance to construction impacts were included in the inventory.
- The conclusions reached were based on the information provided within the attached plans from Christine Lintott Architects (dated January 6, 2020)
- A Tree Protection Site Plan was created using the Site Plan provided.

**Limitations:**

- Except adjacent to oak #201, no other comprehensive exploratory excavations have been conducted and thus the conclusions reached are based solely on critical root zone calculations, observations of site conditions, 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.
- Plans show existing sanitary and storm services on the municipal frontage. The location of the water service at the property line is not known. Hydro and telecommunications services locations are not shown on the plans. It is our understanding that the services will run within the footprint of the proposed driveway on private property.

Trees to be Removed

Magnolia #974 (multi-stem: 22, 19, 18cm) will require removal due to being located within the new building footprint. No other trees will require removal due to construction related impacts.

Potential Impacts on Trees and Mitigation Measures

**#200 Garry Oak (72cm DBH)**

The proposed house will be farther from the tree than the existing house, which has a partially finished basement where rock is exposed. Therefore, few roots are expected to be encountered during the excavation for the new house. The removal of the existing foundation should be supervised by the project arborist.

**#201 Garry Oak (73cm DBH)**

A Tree Risk Assessment (dated June 5, 2019) was completed on this tree to assess the decay associated with the open cavity at the base of the tree.

The proposed house is 6m from the tree. Exploratory excavations were conducted by hand-digging at 4.5m from the tree (east and north-east of the tree) to a depth of 40-50cm where a hard clay layer was encountered. Pictures are at the end of this report.

The following roots were observed within the trench:

- 2.5-3cm x 6
- 2cm x 3
- 1.5cm x 4
- High density of roots 1cm or less in areas of the trench

All roots were damaged by the hand-digging and were pruned back to sound tissue. We anticipate the oak will recover from this root loss with no significant impact on its health or stability. If the excavation required for the foundation is deeper than 40-50cm, there is the possibility of more roots being encountered, but based on observations of root density and depths within the trench, we do not anticipate a significant amount will be encountered below this area.

The lowest limb of the oak will require pruning for building clearance and at most, will require pruning back to the upright lateral ~4m from the trunk; the pruning cut would be approximately ~20cm at most. We recommend part of this pruning take place first at the beginning of construction to raise the canopy of the limb away from potential machinery, and second during the framing stage of the project.

#### **#207 Western Red Cedar (66cm)**

Cedar #207 is ~5m from the excavation for the patio footing. Minimal working room is expected for the patio footing and the foundation excavation will be a further 1m away at its closest point to the tree. A small test hole was dug near the footing location, 5m west from the tree. A moderate density of fibrous roots and two 1cm roots were observed.

#### **#208 Western Red Cedar (45 and 44cm)**

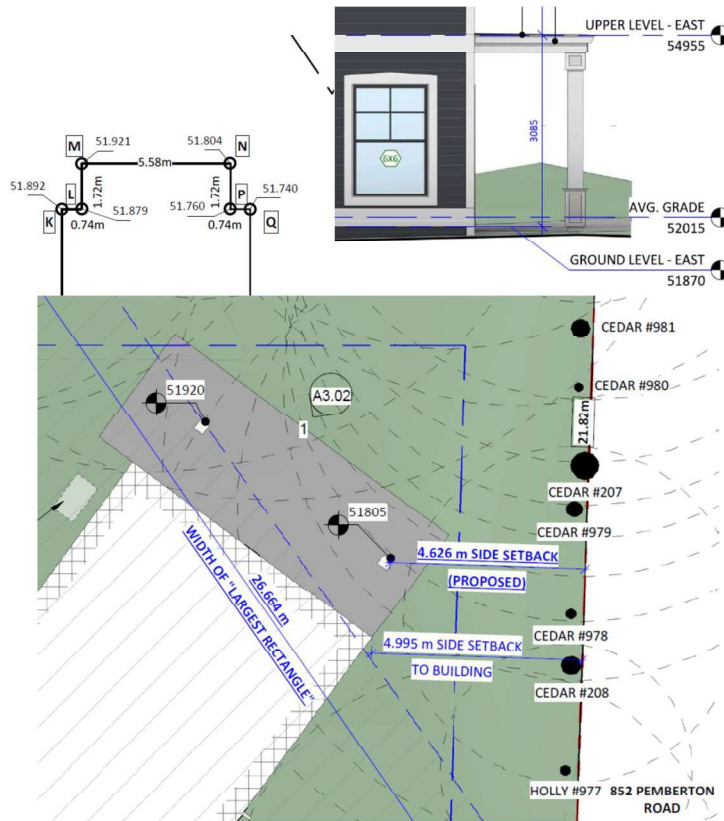
This tree is at the end of the row of trees and is ~4.7m from the proposed house foundation corner (at its closest point). If only 1m of working room is required, the house foundation excavation will extend to 3.7m from the tree. A test hole was dug 4m west from the trunk. One 6cm and a high density of small fibrous roots were observed. Root loss is therefore expected, but considering the remaining protected root zone, we anticipate the tree will recover.

#### **\*Rear Patio (Cedars #207 and 208)**

The applicant has committed to reducing the excavation for the patio as much as possible to reduce impacts to Western Red Cedars #207 and 208, but no-dig construction will not be possible due to the desired grading and therefore some additional root loss could occur as a result of the patio excavation.

At its closest point the patio is ~3.5m from the trunk of Cedar #207. Note that the south part of the patio closest to the house will be within the foundation excavation and excavation will be required for the porch support beams. According to the grades on the architectural plans provided (see excerpts below), some additional excavation will be required within the CRZs of #207 and 208 for the rear patio if it is to be the same grade as the building ground level. Existing grade is 51.80m (patio east side) to 51.92m (patio west side) within the CRZ of the tree that overlaps the northern

part of the patio and the grade of the patio/ground level is 51.87m. This means the east side of the patio is only 7cm above existing grade and the west side is 5cm below existing grade. Assuming the patio pavers are 5cm in depth, this will result in a small amount of excavation within the east side of the patio (enough to allow base layers to be installed) and a minimum of 10cm of excavation into existing grade required in the western portion. The applicant does not wish to raise the elevation of the building ground level, but is willing to reduce the excavation depth and base layers to avoid additional root loss. Most cedar roots will likely be encountered close to the surface however.



Western Red Cedars do not typically have a high tolerance to root loss, so there is the potential for some reduced growth and dieback within the canopies as a result of the foundation, porch and patio excavations. Considering the remaining protected critical-root-zone area, we believe there is a high likelihood the trees can be retained in the long-term. The screening function of this hedge/row of trees will not be significantly impacted in our opinion.

**#978 and 979 Western Red Cedars**

Similar to Cedars #208 and 209, we anticipate these smaller trees within the row of cedars can be retained (#979 is now protected size under the 2019 bylaw amendment).

**#209 Garry Oak (17cm DBH)**

This small tree is located 2.6m from the foundation of the house at its closest point. The project arborist should supervise the excavation and if a significant amount of roots are encountered, they will recommend reducing the amount of working room to 60cm if possible. This would put the excavation at 2m from the tree at the closest point. Considering the tree is young and in good health, in our opinion there is a good chance the tree can be retained. Minimal pruning will be required for building clearance if only 0.5m of clearance is desired. Some pruning to raise the canopy may be required for pedestrian access around the side of the building.

**NT #1 Ash (71cm) & NT #2 Garry Oak (77cm): Services and Driveway**

Based on discussions with the client, it is our understanding that water, storm and sanitary services are to be replaced at least to the property line within the proposed driveway on private property. This will not have a significant impact on oak #2. The driveway is to be re-graded slightly to meet the existing driveway at the property line and this could also result in some root loss, but it is expected that most roots will have already been cut for the services.

If the water line requires replacing to the existing water service box or if any of the services on municipal property require replacement, this could result in additional root loss to ash #1 and oak #2. These should be supervised by the project arborist or a municipal arborist; less invasive digging techniques may be recommended (i.e. a hydro-vac or hand-digging in combination with an excavator machine).

If the driveway on the municipal frontage is to be replaced within the CRZs of these two municipal trees, the recommendations within the “Paved Surfaces Above Tree Roots” section below should be followed.

- **Arborist Supervision:** All excavation occurring within the critical root zones of protected trees should be completed under the direction or supervision of the project arborist. This includes (but is not limited to) the following activities within CRZs:
  - Removal of existing foundation: #200
  - Foundation excavation: Oaks #200, 201, 202, 209, Cedars #207, 208
  - Rear patio excavation: Cedars #207, 208
  - Installation of any underground services that cross the CRZs of trees to be retained
  
- **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. Ideally, the area surrounding exposed roots should be watered; this is particularly important if excavation occurs or the roots are exposed 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 watering the area periodically 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 (depending on the size of machinery and the frequency of use):
  - Placing a layer of geogrid (such as Combigrid 30/30) over the area to be used and installing a layer of crushed rock to a depth of 15 cm over top or a layer of hog fuel or coarse wood chips at least 30 cm in depth and maintaining it in good condition until construction is complete.
  - Installing a layer of hog fuel or coarse wood chips at least 20 cm in depth and maintaining it in good condition until construction is complete.
  - Placing two layers of 19mm plywood.
  - Placing steel plates
- **Demolition of the existing building:** 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** (ie rear patio and driveway where possible/necessary)

If the new paved surfaces within the CRZ of retained trees require excavation down to bearing soil and roots are encountered in this area, this could impact the health or stability of the retained trees. If tree retention is desired, a raised and ideally permeable paved surface should be constructed in the areas within the critical root zone of the trees.

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.

Within the CRZs, the project arborist should supervise any excavation associated with constructing these hard surfaces, including the removal of the existing paving or turf. If an excavator machine is used, the project arborist may recommend this be completed in combination with hand-digging and using a flat-edged bucket to avoid accidental root damage.

If significant roots are encountered, excavation should be stopped and a geogrid material (such as CombiGrid 30/30 or similar) placed over the area to reduce compaction and to disperse weight over soils high in organics and roots. The base material for the paving should be placed above this material and should be well-draining (filter cloth or geotextile fabric may be recommended to separate coarse and fine layers in order to ensure this layer is well-aerated). 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 grading, soil conditions and requirements, while also avoiding root loss, reducing compaction to the sub-grade and ensuring long-term permeability.

Ideally, to allow water to drain into the root systems below, the project arborist may 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. The driveway could also be constructed as a "ribbon driveway" with an unpaved area between the two-tracks.

- **Mulching:** Mulching can be an important proactive step in maintaining the health of trees and mitigating construction related impacts and overall stress. Mulch should be made from a natural material such as wood chips or bark pieces and be 5-8cm deep. No mulch should be touching the trunk of the tree. See "methods to avoid soil compaction" if the area is to have heavy traffic.
- **Blasting:** Care must be taken to ensure that the area of blasting does not extend beyond the necessary footprints and into the critical root zones of surrounding trees. The use of small low-concussion charges and multiple small charges designed to pre-shear the rock face will reduce fracturing, ground vibration, and overall impact on the surrounding environment. Only explosives of low phytotoxicity and techniques that minimize tree damage should be used. Provisions must be made to ensure that blasted rock and debris are stored away from the critical root zones of trees.
- **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
  - Reviewing the report with the project foreman or site supervisor
  - Locating work zones, where required
  - Supervising any excavation within the critical root zones of trees to be retained
  - Reviewing and advising of any pruning requirements for machine clearances
- **Review and site meeting:** Once the project receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any site clearing, tree removal, demolition, or other construction activity occurs and to confirm the locations of the tree protection barrier fencing.

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

Thank you,



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

Talbot Mackenzie & Associates  
ISA Certified Consulting Arborists

Encl. 5-page exploratory excavation photos, 1-page tree resource spreadsheet, 1-page tree protection site plan, 12-page building plans, 1-page paved surfaces specification, 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	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (m, diameter)	CRZ (m, radius)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Bylaw Protected (as per 2015 bylaw)	Retention Status	Impacts
200	Garry Oak	<i>Quercus garryana</i>	72	15.0	7.0	G	Good	Fair	Asymmetric canopy and slight lean with flaking bark on tension side. Historical pruning wounds	Protected	Retain	Removal of existing foundation
201	Garry Oak	<i>Quercus garryana</i>	73	17.0	7.5	G	Good	Poor	Historical stem removal at base has led to significant decay and cavity at base on opposite side of lean. Tree Risk Assessment completed (dated June 5, 2019).	Protected	Retain	Foundation excavation
202	Garry Oak	<i>Quercus garryana</i>	78	12.0	8.0	G	Fair	Fair	Significant lean (almost 45 degrees). Most of canopy obscured within row of conifers. Deadwood and some dieback.	Protected	Retain	
203	Garry Oak	<i>Quercus garryana</i>	75	11.0	7.5	G	Fair	Fair	Asymmetric canopy. Some twig dieback and sparse branching. Historic scaffold limb removal. Wound on buttress root. Removal of girdling root covering 35% of circumference at base recommended.	Protected	Retain	
204	Western Red Cedar	<i>Thuja plicata</i>	57	8	8.5	P	Good	Good	Growing near property boundary. Not bylaw protected as per Parks memo. Within row of trees.	No	Retain	
205	Western Red Cedar	<i>Thuja plicata</i>	62, 13	8.0	10.5	P	Fair	Fair	Growing near property boundary. Recent lower limb pruning and asymmetric canopy due to pruning on neighbour's side.	Protected	Retain	
206	Western Red Cedar	<i>Thuja plicata</i>	56, 11, 10*	8.0	8.5	P	Fair	Fair	Growing near property boundary. *Bylaw protected if one or both of small stems included in calculation. Competing for light with much of lower canopy dead.	Possibly *	Retain	
207	Western Red Cedar	<i>Thuja plicata</i>	66	9.0	10.0	P	Fair	Fair	Growing near property boundary. Recent lower limb pruning. Brush piled against base. In middle of row of trees	Protected	Retain	Rear patio & foundation excavation
208	Western Red Cedar	<i>Thuja plicata</i>	45, 44	9.0	10.5	P	Fair	Fair	Growing near property boundary at end of row. Codominant at base. Recent lower limb pruning. 71.4cm calculated diameter.	Protected	Retain	Rear patio & foundation excavation
209	Garry Oak	<i>Quercus garryana</i>	17	6.0	1.5	G	Good	Fair/poor	Codominant union with included bark. Crossing limbs.	Protected	Retain	Foundation excavation & clearance pruning
971	Western White Pine	<i>Pinus monticola</i>	67, 18	11	11.5	P	Good	Good	Previously labelled NT #4. Pruning wounds on lower trunk	No	Retain	Driveway
972	Rhododendron	<i>Rhododendron</i>	12	4	2.0	M	Fair	Fair		No	Retain *	
973	Lawson Cypress	<i>Chamaecyparis lawsoniana</i>	59 *	8	#####	P	Fair	Fair/poor	*Not bylaw protected as per Parks memo. Codominant union at 2.5m with included bark.	No	Retain	
974	Magnolia	<i>Magnolia species</i>	22, 19, 18	9	6.5	M	Fair	Fair	44cm cumulative dbh total. Codominant unions at base with included bark and small decay opening at old removal wound. Pruning wounds. Tearout injury on one stem	No	Removal	House footprint

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Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (m, diameter)	CRZ (m, radius)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Bylaw Protected (as per 2015 bylaw)	Retention Status	Impacts
975	Magnolia	<i>Magnolia species</i>	11	4	2.0	M	Fair	Fair		No	Retain *	
976	Holly	<i>Ilex aquifolium</i>	25	5.0	6.0	G	Fair	Fair		No	Retain *	
977	Holly	<i>Ilex aquifolium</i>	24	5.0	3.0	G	Fair	Fair		No	Retain *	
978	Western Red Cedar	<i>Thuja plicata</i>	25	6.0	4.0	P	Fair/poor	Fair	Somewhat suppressed. Recently pruned to raise canopy	No	Retain	
979	Western Red Cedar	<i>Thuja plicata</i>	40	7.0	8.0	P	Fair	Fair	Recently pruned to raise canopy	No	Retain	
980	Western Red Cedar	<i>Thuja plicata</i>	23, 16	6.0	7.0	P	Fair	Fair/poor	Recently pruned to raise canopy. Larger stem topped at 7m	No	Retain	
981	Western Red Cedar	<i>Thuja plicata</i>	46	7.0	7.0	P	Fair	Fair	Recently pruned to raise canopy. 13cm wide pruning wound	No	Retain	
982	Western Red Cedar	<i>Thuja plicata</i>	35	6	7.0	P	Fair	Fair	Recently pruned to raise canopy	No	Retain	
983	Western Red Cedar	<i>Thuja plicata</i>	23	6	7.0	P	Fair	Poor	Recently pruned to raise canopy. Large stem removal wound at base, 50cm wide	No	Retain	
984	Western Red Cedar	<i>Thuja plicata</i>	14	5	7.0	P	Fair	Fair	Recently pruned to raise canopy	No	Retain	
985	Western Red Cedar	<i>Thuja plicata</i>	25, 15	6	7.0	P	Fair	Fair	Recently pruned to raise canopy	No	Retain	
986	Western Red Cedar	<i>Thuja plicata</i>	26	6	4.0	P	Fair	Fair	Crown raised recently	No	Retain	
987	Western Red Cedar	<i>Thuja plicata</i>	46	7	7.0	P	Fair	Fair	Crown raised recently	No	Retain	
988	Lawson Cypress	<i>Chamaecyparis lawsoniana</i>	15	3	2.5	P	Fair/poor	Fair	Suppressed	No	Retain	
989	Western Red Cedar	<i>Thuja plicata</i>	30 + 12	6	4.5	P	Fair	Fair	12cm stem potentially separate tree growing against base	No	Retain	
990	Cherry	<i>Prunus species</i>	29	7	4.5	M	Fair	Fair	Leaning over neighbours	No	Retain	
991	Western Red Cedar	<i>Thuja plicata</i>	47	8	7.0	P	Fair	Good		No	Retain	
992	Holly	<i>Ilex aquifolium</i>	23	7	2.5	G	Fair/poor	Fair	Growing potentially on property line	No	Retain *	
993	Western Red Cedar	<i>Thuja plicata</i>	32	5	5.0	P	Fair	Good		No	Retain	
994	Western Red Cedar	<i>Thuja plicata</i>	35	7	5.5	P	Fair	Good		No	Retain	
995	Western Red Cedar	<i>Thuja plicata</i>	23, 23, 20	8	10.0	P	Fair	Fair		No	Retain	

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Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (m, diameter)	CRZ (m, radius)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Bylaw Protected (as per 2015 bylaw)	Retention Status	Impacts
996	Western Red Cedar	<i>Thuja plicata</i>	32 + 14	6	4.5	P	Fair	Fair	14cm stem growing against base is likely separate tree	No	Retain	
997	Western Red Cedar	<i>Thuja plicata</i>	34	8	5.0	P	Fair	Fair	15cm Lawson Cypress tree growing against base is possibly dead	No	Retain	
998	Western Red Cedar	<i>Thuja plicata</i>	24	8	3.5	P	Good	Good		No	Retain	
999	Western Red Cedar	<i>Thuja plicata</i>	53	8	8.0	P	Good	Fair	Low hanging branches	No	Retain	
1000	Western Red Cedar	<i>Thuja plicata</i>	48	8	7.0	P	Good	Good		No	Retain	
1634	Lawson Cypress	<i>Chamaecyparis lawsoniana</i>	24	5	3.5	P	Fair	Fair		No	Retain	
1635	Western Red Cedar	<i>Thuja plicata</i>	33	7	5.0	P	Fair	Fair		No	Retain	
1636	Western Red Cedar	<i>Thuja plicata</i>	11	3	2.0	P	Fair/poor	Fair	Suppressed	No	Retain	
1637	Western Red Cedar	<i>Thuja plicata</i>	49, 16, + 20	7	7.0	P	Fair	Fair	20cm stem likely separate tree (west of larger stem)	No	Retain	
1638	Western Red Cedar	<i>Thuja plicata</i>	22	6	3.5	P	Fair	Fair		No	Retain	
1639	Lawson Cypress	<i>Chamaecyparis lawsoniana</i>	11	3	2.0	P	Fair/poor	Fair	Suppressed	No	Retain	
1640	Western Red Cedar	<i>Thuja plicata</i>	34	7	5.0	P	Good	Fair		No	Retain	
1641	Western Red Cedar	<i>Thuja plicata</i>	23	5	3.5	P	Fair	Fair	Codominant at 4m	No	Retain	
1642	Lawson Cypress	<i>Chamaecyparis lawsoniana</i>	15	5	2.5	P	Fair/poor	Fair	Suppressed	No	Retain	
1643	Western Red Cedar	<i>Thuja plicata</i>	32 + ~10 + ~12	6	4.5	P	Good	Good	2 smaller trees on either side, less than 1m from trunk of larger tagged tree.	No	Retain	
1644	Lawson Cypress	<i>Chamaecyparis lawsoniana</i>	27	5	4.0	P	Good	Good		No	Retain	
1645	Leyland Cupresses	<i>Cupressus x leylandii</i>	17 + 12	4	2.0	G	Good	Fair	Two trees at west end of row	No	Retain *	
1646	Hawthorn	<i>Crataegus</i> species	12	3	2.0	G	Fair	Fair	Growing out of stairs	No	Retain *	
1647	Holly	<i>Ilex aquifolium</i>	11	2	2.0	G	Fair	Fair		No	Retain *	
1648	Ash	<i>Fraxinus spp</i>	13	5	2.0	G	Fair	Fair/poor	Growing out of cracks in old stairs	No	Retain *	
1649	Ash	<i>Fraxinus spp</i>	13	5	2.0	G	Fair	Fair/poor	Growing out of cracks in old stairs	No	Retain *	

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**1035 Joan Crescent, Victoria  
Tree Resource Spreadsheet**

Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (m, diameter)	CRZ (m, radius)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Bylaw Protected (as per 2015 bylaw)	Retention Status	Impacts
NT 1	Ash	<i>Fraxinus spp</i>	71	18	7.0	G	Fair	Fair	Municipal boulevard tree (ID: 20919). Extended endweighted limb. Some epicormic growth. Asymmetric canopy	No	Retain	
NT 2	Garry Oak	<i>Quercus garryana</i>	77	19	7.5	G	Fair	Fair	Municipal. Large deadwood. Some twig dieback. Base beginning to grow against wall.	Protected	Retain	Water, SD & SS services
NT 3	Purple Leaf Plum	<i>Prunus cerasifera</i>	52	12	6.0	M	Fair	Fair	Municipal. Extended limbs. Unions with included bark. Twig dieback.	No	Retain	
NT 5	English Holly	<i>Ilex aquifolium</i>	~20	4.0	2.0	G	Fair	Good	Neighbour's, growing beside fence at corner.	No	Retain	
NT 6	Holly	<i>Ilex aquifolium</i>	~20	4	2.0	G	Good	Fair/poor	Topped at 4m	No	Retain *	



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### **1035 Joan Crescent Exploratory Excavation Photos May 10, 2019**



A trench was hand-dug at the approximate location of the proposed foundation excavation, 4.5m from Oak #201.







Pruned oak roots damaged or severed during hand-digging



Test hole at patio deck footing location, ~5m from Cedar #207..



Test hole 4m west from Cedar #208 at approximate location of foundation excavation. One 6cm root was encountered (following picture).





Tree Protection Plan (mark-up)  
 Talbot Mackenzie & Associates  
 January 6, 2019

Tree Protection Fencing locations are approximate and should be finalized during pre-demolition site meeting with contractor and project arborist.

Fencing to CoV Parks standards: 30cm from sidewalk, 60cm from curb



Issue	Date
DEVELOPMENT PERMIT W/VARIANCE DPV #00129 REVISION	7 OCT 2019 6 JAN 2020

Revision No.	Description	Date
1	DVP (REVISED)	6 JAN 2020

Consultant

1035 Joan Crescent  
 1035 Joan Crescent,  
 Victoria, BC V8S 3L3

Site Plan - Proposed

Date	2019-12-31 11:37:43 AM
Drawn by	TK
Checked by	CL
<b>A1.02</b>	
Scale	1 : 100

PROPOSED SITE PLAN  
 1 : 100



Issue	Date
DEVELOPMENT PERMIT VARIANCE DPV #00129 REVISION	7 OCT 2019 6 JAN 2020

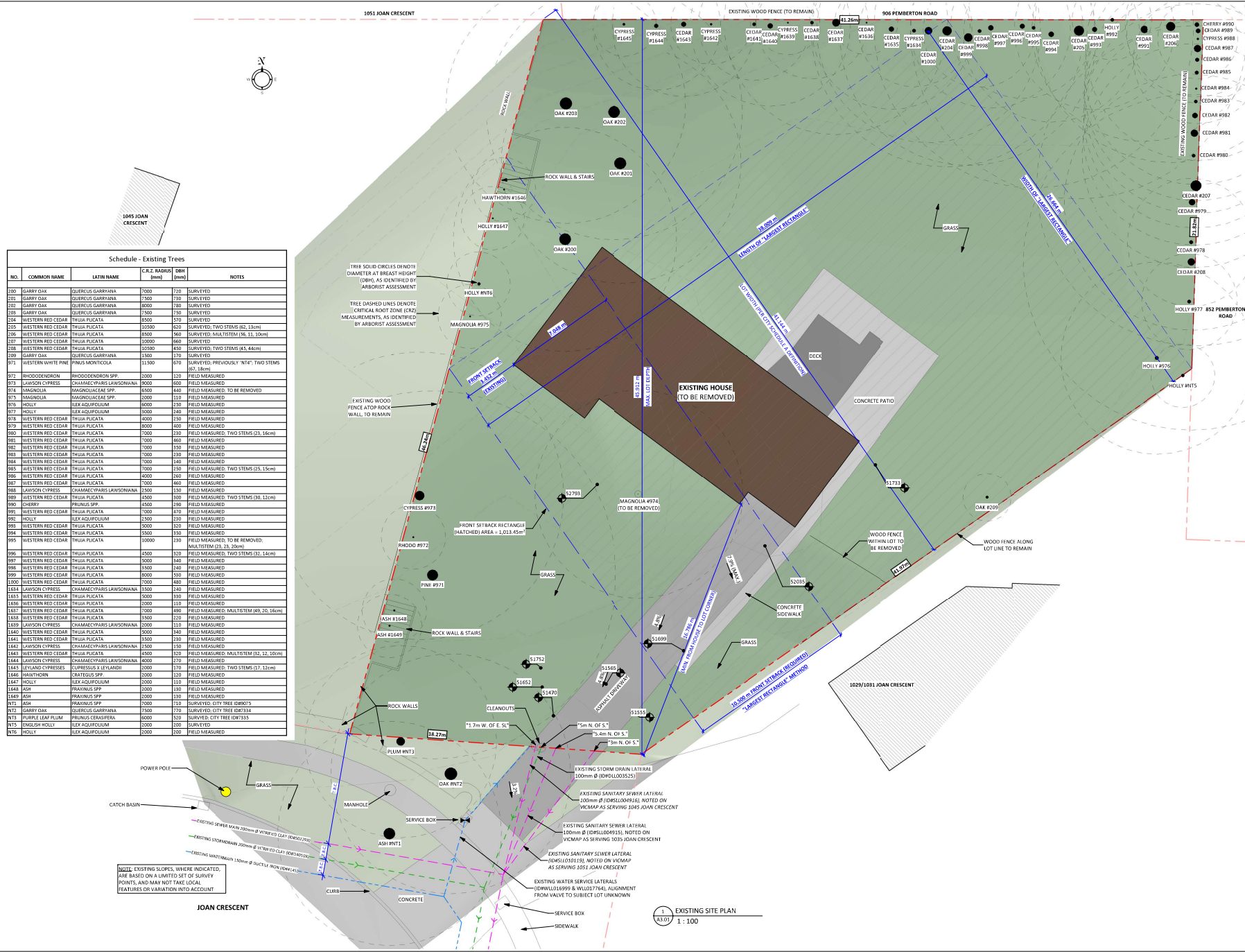
Revision No.	Description	Date
1	DVP (REVISED)	6 JAN 2020

Consultant

1035 Joan Crescent  
 1035 Joan Crescent,  
 Victoria, BC V8S 3L3

Site Plan - Existing

Date	2019-12-31 11:37:18 AM
Drawn by	TK
Checked by	CL
<b>A1.01</b>	
Scale	1:100



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Issue	Date
DEVELOPMENT PERMIT (VARIANCE)	7 OCT 2019
DPV #00129 REVISION	6 JAN 2020

Revision No.	Description	Date
1	DVP (REVISED)	6 JAN 2020

Consultant

1035 Joan Crescent  
 1035 Joan Crescent,  
 Victoria, BC V8S 3L3

Landscape Plan

Date: 2019-12-31 11:38:26 AM  
 Drawn by: TK  
 Checked by: CL

A1.03

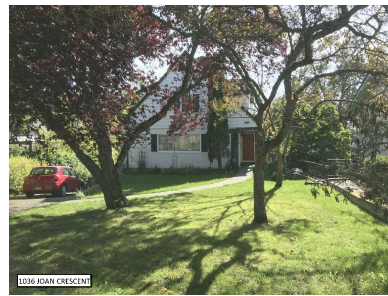
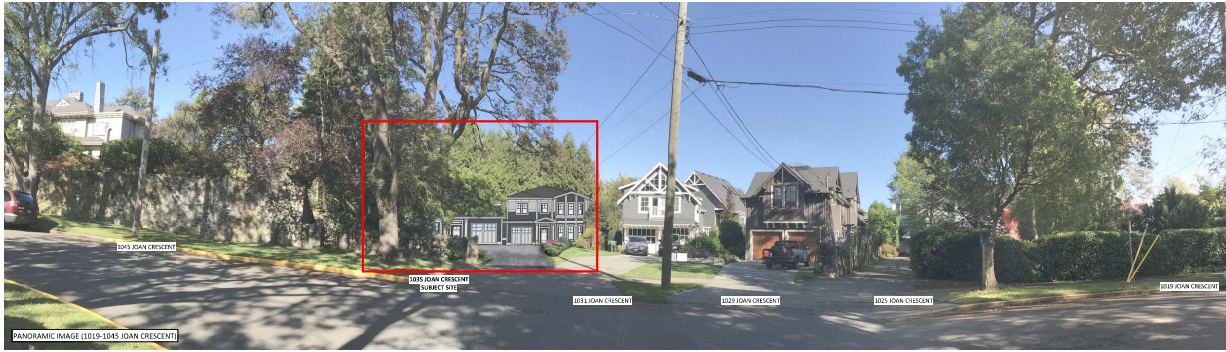
Scale: As indicated



LOCATION	SUGGESTED PLANT SPECIES (LATIN NAME)
AREA 1	<ul style="list-style-type: none"> <li>• CALIFORNIA LILAC (CEANOPIUS THYRSIFLORUS)</li> <li>• ENKLEDA LARNE (PRUNUS LAUROCENSIS)</li> <li>• PRINER INCIENS (PROSTRA PINE)</li> </ul>
AREA 2	<ul style="list-style-type: none"> <li>• RHODODEN DENDRON (ANACARDI SPT.) TWO (2) LARGE EXISTING</li> <li>• UMBRELLA BAMBUSO (JAPANESE BAMBUSO)</li> </ul>
AREA 3	<ul style="list-style-type: none"> <li>• BIRCHWOOD JULIAS (SANTALINIUM)</li> <li>• GRASS (SANTALINIUM)</li> </ul>
AREA 4 & AREA 5	<ul style="list-style-type: none"> <li>• CORRIANT STRAWBERRY BUSH (ARBUXTUS LAXUS COMPACTA)</li> <li>• BIRCHWOOD JULIAS (SANTALINIUM)</li> <li>• ASIA LACINA SPT. 1</li> <li>• RHODODEN DENDRON (ANACARDI SPT.)</li> <li>• WOOD CHERRY (PANDOLUS LEVISA)</li> <li>• JAPANESE BIRCH (BETULA LAXA)</li> <li>• CHERRY (SANTALINIUM)</li> <li>• CALIFORNIA LILAC (CEANOPIUS THYRSIFLORUS)</li> <li>• BIRCHWOOD JULIAS (SANTALINIUM)</li> <li>• FIVEFOLD, AND REBECCAH (SANTALINIUM VAR. LINA), GROUND COVER</li> <li>• NEW ZEALAND FLAX (SANTALINIUM SPT.)</li> </ul>
PERENNIALS, SUN AREAS	<ul style="list-style-type: none"> <li>• WOOLLY SUNFLOWER (SANTALINIUM ANATOLIUM)</li> <li>• MOODING GRASS (SANTALINIUM)</li> <li>• PRINER INCIENS (PROSTRA PINE) AND PRINER INCIENS</li> <li>• ALLARPOOT (SANTALINIUM)</li> <li>• PRINER INCIENS (PROSTRA PINE)</li> <li>• WILD STRAWBERRY (FRAGARIA VIRGINIANA), EVERGREEN GROUND COVER</li> <li>• ASIA LACINA SPT. 1</li> <li>• GOLDEN POND (SANTALINIUM)</li> </ul>

LANDSCAPE PLAN - PROPOSED  
 1:100

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Christine Lintott Architects

Suite 1, 864 Queens Avenue, Victoria, BC V8T 1M5  
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www.lintottarchitect.ca

Issue	Date
DEVELOPMENT PERMIT W/VARIANCE DVP #00129 REVISION	7 OCT 2019 6 JAN 2020

Revision		
No.	Description	Date
1	DVP (REVISED)	6 JAN 2020

Consultant

### 1035 Joan Crescent

1035 Joan Crescent,  
Victoria, BC V8S 3L3

### Neighbourhood Context

Date	2019-12-31 11:38:44 AM
Drawn by	TK
Checked by	CL

A1.04

Scale



Issue	Date
DEVELOPMENT PERMIT W/VARIANCE DPV #00129 REVISION	7 OCT 2019 6 JAN 2020

Revision		
No.	Description	Date
1	DVP (REVISED)	6 JAN 2020

Consultant

### 1035 Joan Crescent

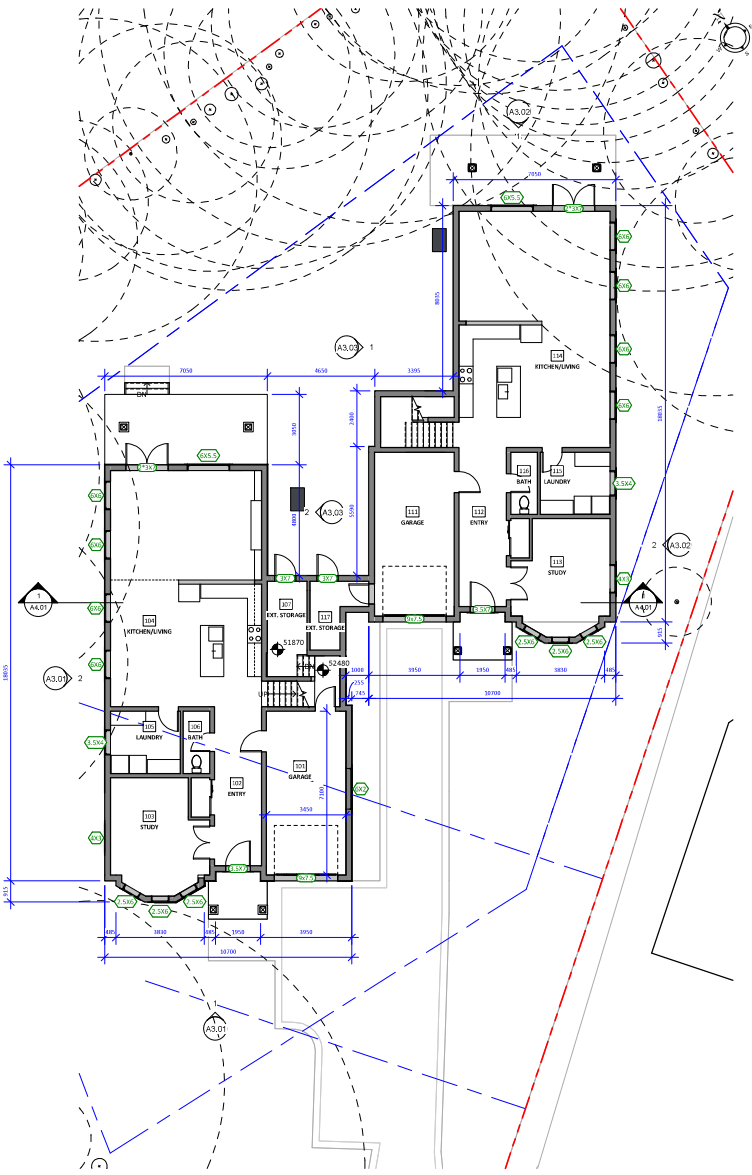
1035 Joan Crescent,  
 Victoria, BC V8S 3L3

### Floor Plans

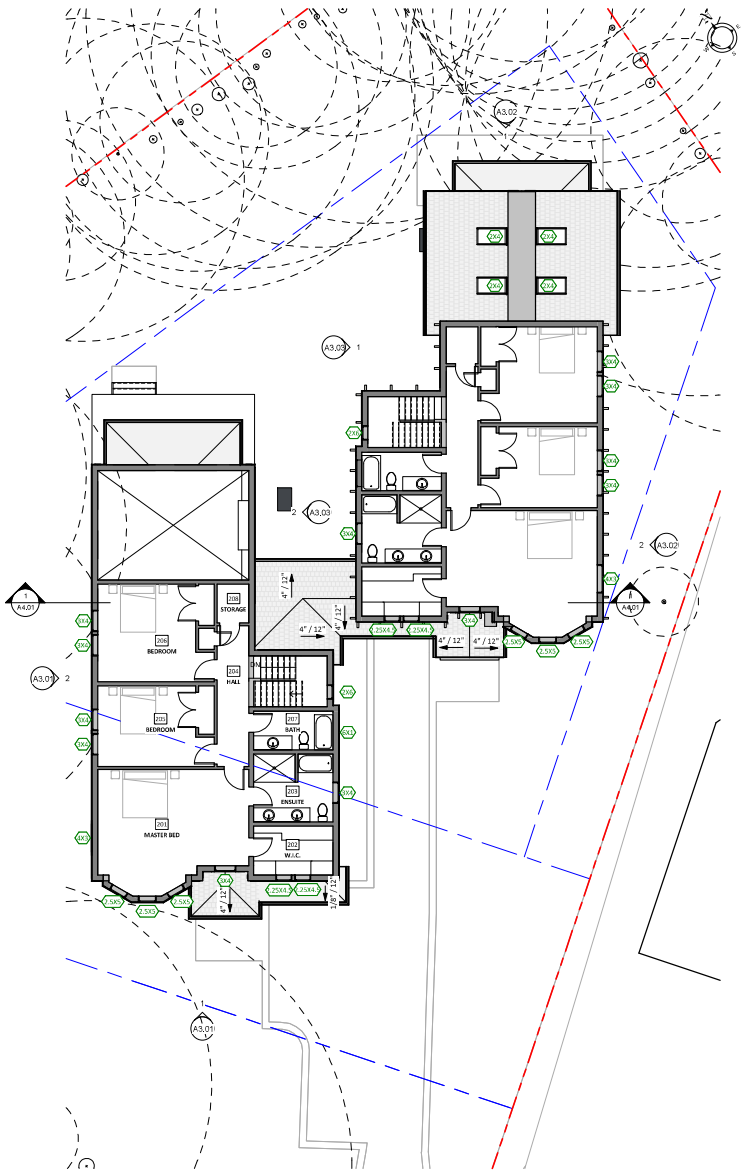
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Drawn by	TK
Checked by	CL

## A2.01

Scale: 1 : 100



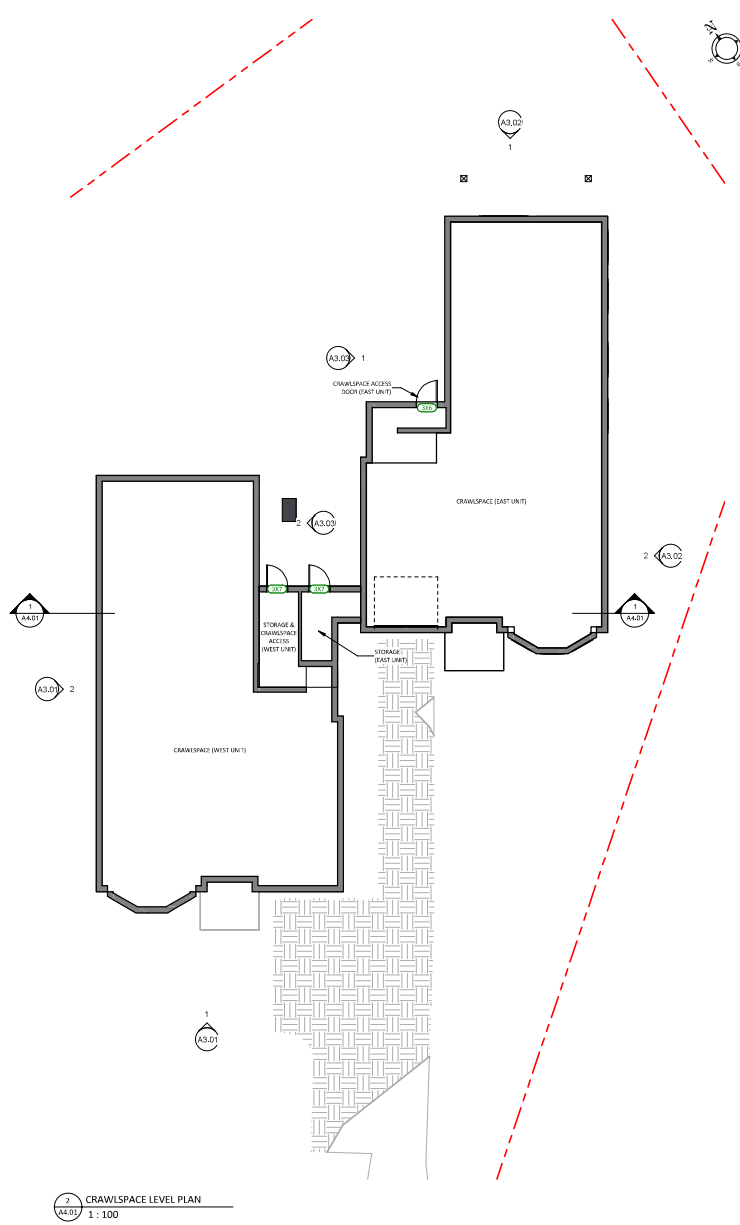
2 GROUND LEVEL FLOOR PLAN  
 1 : 100



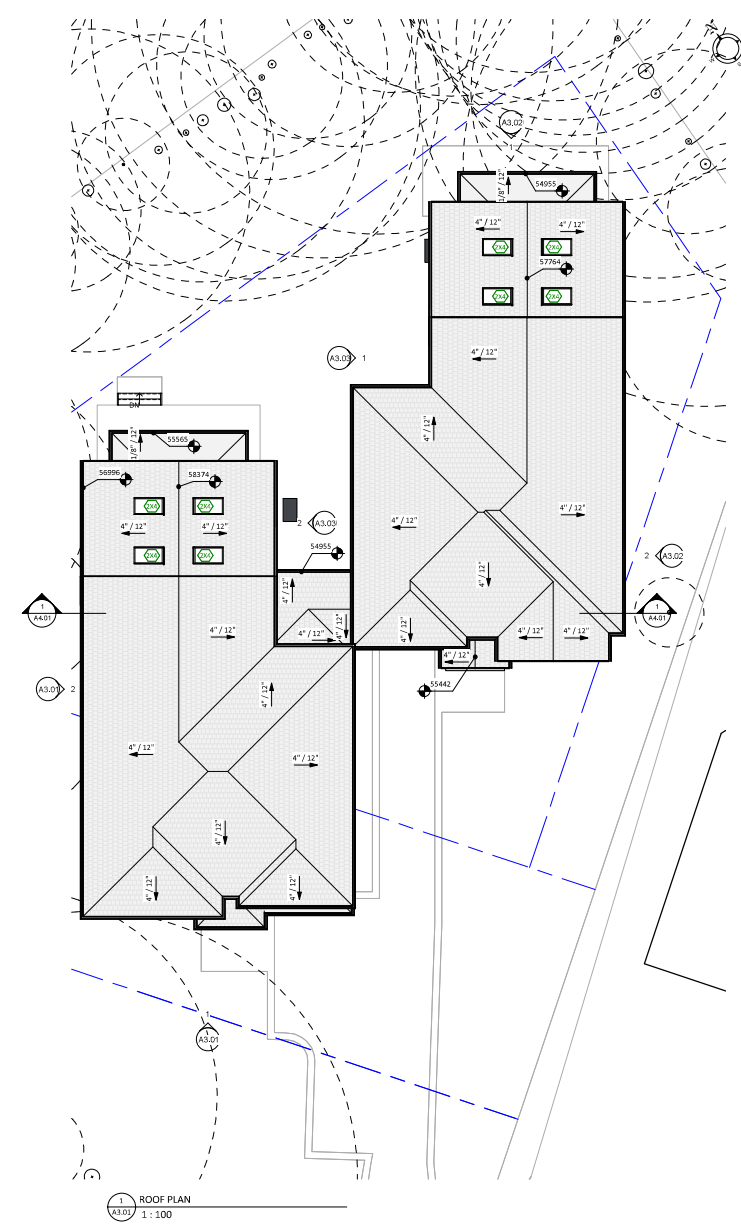
1 UPPER LEVEL FLOOR PLAN  
 1 : 100

Legend to Floor Plans

- WINDOW SIZE (WIDTH X HEIGHT, IN FEET)
- DOOR SIZE (WIDTH X HEIGHT, IN FEET)





**A3.02 CRAWLSPACE LEVEL PLAN**  
1 : 100



**A3.01 ROOF PLAN**  
1 : 100

**Legend to Floor Plans**

-  WINDOW SIZE (WIDTH X HEIGHT, IN FEET)
-  DOOR SIZE (WIDTH X HEIGHT, IN FEET)

Christine Lintott Architects



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Issue	Date
DEVELOPMENT PERMIT W/VARIANCE DPV #00129 REVISION	7 OCT 2019 6 JAN 2020

Revision

No.	Description	Date
1	DVP (REVISED)	6 JAN 2020

Consultant

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**1035 Joan Crescent**

1035 Joan Crescent,  
Victoria, BC V8S 3L3

**Floor Plans**

Date	2019-12-31 11:38:52 AM
Drawn by	TK
Checked by	CL

**A2.02**

Scale	1 : 100
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Revision

No.	Description	Date
1	DVP (REVISED)	6 JAN 2020

Consultant

1035 Joan Crescent

1035 Joan Crescent,  
 Victoria, BC V8S 3L3

Elevations

Date 2019-12-31 11:39:21 AM

Drawn by TK

Checked by CL

A3.01

Scale As indicated



1 BUILDING ELEVATION - SOUTH  
 1:50



2 BUILDING ELEVATION - WEST  
 1:50

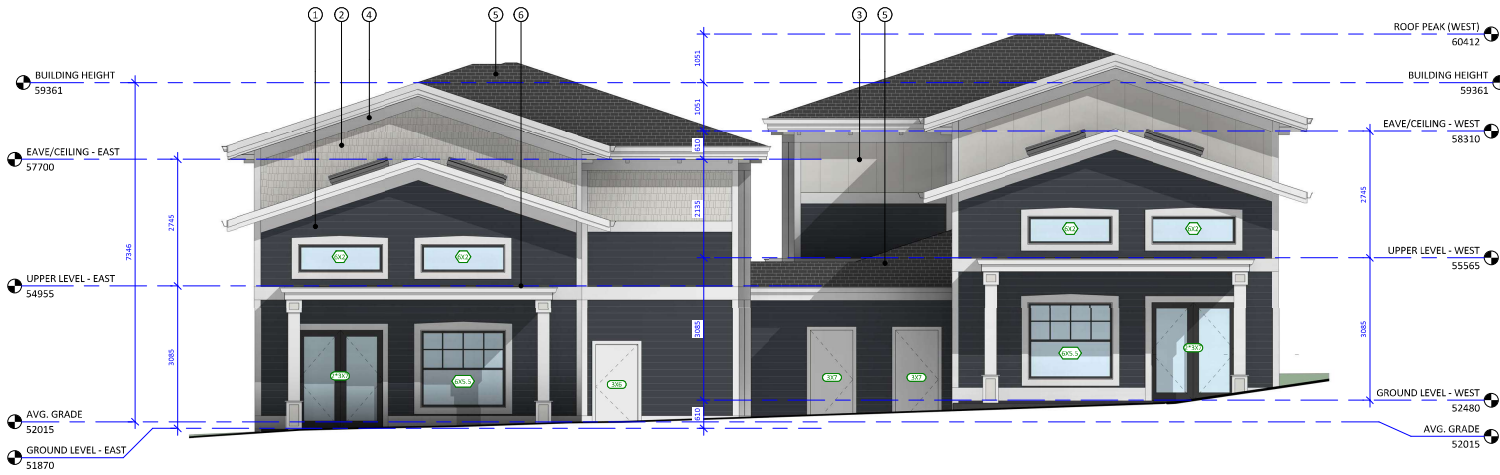
MATERIALS LEGEND	
1	CEMENTITIOUS LAP SIDING, PAINTED
2	CEMENTITIOUS SHINGLE SIDING, PAINTED
3	CEMENTITIOUS BOARD & BATTEN, PAINTED
4	WOOD TRIM, PAINTED
5	SUPRALE FIREPLACE ROOFING
6	LOW SLOPE ROOFING SYSTEM
7	METAL ROOF GUTTER, PREFINISHED

Legend to Exterior Colours

BLACK / DARK GRAY - FIBREGLOSS ROOF SHINGLES - LOW SLOPE ROOFING - DOOR & WINDOW FRAMES	"OBSIDIAN" - (COVERGALF #CA204) - CEMENTITIOUS SIDING	"MIST" - (COVERGALF #CA203) - CEMENTITIOUS SIDING	"STANDARD WHITE" - (COVERGALF #CA305) - EXTERIOR TRIM



No.	Description	Date
1	DVP (REVISED)	6 JAN 2020



1 BUILDING ELEVATION - NORTH  
 1:50



2 BUILDING ELEVATION - EAST  
 1:50

MATERIALS LEGEND	
1	CEMENTITIOUS LAP SIDING, PAINTED
2	CEMENTITIOUS SHINGLE SIDING, PAINTED
3	CEMENTITIOUS BOARD & BATTEN, PAINTED
4	WOOD TRIM, PAINTED
5	SUPALTE SHINGLE ROOFING
6	LOW SLOPE ROOFING SYSTEM
7	METAL ROOF GUTTER, PREFINISHED

Legend to Exterior Colours

BLACK / DARK GRAY - FIBERGLASS ROOF SHINGLES - LOW SLOPE ROOFING - DOOR & WINDOW FRAMES	"OBSIDIAN" - CEMENTITIOUS SIDING	"MIST" - CEMENTITIOUS SIDING	"STANDARD WHITE" - CEMENTITIOUS SIDING - EXTERIOR TRIM



Issue Date

DEVELOPMENT PERMIT W/VARIANCE 7 OCT 2019  
 DPV #00129 REVISION 6 JAN 2020

Revision

No.	Description	Date
1	DVP (REVISED)	6 JAN 2020

Consultant

1035 Joan Crescent

1035 Joan Crescent,  
 Victoria, BC V8S 3L3

Elevations

Date 2019-12-31 11:39:51 AM

Drawn by TK

Checked by CL

A3.03

Scale As indicated



1 ELEVATION - E UNIT - WEST  
 A1.02 1:50



2 ELEVATION - W UNIT - EAST  
 A1.02 1:50

MATERIALS LEGEND	
1	CEMENTITIOUS LAP SIDING, PAINTED
2	CEMENTITIOUS SHINGLE SIDING, PAINTED
3	CEMENTITIOUS BOARD & BATTEN, PAINTED
4	WOOD TRIM, PAINTED
5	SUPALITE SHINGLE ROOFING
6	LOW SLOPE ROOFING SYSTEM
7	METAL ROOF GUTTER, PREFINISHED

Legend to Exterior Colours			
BLACK / DARK GRAY - FIBREGLASS ROOF SHINGLES - LOW SLOPE ROOFING - DOOR & WINDOW FRAMES	"OBSIDIAN" - (COVERDALE #CA204) - CEMENTITIOUS SIDING	"MIST" - (COVERDALE #CA202) - CEMENTITIOUS SIDING	"STANDARD WHITE" - (COVERDALE #CA208) - EXTERIOR TRIM



Issue	Date
DEVELOPMENT PERMIT W/VARIANCE DPV #00129 REVISION	7 OCT 2019 6 JAN 2020

Revision		
No.	Description	Date
1	DVP (REVISED)	6 JAN 2020

Consultant

## 1035 Joan Crescent

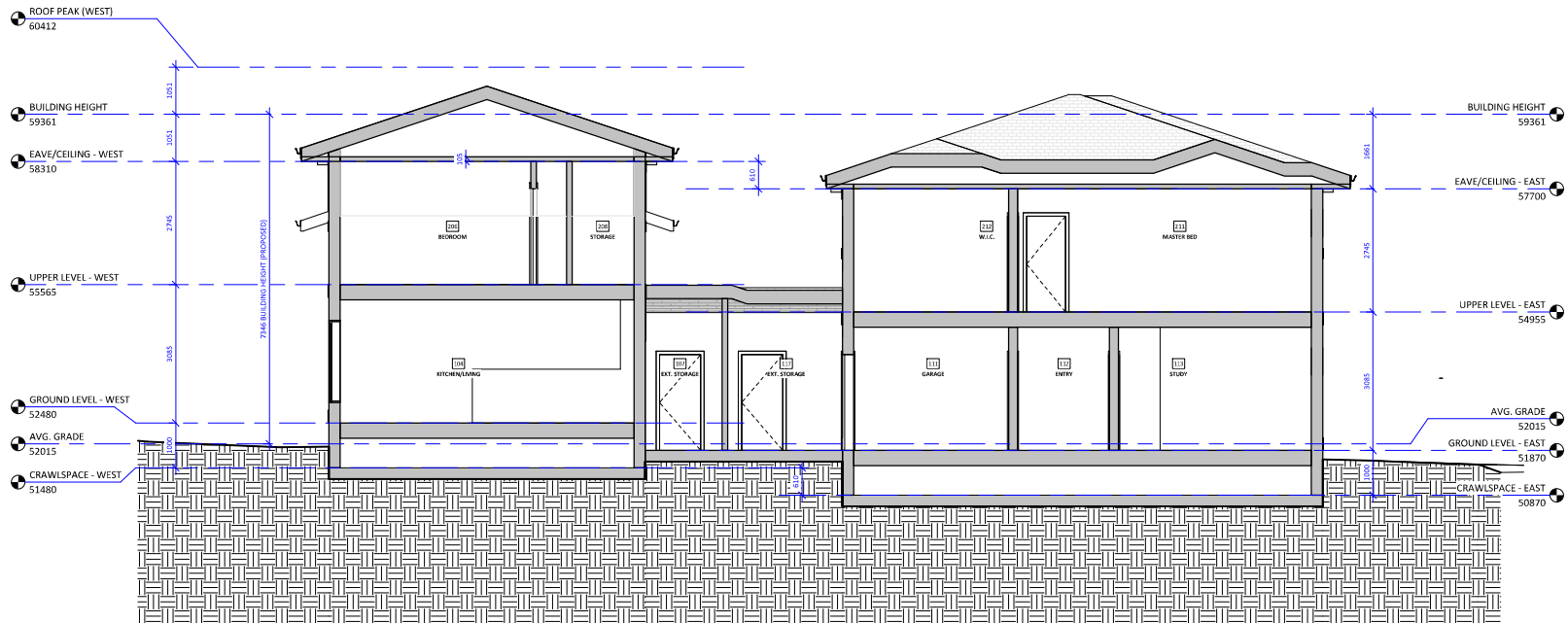
1035 Joan Crescent,  
Victoria, BC V8S 3L3

### Building Section

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Drawn by	TK
Checked by	CL

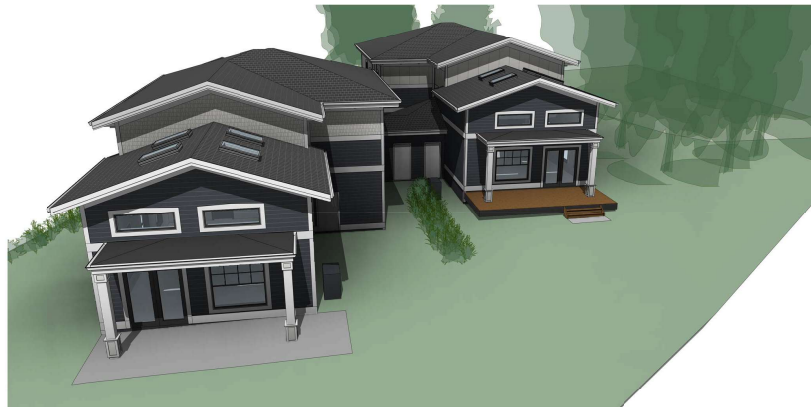
# A4.01

Scale 1 : 50



1 BUILDING SECTION  
A4.01 1 : 50





Christine Lintott  
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Issue Date

DEVELOPMENT PERMIT W/VARIANCE 7 OCT 2019  
DPV #00129 REVISION 6 JAN 2020

Revision

No.	Description	Date
1	DVP (REVISED)	6 JAN 2020

Consultant

1035 Joan Crescent

1035 Joan Crescent,  
Victoria, BC V8S 3L3

3D Perspectives

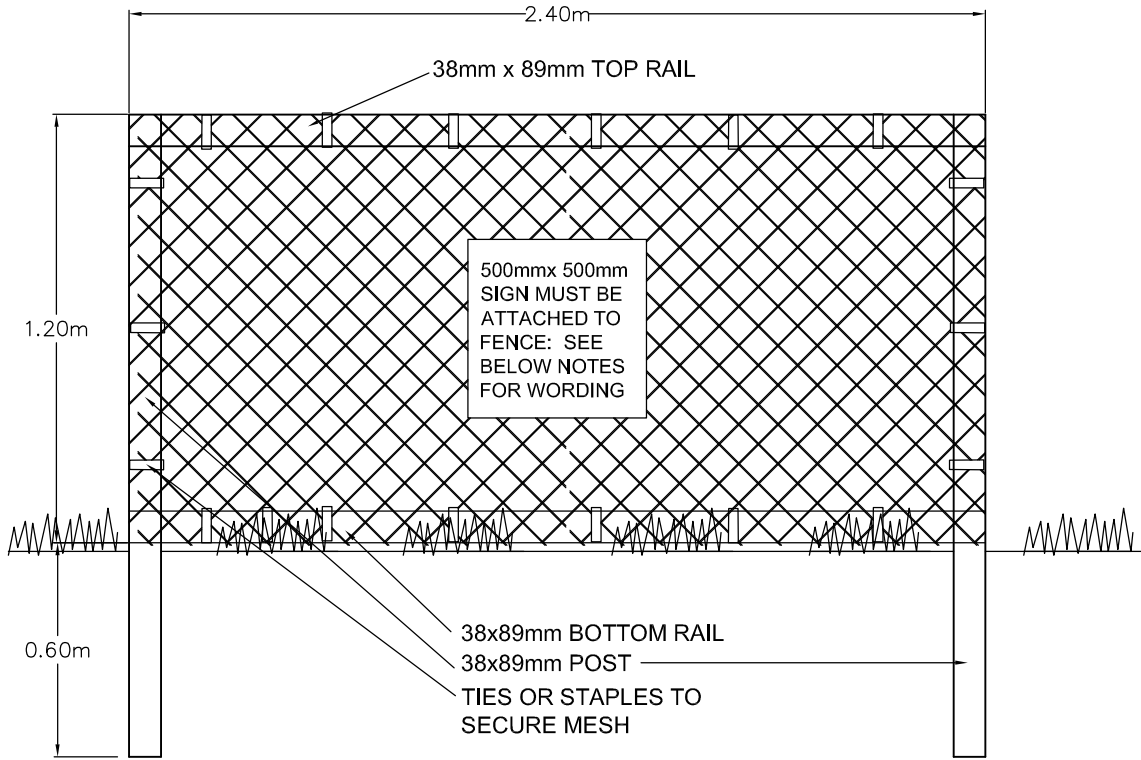
Date 2019-12-31 11:40:17 AM

Drawn by TK

Checked by CL

A8.01

Scale



**TREE PROTECTION FENCING**

1. 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



## Talbot Mackenzie & Associates

Consulting Arborists

Box 48153 RPO - Uptown Victoria, BC V8Z 7H6

Ph: (250) 479-8733

Fax: (250) 479-7050

Email: tmtreehelp@gmail.com

### **Tree Resource Spreadsheet Methodology and Definitions**

Revised July 24, 2019

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

**DBH:** Diameter at breast height – diameter of trunk, measured in centimetres at 1.4m above ground level. For trees on a slope, it is taken at the average point between the high and low side of the slope.

~ Approximate due to inaccessibility or on neighbouring property

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

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

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

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

This method is solely a mathematical calculation that does not consider factors such as restricted root growth, limited soil volumes, age, crown spread, health, or structure (such as a lean). To calculate the critical root zone of trees with multiple stems below 1.4m, the diameter is considered the sum of 100% of the diameter of the largest stem and 60% of the diameter of the next two largest stems. This however can result in multi-stem trees having exaggerated CRZs. Where noted, sometimes the CRZ for trees with multiple stems will be calculated using the diameter of the trunk below the unions.

**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

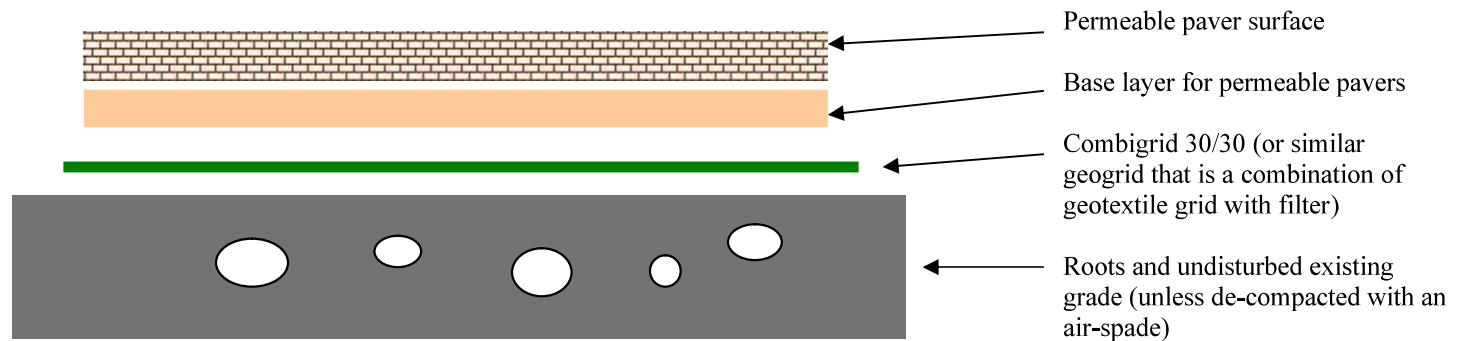
**Retention Status:**

- Removal (or “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

# Talbot Mackenzie & Associates

Consulting Arborists

## Diagram – Permeable paver surface crossing over Critical Root Zone



### **Specification #1 for Paved Surfaces Over Critical Root Zones (driveway, parking or walkway areas)**

1. Minimal excavation to remove turf and loose soil for the required permeable surface, under the supervision of the project arborist. Root loss to be avoided.
2. A layer of Combigrid 30/30 geotextile is to be installed over the existing grade.
3. Construct base layer of well-draining material and permeable surface over geogrid layer to required grade.



November 18, 2019

Mayor and Council

Re: DPV00129, 1035 Joan Crescent

The Rockland Neighborhood Association Land Use Committee (RNA LUC) have a concern about DP00129 in that proposal suggests a co-joining of the semi-attached residents by main floor storage areas.

This is not a common roof as referenced in R1-A, 1.1.6, c. The RNA LUC has understood a "common roofline" is meant to be the main roofline of semi-adjacent homes and not a simplistic structure such as a garden or storage shed or any other type of utility enclosure with a roof.

The Governance and Priorities Committee Report of November 23, 2010 refers to; Para. 1 "Attached and semi attached being attached thru a common-roof structure. This would help ensure there is a structural connection between dwellings." In the plans presented structural connection appears to be minimized.

Effort to retrieve the notes of the staff conversation leading to and clarifying this amendment have been unsuccessful. More research may be necessary to confirm the

Further, while the Roof Plan, Page 8, 1-A3.01 appears to show a co-joined roof line the architects drawing of Page 1 clearly shows the main roof line is not joined.

The RNA LUC requests that Planning and Land Use Committee clarify the issue of the common- roof structure.

Respectfully;

Bob June, co-chair  
Land Use Committee  
Rockland Neighborhood Association

**H.4 1035 Joan Crescent: Development Permit with Variance Application No. 00129 (Rockland)**

Committee received a report dated May 7, 2020 from the Director of Sustainable Planning and Community Development regarding the proposed Development Permit with Variance Application for 1035 Joan Crescent in order to construct a semi-attached dwelling.

*Committee discussed the following:*

- *Duplex common use areas*
- *Common roof line shared between units*
- *CALUC's comments on design guidelines*

**Moved By** Mayor Helps  
**Seconded By** Councillor Alto

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. 00129 for 1035 Joan Crescent, in accordance with:

1. Plans date stamped January 7, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
  - i. reduce the front yard setback from 10.50 metres to 3.22 metres.
3. The Development Permit lapsing two years from the date of this resolution.”

**Motion to refer:**

**Moved By** Councillor Isitt  
**Seconded By** Councillor Young

That the matter be referred back to staff to work with the applicant to ensure greater consistency with the spirit and letter of the duplex guidelines.

FOR (6): Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, Councillor Young

OPPOSED (2): Mayor Helps, Councillor Alto

**CARRIED (6 to 2)**

**H.1.c.e1035 Joan Crescent: Development Permit with Variance  
Application No. 00129 (Rockland)**

**Moved By** Councillor Young

**Seconded By** Councillor Thornton-Joe

That the matter be referred back to staff to work with the applicant to ensure greater consistency with the spirit and letter of the duplex guidelines.

**CARRIED UNANIMOUSLY**



**From:** JON ROLER [REDACTED]  
**Sent:** January 25, 2021 2:37 PM  
**To:** Alec Johnston <[ajohnston@victoria.ca](mailto:ajohnston@victoria.ca)>  
**Subject:** Fwd: 1035 Joan Crescent

Hi Alec, could you please include this letter from the RNA in your report to Mayor and Council on the 28th? I think it would be helpful.  
Thanks.  
Jon

---

**From:** "Bob June" [REDACTED]  
**To:** "jonroler" [REDACTED]  
**Sent:** Monday, January 25, 2021 2:20:03 PM  
**Subject:** re: 1035 Joan Crescent



ROCKLAND NEIGHBOURHOOD ASSOCIATION  
P.O. Box 5276, Station B, Victoria BC, V8R 6N4

[rockland.bc.ca](http://rockland.bc.ca)

January 23, 2021

Mayor and Council  
City of Victoria

Re: 1035 Joan Crescent. DPV00129

While a Land Use Committee has limited place in Development Permit process The Rockland committee has followed the refinement of the plan for 1035 Joan Crescent.

On November 18, 2019 we wrote to Mayor and Council questioning the application of the new R1-A zoning requirement of a common roof rather than the previous attachment of trellis, etc.

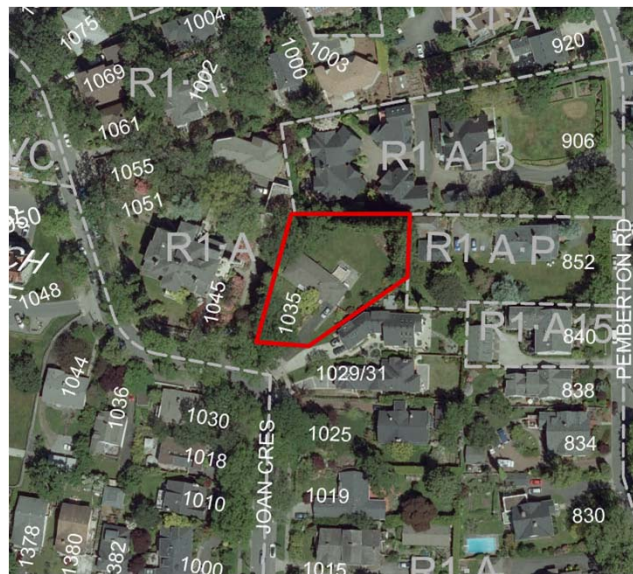
We appreciate that this designed was re-configured to include the now required "common roof"; an upgrade to the R1-A zone which we believe paves the way for all semi-attached residence's going forward.

Regards:  
Bob June, co-chair  
RNA LUC

# Development Permit with Variance Application for 1035 Joan Crescent



## Aerial View



## Subject Site

3



3

## Neighbouring Properties

4



4

## Neighbouring Properties

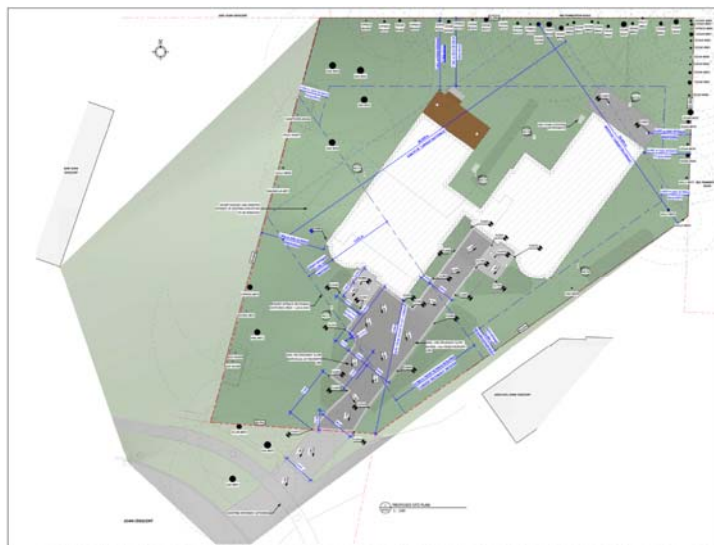
5



5

## Site Plan

6



6

# Elevations

7



Previous Design



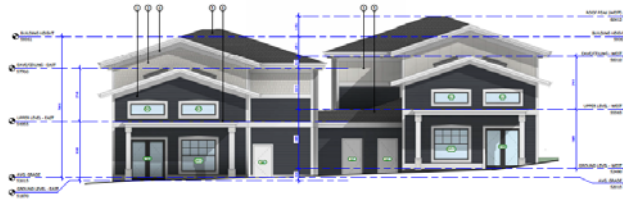
Revised Design



7

# Elevations

8



Previous Design



Revised Design



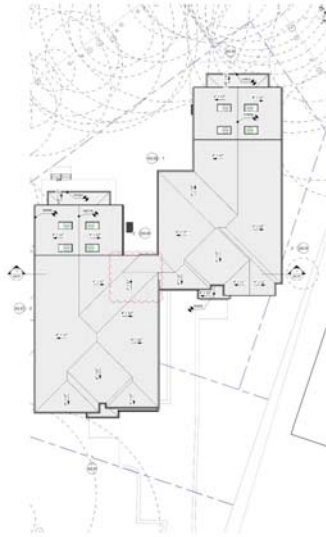
8

# Floor/Roof Plans

9



Previous Design



Revised Design



9

# Previous Design

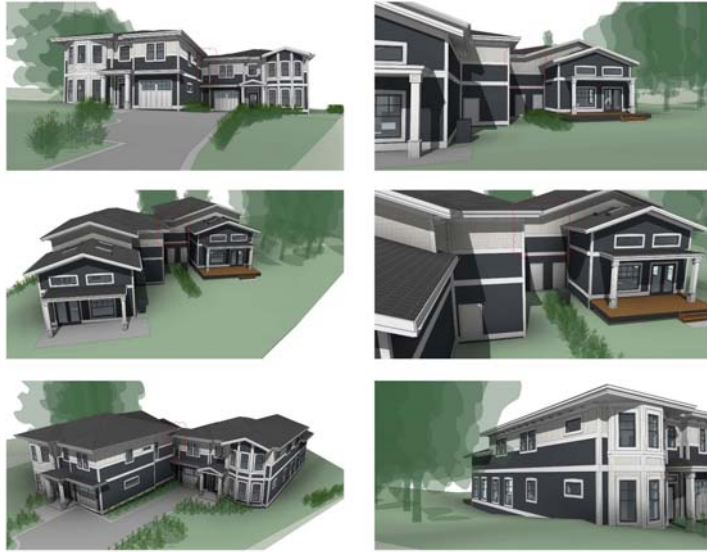
10



10

# Revised Design

11



11

12



12

# Landscape Plan

13



13

# Subject Site

14



14