

L.3 Bylaws for 3080, 3082 and 3090 Washington Avenue: Rezoning Application No. 00714

Councillor Alto recused herself at 10:01 p.m. due to a non-pecuniary conflict of interest as he owns a home within 100m of the application.

Councillor Andrew recused himself at 10:01 p.m. due to a non-pecuniary conflict of interest as he owns a home within 150m of the application.

after motions

Moved By Councillor Young

Seconded By Councillor Isitt

That the following bylaws **be given first and second readings:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1220) No. 21-006
2. Official Community Plan, Amendment Bylaw (No. 37) No. 21-008
3. Land Use Contract Discharge (3080, 3082 and 3090 Washington Avenue) Bylaw No. 21-019.

CARRIED UNANIMOUSLY

Moved By Councillor Young

Seconded By Councillor Isitt

That the following bylaws **be given first, second, and third readings:**

1. Housing Agreement (3080, 3082 and 3090 Washington Avenue) Bylaw (2021) No. 21-007

CARRIED UNANIMOUSLY

Moved By Councillor Young

Seconded By Councillor Isitt

Development Permit Application No. 000566 for 3080, 3082 and 3090 Washington Avenue

That Council, after the Public Hearing for Rezoning Application No. 00714 for 3080, 3082 and 3090 Washington Avenue, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit Application No. 000566 for 3080, 3082 and 3090 Washington Avenue, in accordance with:

1. Plans date stamped January 19, 2021.
2. The Development Permit lapsing two years from the date of this resolution.”

CARRIED UNANIMOUSLY



Council Report For the Meeting of March 11, 2021

To: Council **Date:** March 4, 2021
From: Karen Hoese, Director, Sustainable Planning and Community Development
Subject: Update Report for Rezoning Application No. 00714 and Associated Official Community Plan Amendment and Development Permit Application No. 000566 for 3080, 3082 and 3090 Washington Avenue

RECOMMENDATION

That the following bylaws **be given introductory readings:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1220) No. 21-006
2. Housing Agreement (3080, 3082 and 3090 Washington Avenue) Bylaw (2021) No. 21-007
3. Official Community Plan, Amendment Bylaw (No. 37) No. 21-008
4. Land Use Contract Discharge (3080, 3082 and 3090 Washington Avenue) Bylaw No. 21-019.

Development Permit Application No. 000566 for 3080, 3082 and 3090 Washington Avenue

That Council, after the Public Hearing for Rezoning Application No. 00714 for 3080, 3082 and 3090 Washington Avenue, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit Application No. 000566 for 3080, 3082 and 3090 Washington Avenue, in accordance with:

1. **Plans date stamped January 19, 2021.**
2. The Development Permit lapsing two years from the date of this resolution.”

EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update regarding the Rezoning and Development Permit Applications for the properties located at 3080, 3082 and 3090 Washington Avenue. The proposal is to rezone from the R1-B Zone, Single-Family Dwelling District, to a new zone in order to increase the density and construct nine attached dwelling buildings (townhouses) with several units in each and one duplex, totalling 34 dwelling units. An amendment to the Official Community Plan from Traditional Residential to Urban Residential is required to facilitate this development.

The application was considered by Council at the Committee of the Whole meeting on October 1, 2020, and it came before Council on October 8, 2020, where the following resolution was approved:

Rezoning Application No. 00714 for 3080, 3082 and 3090 Washington Avenue

1. *That Council instruct the Director of Sustainable Planning and Community Development to prepare:*
 - a. *the necessary Official Community Plan amendment bylaw in accordance with Section 475 of the Local Government Act and the necessary Zoning Regulation Bylaw amendment that would change the Urban Place Designation of 3080, 3082 and 3090 Washington Avenue from Traditional Residential to Urban Residential and authorize the proposed development outlined in the staff report dated September 17, 2020 for Rezoning Application No. 00714; and*
 - b. *the necessary bylaw in order to terminate the Land Use Contract F32837 pertaining to 3080, 3082 and 3090 Washington Avenue.*
2. *That first and second readings of the zoning bylaw amendments and the Land Use Contract termination bylaw be considered by Council and a public hearing date be set once the following conditions are met:*
 - a. *Preparation of legal agreements executed by the applicant to secure the following, with form satisfactory to the City Solicitor:*
 - i. *a Housing Agreement to ensure that future strata bylaws do not prohibit the rental of dwelling units, to the satisfaction of the Director of Sustainable Planning and Community Development;*
 - ii. *a statutory right-of-way of 1.00m on Washington Avenue for highway purposes, to the satisfaction of the Director of Engineering and Public Works;*
 - iii. *a statutory right-of-way of 4.2m on the subject properties for the construction of the Doric Connector greenway, to the satisfaction of the Director of Community Planning and Sustainable Development and the Director of Engineering and Public Works; and*
 - iv. *construction of the Doric Connector greenway by the applicant, to the satisfaction of the Director of Community Planning and Sustainable Development and the Director of Engineering and Public Works.*
 - b. *Revisions to the design of the greenway to ensure that it is wheelchair accessible, to the satisfaction of the Director of Engineering and Public Works.*
 - c. *Consideration of revisions to the design of the attached dwellings on the north and/or south property lines to achieve a sensitive transition to, and minimize impacts on, the adjacent neighbours.*
 - d. *Explore potential design changes to the greenway to see if it is possible to both retain trees and make it wheelchair accessible, to the satisfaction of the Director of Engineering and Public Works.*
 - e. *Revisions to the design of the greenway fencing to address neighbouring safety and privacy concerns to the satisfaction of the Director of Engineering and Public Works.*

3. *That Council consider who is affected by the proposed changes to the Official Community Plan, and determine that the following persons, organizations, and authorities will be affected:*
 - a. *those property owners and occupiers within a 200m radius of the subject properties.*
4. *That Council provide an opportunity for consultation pursuant to section 475 of the Local Government Act, and direct the Director of Sustainable Planning and Community Development to:*
 - a. *mail a notice of the proposed OCP Amendment to those property owners and occupiers within a 200m radius of the subject properties; and*
 - b. *post a notice on the City's website inviting affected persons, organizations, and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.*
5. *That Council consider that no consultation is necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board, or the provincial or federal governments or their agencies because the proposed OCP amendment does not affect them.*
6. *That Recommendations 1 to 5 be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.*

Development Permit Application No. 000566 for 3080, 3082 and 3090 Washington Avenue

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00714, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000566 for 3080, 3082 and 3090 Washington Avenue, in accordance with:

1. *Plans date stamped August 7, 2020.*
2. *The applicant revise the proposed Phasing Plan to ensure that the outdoor amenity space and Doric Connector are constructed in Phase 1 and provide more details on potential interim conditions of each phase, to the satisfaction of the Director of Sustainable Planning and Community Development.*
3. *The Development Permit lapsing two years from the date of this resolution."*

COMMENTS

Community Input on Official Community Plan Amendment

On October 8, 2020, Council directed staff to consult with property owners and occupants within 200m of the properties at 3080, 3082 and 3090 Washington Avenue through a mail-out and public notices on the City's website. To date, the City has received correspondence from 27 members of the public (attached). Additional comments received prior to the Public Hearing will be included in the Council Agenda package at that time.

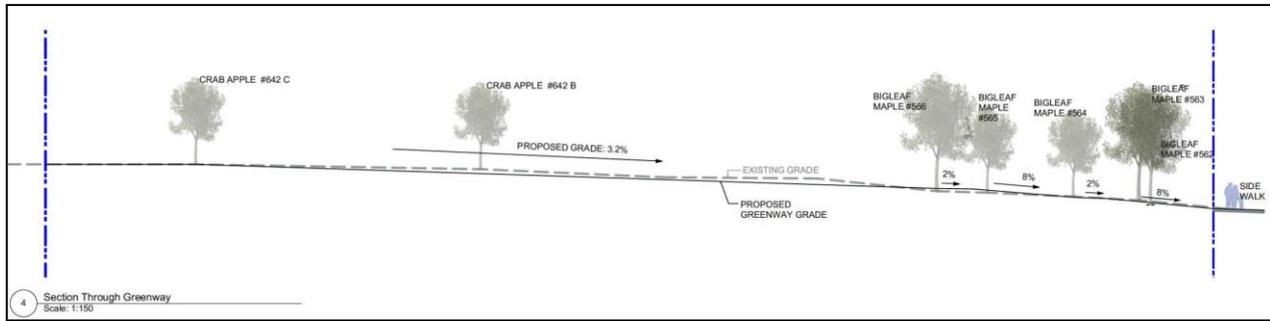


Figure 2. Proposed Grades for the Doric Connector

This proposed realignment will also allow for an additional landscape buffer between the Doric Connector and the neighbouring property to the north. The applicant is proposing to add some native understory plantings to further enhance this landscaped area, which would be maintained by the City once the area is planted. Summarized in the table below are the updated annual maintenance costs that would be incurred by the City to care for the trees, grass boulevard and irrigation system, and the native understory plantings.

Increased Inventory	Annual Maintenance Cost
Street Trees - 4 net new	\$240
Grass Boulevard - Approx. 112m ²	\$672
Native Understory Plantings - Approx. 95m ²	\$2,090
Irrigation System	\$600
Total	\$3,602

In response to Council’s direction on the greenway fencing along the north side of the Doric Connector, the applicant is proposing to install a 1.8m (6ft) high black galvanized steel privacy fence to the satisfaction of the Director of Engineering and Public Works and the Director of Parks, Recreation and Facilities.

Design Revisions

Council requested that the applicant consider revisions to the design of the attached dwellings on the north and/or south property lines to achieve a more sensitive transition to, and minimize impacts on, the adjacent neighbours. In response to this request, the applicant introduced a building transition within the design of Buildings E and H by reducing the heights of the end units (units #16 and 27) from three to two storeys (refer to Figures 1 and 3). The applicant has indicated in their letter dated November 16, 2020 that this revision would reduce shadow impacts and potentially alleviate some privacy and overlook concerns. Building J, also located on the north side, is currently two storeys.

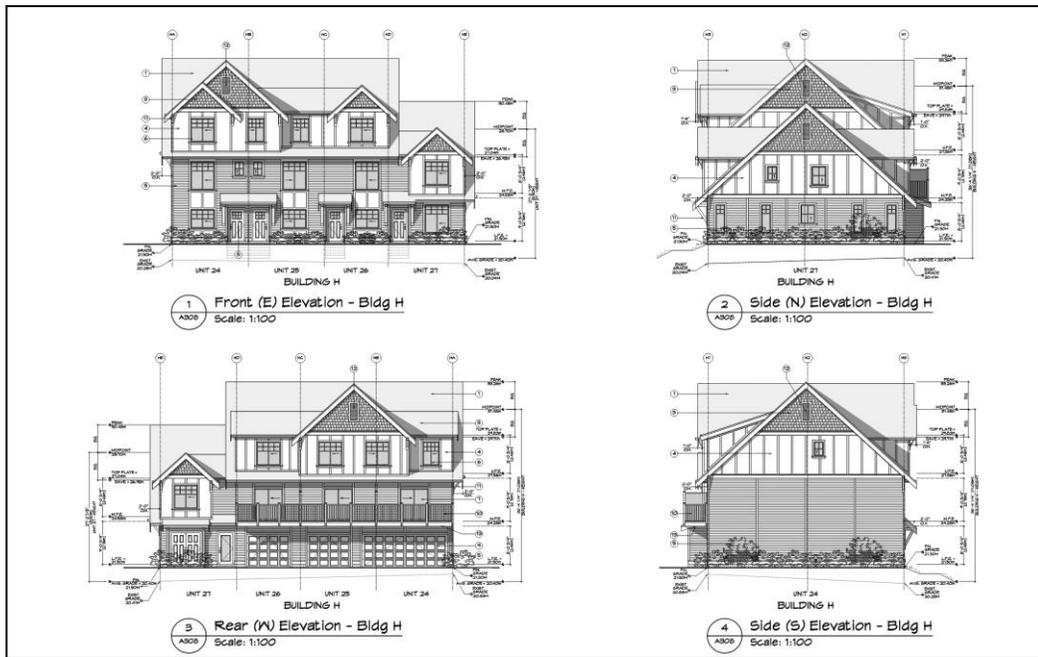


Figure 3. Proposed Elevations for Building H (Building E is the same)

The applicant reviewed building transition along the south side of the property and did not reduce the building heights of Buildings C and F, which are currently three storeys. The applicant provided a cross-section demonstrating the relationship between Building C and the existing house on the adjacent property at 3070 Washington Avenue and confirmed that Building C would be 0.76m (2.6ft) taller than the existing house, which the applicant feels is an adequate building transition (refer to Figure 4). The applicant did not reduce the building height of Building F since it would be adjacent to an existing driveway on the neighbouring property.

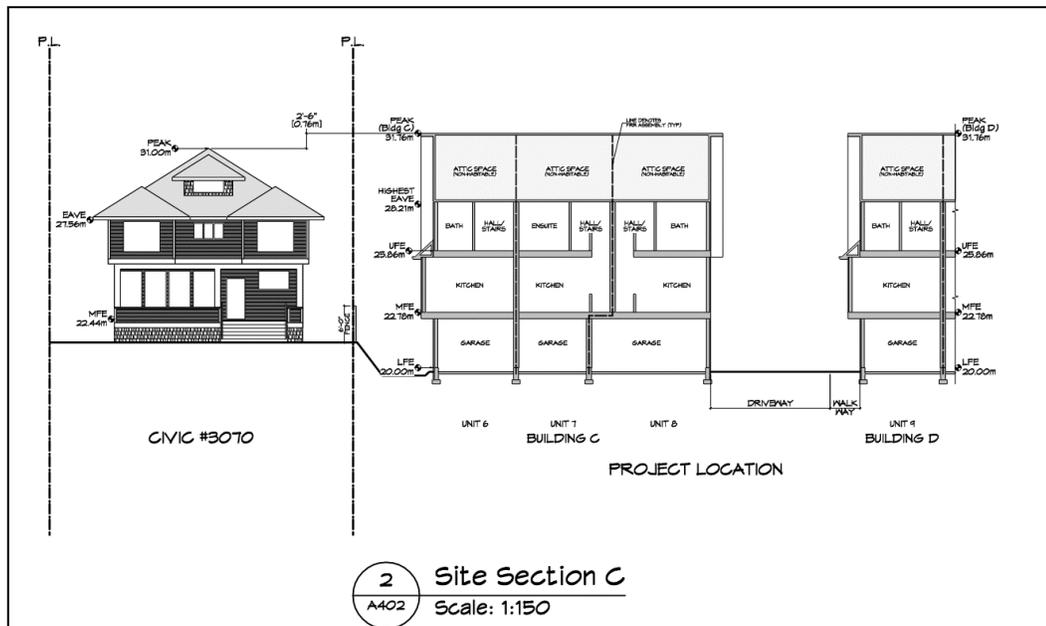


Figure 4. Site Cross-Section

Phasing Plan

Council directed the applicant to revise the proposed Phasing Plan to ensure that the outdoor amenity space and Doric Connector are constructed in Phase 1 and provide more details on potential interim conditions of each phase, to the satisfaction of the Director of Sustainable Planning and Community Development. The applicant adjusted the phasing plan in response to Council's direction to ensure that the amenities in the development are constructed in Phase 1.

Public Hearing Conditions

With regard to the pre-conditions that Council set in relation to this application, the following legal agreements have been executed by the applicant:

- a Housing Agreement to ensure that future strata bylaws do not prohibit the rental of dwelling units
- a 1.00m statutory right-of-way (SRW) on Washington Avenue
- a SRW for the construction of the Doric Connector
- a Section 219 Covenant securing the construction of the Doric Connector greenway by the applicant.

However, the applicant is not the current registered owner of the subject properties. According to the applicant, the current registered owners have entered an agreement of purchase and sale with respect to the subject properties, and the transfers to the applicant are to take place once Council gives three readings to the rezoning bylaw. The current registered owners are unwilling to execute the legal agreements, but the applicant has already executed them and intends to register them after the lots are transferred into their name (assuming Council gives the rezoning bylaw three readings).

The applicant is therefore requesting that a public hearing be held; however, if Council gives the rezoning bylaw three readings, final adoption of the bylaws will be withheld until the City receives confirmation that the legal agreements are registered on title (with the exception of the Housing Agreement, which cannot be registered until Housing Agreement Bylaw adoption). Given the situation, the recommendation provided for Council's consideration contains the appropriate language to advance this application to a Public Hearing.

Respectfully submitted,

Leanne Taylor
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: Updated Plans dated January 19, 2021
- Attachment B: Updated Arborist Report dated January 18, 2021
- Attachment C: Updated letter to Mayor and Council dated November 16, 2020
- Attachment D: Correspondence regarding Official Community Plan Amendment.

PROJECT INFO & SITE DATA

OWNER	CURATE DEVELOPMENTS/ LOVE DEVELOPMENTS
ARCHITECT	MJM ARCHITECT INC.
DESIGN CONSULTANT	ZEBRA DESIGN
CIVIC ADDRESS	3080, 3082, 3090 WASHINGTON AVE.
LEGAL ADDRESS	LOTS 9, 10 & 11 SECTION 7A, VICTORIA DISTRICT, PLAN 431
CURRENT ZONING	R1-B
PROPOSED ZONING	SITE SPECIFIC
PROJECT DESCRIPTION	PROPOSED 34-UNIT RESIDENTIAL TOWNHOUSE DEVELOPMENT

ADDITIONAL CONSULTANTS

LANDSCAPE	MURDOCH DEGREEFF INC.
CIVIL	JE ANDERSON & ASSOCIATES
GEOTECHNICAL	TBD
STRUCTURAL	TBD
MECHANICAL	TBD
ELECTRICAL	AES ENGINEERING
ARBORIST	GYE & ASSOCIATES

LOT AREA* * INCLUDING SRV AREAS	SITE (COMBINED) 6031.75 M ² (64925.19 FT ²)	
FRONT YARD AREA	282.91 M ² (3045.26 FT ²)	
LOT WIDTH	70.69 M (231.92')	
LOT DEPTH (AVG)	85.97 M (280.07')	
SETBACKS		
EAST - WASHINGTON AVE.	4.00 M (13.12')	TO BLDG A/B
WEST - REAR	5.53 M (18.14')	TO BLDG J
SOUTH - INT. SIDE	3.40 M (11.15')	TO BLDG C/F
NORTH - INT. SIDE	5.47 M (17.95')	TO BLDG E/H
SEPARATION BTW BLDGS		
FRONT/REAR	VARIES 5.48 M - 8.78 M	
SIDE/SIDE	VARIES 3.00 M - 10.21 M	
AVG. GRADE	SEE PAGE A105	
STOREYS	2 & 3 STOREYS	
BUILDING HEIGHT	11.08 M (36.35') - MAX BLDG H	HEIGHT TO UPPER CEILING
BLDG A	7.18 M (23.56')	5.77 M (18.93')
BLDG B	10.46 M (34.32')	8.80 M (28.87')
BLDG C	10.19 M (33.43')	8.52 M (27.95')
BLDG D	10.19 M (33.43')	8.52 M (27.95')
BLDG E	10.31 M (33.83')	8.65 M (28.38')
BLDG F	10.36 M (33.99')	8.70 M (28.54')
BLDG G	10.67 M (35.01')	9.01 M (29.56')
BLDG H	11.08 M (36.35')	9.42 M (30.91')
BLDG I	7.05 M (23.13')	5.74 M (18.83')
BLDG J	7.26 M (23.82')	5.95 M (19.52')
FLOOR AREA		
3RD FLOOR	1275.83 M ² (13732.96 FT ²) = 62.93 % OF 2ND FLOOR AREA	
2ND FLOOR	2027.43 M ² (21823.06 FT ²)	
1ST FLOOR	1162.56 M ² (12513.74 FT ²)	
GARAGE	812.47 M ² (8745.36 FT ²)	
BIKE SHED	4.18 M ² (45.00 FT ²)	
ELECTRICAL CLOSETS (ESTIMATE)	8.36 M ² (90.00 FT ²) LOCATIONS TO BE DETERMINED	
ALLOWANCES:		
VEHICLE PARKING STALL (18.60 M ² PER UNIT)	- 595.20 M ² (- 6406.68 FT ²) -18.60 M ² X 32 UNITS W/ GARAGE	
TOTAL FLOOR AREA	4695.64 M ² (50543.44 FT ²)	
FLOOR AREA RATIO	0.7785	
SITE COVERAGE	39.06 % (2355.93 M ²) INCL BIKE SHED & POSSIBLE ELEC. RMS	
OPEN SITE SPACE - TOTAL	39.68 % (2393.66 M ²)	
OPEN SITE SPACE - FRONT YARD	89.93 % (252.72 M ²)	
PARKING	45 VEHICLE STALLS	
VEHICLE STALL - RESIDENTIAL IN GARAGE	39	
SURFACE STALL (ASSIGNED)	2	
VEHICLE STALL - VISITOR	4	
BICYCLE - LONG TERM	2 BIKE SHED FOR UNITS 16 & 27	
BICYCLE - SHORT TERM	6	
TOTAL NUMBER OF UNITS	34	
UNIT TYPE	2-4 BEDROOMS	
# OF BUILDINGS	10	
# OF UNITS PER BLDG	2-4	
MINIMUM UNIT FLOOR AREA	115.21 M ²	
SITE AREA PER UNIT	177.40 M ² (1909.56 FT ²)	



LOCATION MAP
(not to scale)



Context Plan
Scale: 1:1000

DRAWING LIST:

- ARCHITECTURAL**
- A100 PROJECT INFO
 - A101 PHASING PLAN
 - A102 SITE PLAN (PROPOSED)
 - A103 TREES TO RETAIN/REMOVE
 - A104 SITE PLAN (EXISTING)
 - A105 AVG. GRADE CALCULATIONS
 - A201 BUILDING A FLOOR PLANS
 - A202 BUILDING B FLOOR PLANS
 - A203 BUILDING C FLOOR PLANS
 - A204 BUILDING D FLOOR PLANS
 - A205 BUILDING E FLOOR PLANS
 - A206 BUILDING F FLOOR PLANS
 - A207 BUILDING G FLOOR PLANS
 - A208 BUILDING H FLOOR PLANS
 - A209 BUILDING I FLOOR PLANS
 - A210 BUILDING J FLOOR PLANS
 - A301 BUILDING A ELEVATIONS
 - A302 BUILDING B ELEVATIONS
 - A303 BUILDING C ELEVATIONS
 - A304 BUILDING D ELEVATIONS
 - A305 BUILDING E ELEVATIONS
 - A306 BUILDING F ELEVATIONS
 - A307 BUILDING G ELEVATIONS
 - A308 BUILDING H ELEVATIONS
 - A309 BUILDING I ELEVATIONS
 - A310 BUILDING J ELEVATIONS
 - A401 STREETSCAPES & SECTIONS
 - A402 SECTIONS (CONT'D)
 - A501 RENDERINGS
 - A601 COLOURS & MATERIALS
 - A602 SUN STUDIES

- CIVIL**
- PRELIMINARY SITE SERVICING & STORMWATER MANAGEMENT PLAN

- LANDSCAPE**
- LANDSCAPE PLANS

- ARBORIST**
- ARBORIST PLAN

RE-ISSUED FOR
DP/REZONE
JAN. 19, 2021

Michael Jon Moody
Principal Architect ARBC, MRASC, LSCD, A.P.

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Drawn By: K. KOSHMAN

Date: SEP. 10/19

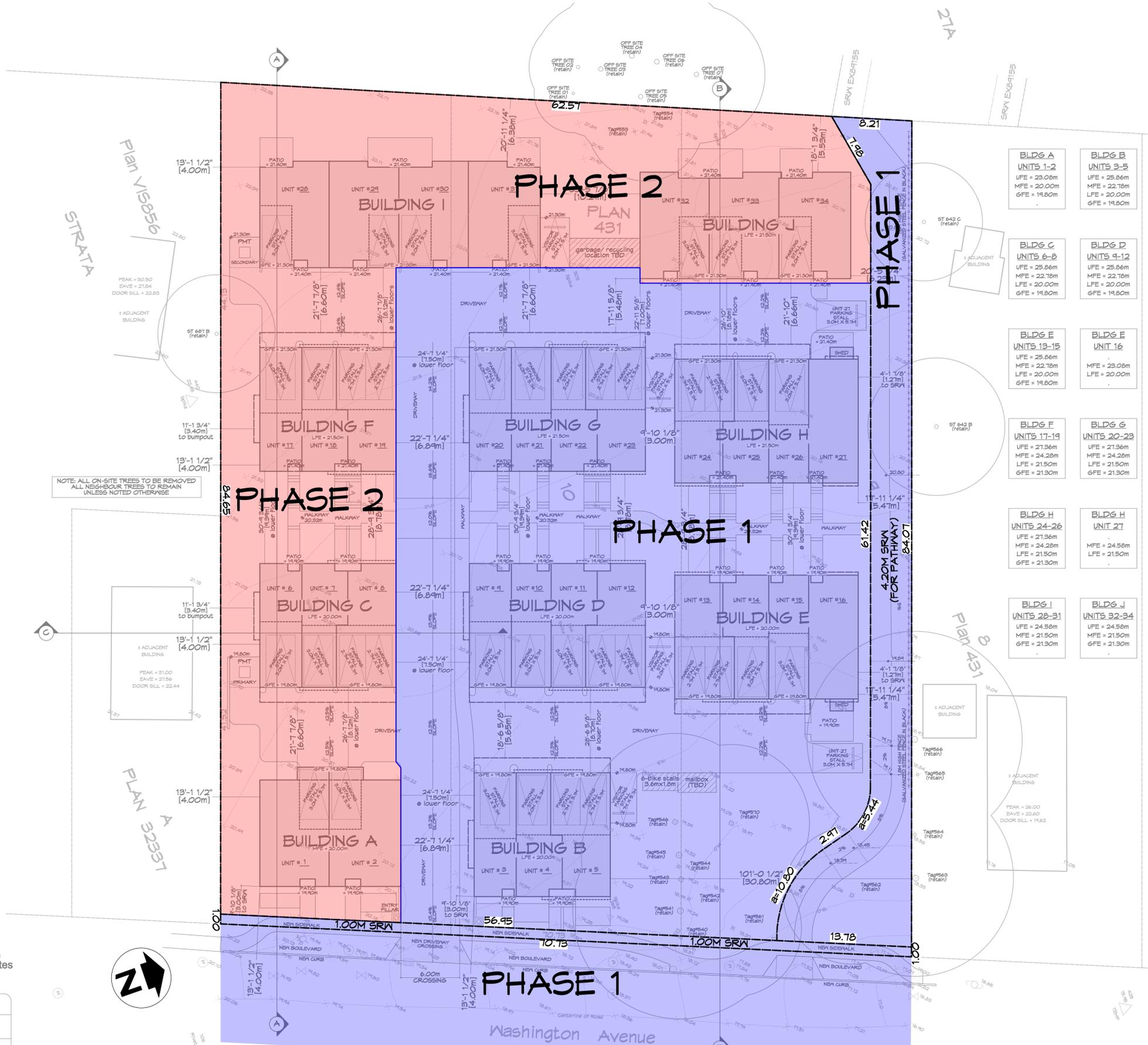
Scale: AS NOTED

Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

Title:
PROJECT INFO

Revisions
Received Date:
January 19, 2021

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1A	DATA TABLE UPDATED; CONTEXT PLAN UPDATED; DRAWING LIST REVISED	MAR. 10/20	AUG. 26/19 DP/REZONE SEP. 10/19	A 100 Proj.No. TBD
1B	DATA TABLE UPDATED TO CORRECT ERRORS; DRAWING LIST REVISED	MAY 12/20	MAR. 10/20 REV. 1A	
1C	NO CHANGES	AUG. 05/20	REV. 1B	
1D	REVISE SITE DATA; ADD PAGE A402	NOV. 09/20	AUG. 05/20 REV. 1C	
1E	NO CHANGES	JAN. 19/21	NOV. 09/20 REV. 1D JAN. 19/21	



PHASING LEGEND & NOTES:

PHASE 1 - INCLUDES BLDGS B, D, E, G & H; PORTION OF DRIVEWAY/FIRE-ACCESS ROUTE; CENTRAL WALKWAY; PUBLIC PATHWAY; FRONT AMENITY AREA; ROAD FRONTAGE & IMPROVEMENTS; CIVIL WORK, SITE GRADING, & RETAINING WALLS

PHASE 2 - REMAINDER OF PROJECT; INCLUDES BLDGS A, C, F, I & J; GARBAGE/ RECYCLING AREA; REMAINDER OF DRIVEWAY/FIRE-ACCESS ROUTE

BLDG A UNITS 1-2 UFE = 23.08m MFE = 20.00m LFE = 14.80m	BLDG B UNITS 3-5 UFE = 25.86m MFE = 22.78m LFE = 20.00m GFE = 14.80m
BLDG C UNITS 6-8 UFE = 25.86m MFE = 22.78m LFE = 20.00m GFE = 14.80m	BLDG D UNITS 9-12 UFE = 25.86m MFE = 22.78m LFE = 20.00m GFE = 14.80m
BLDG E UNITS 13-15 UFE = 25.86m MFE = 22.78m LFE = 20.00m GFE = 14.80m	BLDG F UNIT 16 MFE = 23.08m LFE = 20.00m
BLDG G UNITS 17-19 UFE = 21.36m MFE = 24.28m LFE = 21.50m GFE = 21.30m	BLDG H UNITS 20-23 UFE = 21.36m MFE = 24.28m LFE = 21.50m GFE = 21.30m
BLDG I UNITS 24-26 UFE = 21.36m MFE = 24.28m LFE = 21.50m GFE = 21.30m	BLDG J UNIT 27 MFE = 24.58m LFE = 21.50m
BLDG K UNITS 28-31 UFE = 24.58m MFE = 21.50m GFE = 21.30m	BLDG L UNITS 32-34 UFE = 21.50m MFE = 21.50m GFE = 21.30m

ABBREVIATIONS:

UFE = UPPER FLOOR ELEVATION
MFE = MAIN FLOOR ELEVATION
LFE = LOWER FLOOR ELEVATION
GFE = GARAGE FLOOR ELEVATION

RE-ISSUED FOR
DP/REZONE
JAN. 19, 2021

Michael Jon Moody
Principal

Architect AIBC, MRASC,
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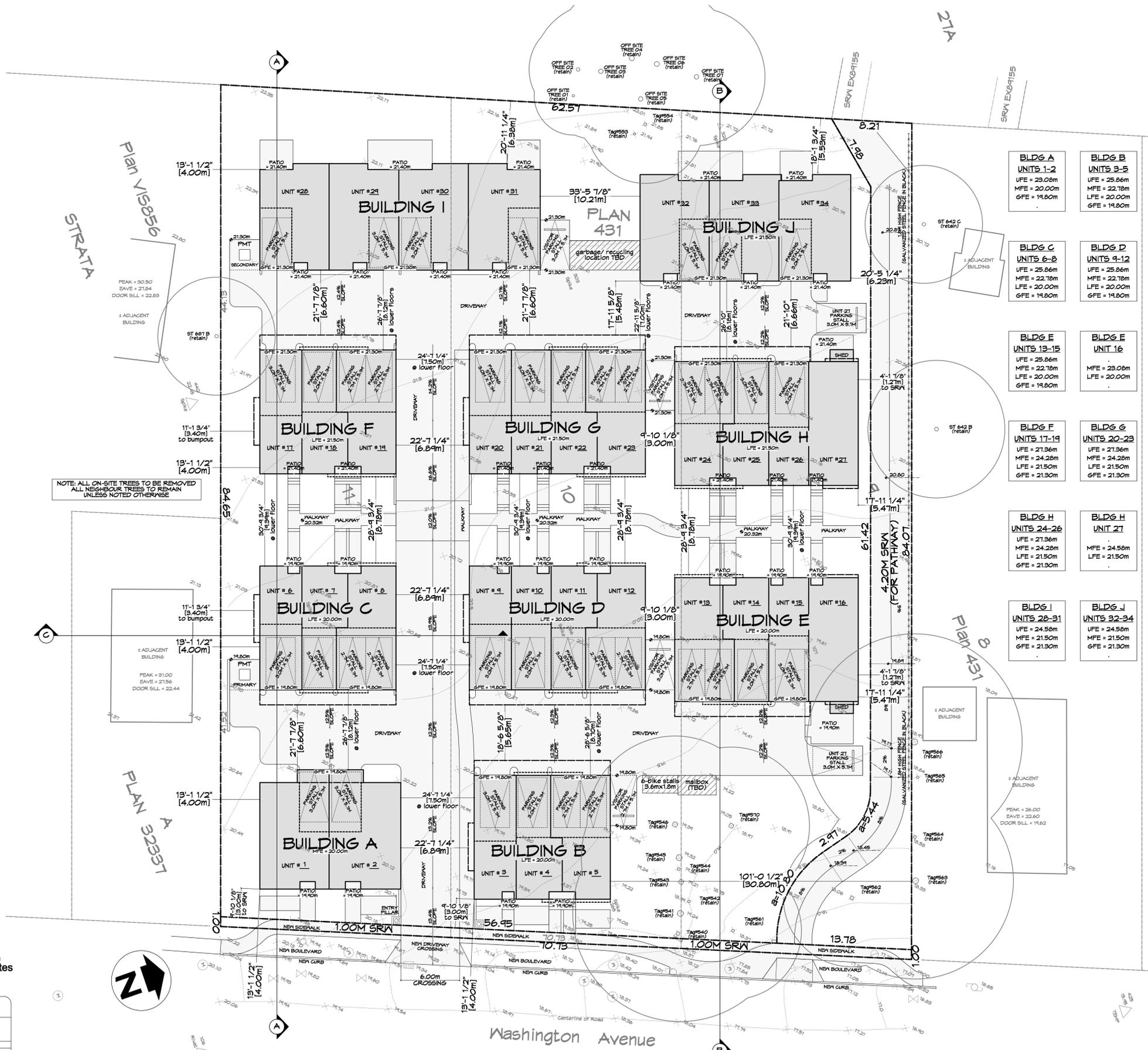
Date: SEP. 10/19

Scale: AS NOTED

Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

Title:
PHASING PLAN
(PROPOSED)

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	SHEET ADDED TO SHOW PHASING PLAN	MAR. 10/20	CAJUC	A
1A	NO CHANGES	MAY 12/20	DP/REZONE	101
1B	NO CHANGES	AUG. 05/20	REV. 1A	
1C	REVISE PHASING PLAN TO 2 PHASES	NOV. 04/20	REV. 1B	
1D	NO CHANGES	JAN. 19/21	REV. 1C	
			REV. 1D	
			REV. 1E	
			REV. 1F	
			REV. 1G	
			REV. 1H	
			REV. 1I	
			REV. 1J	
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			REV. 1DL	
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			REV. 1DP	
			REV. 1DQ	
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			REV. 1JF	
			REV. 1JG	
			REV. 1JH	



NOTE: ALL ON-SITE TREES TO BE REMOVED
ALL NEIGHBOUR TREES TO REMAIN
UNLESS NOTED OTHERWISE

BLDG A UNITS 1-2 UFE = 23.08m MFE = 20.00m GFE = 14.80m	BLDG B UNITS 3-5 UFE = 25.86m MFE = 22.78m LFE = 20.00m GFE = 14.80m
BLDG C UNITS 6-8 UFE = 25.86m MFE = 22.78m LFE = 20.00m GFE = 14.80m	BLDG D UNITS 9-12 UFE = 25.86m MFE = 22.78m LFE = 20.00m GFE = 14.80m
BLDG E UNITS 13-15 UFE = 25.86m MFE = 22.78m LFE = 20.00m GFE = 14.80m	BLDG E UNIT 16 MFE = 23.08m LFE = 20.00m
BLDG F UNITS 17-19 UFE = 21.36m MFE = 24.28m LFE = 21.50m GFE = 21.30m	BLDG G UNITS 20-23 UFE = 21.36m MFE = 24.28m LFE = 21.50m GFE = 21.30m
BLDG H UNITS 24-26 UFE = 21.36m MFE = 24.28m LFE = 21.50m GFE = 21.30m	BLDG H UNIT 27 MFE = 24.58m LFE = 21.50m
BLDG I UNITS 28-31 UFE = 24.58m MFE = 21.50m GFE = 21.30m	BLDG J UNITS 32-34 UFE = 21.50m MFE = 21.50m GFE = 21.30m

ABBREVIATIONS:

UFE = UPPER FLOOR ELEVATION
MFE = MAIN FLOOR ELEVATION
LFE = LOWER FLOOR ELEVATION
GFE = GARAGE FLOOR ELEVATION

NOTES:

FOR ROAD/SIDEWALK/DRIVEWAY,
GRADING & SERVING DETAILS
SEE CIVIL PLANS BY JE ANDERSON

FOR WALKWAYS/PATIOS/RETAINING
WALLS/ FENCES/GRADING DETAILS
SEE LANDSCAPE PLANS
BY MURDOCH DEGREEFF

SEE PAGE A103 FOR CLARITY OF
TREES TO BE RETAINED/REMOVED
(ONLY TREES TO BE RETAINED
ARE SHOWN ON THIS PROPOSED
SITE PLAN)

CONTACT PARKS FOR REVIEW AND
APPROVAL OF FENCE ALIGNMENT
AND FOOTING LOCATIONS PRIOR
TO EXCAVATION - EXCAVATION FOR
POST FOOTINGS TO BE
PERFORMED BY HAND UNDER THE
DIRECT SUPERVISION OF THE
PROJECT ARBORIST

REV. NO.	DESCRIPTION	DATE
1	SHEET RENUMBERED; BUILDING/DRIVEWAY LOCATIONS CHANGED; # OF UNITS/BLDG CHANGED; NOTES ADDED PER ZONING PLAN CHECK; UPDATED TREES	MAR. 10/20
1A	NO CHANGES	MAY 12/20
1B	REMOVE TREES 641B, 641C, 641D; TREE TAGS UPDATED TO REFLECT ARBORIST DIMENSION UPDATE SRW PATHWAY; ADD DRIVEWAY GRADING; ADD FENCE ON NORTH FL; ADD NEW TREES AT DORM END OF SRW PATH; ADD NOTE RE PARKS REVIEW/ARBORIST REVIEW	AUG. 05/20
1C	REVISE UNITS 16/27/34 & PARKING; REVISE PATH & SRW; REVISE TREES; ADD SITE SECTION C	NOV. 04/20
1D	NO CHANGES	JAN. 19/21

RE-ISSUED FOR
DP/REZONE
JAN. 19, 2021

Michael Jon Moody
Principal

Architect AIBC, MRASC,
L202 A.P.

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Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: K. KOSHMAN

Date: SEP. 10/19

Scale: AS NOTED

Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

Title:
**SITE PLAN
(PROPOSED)**

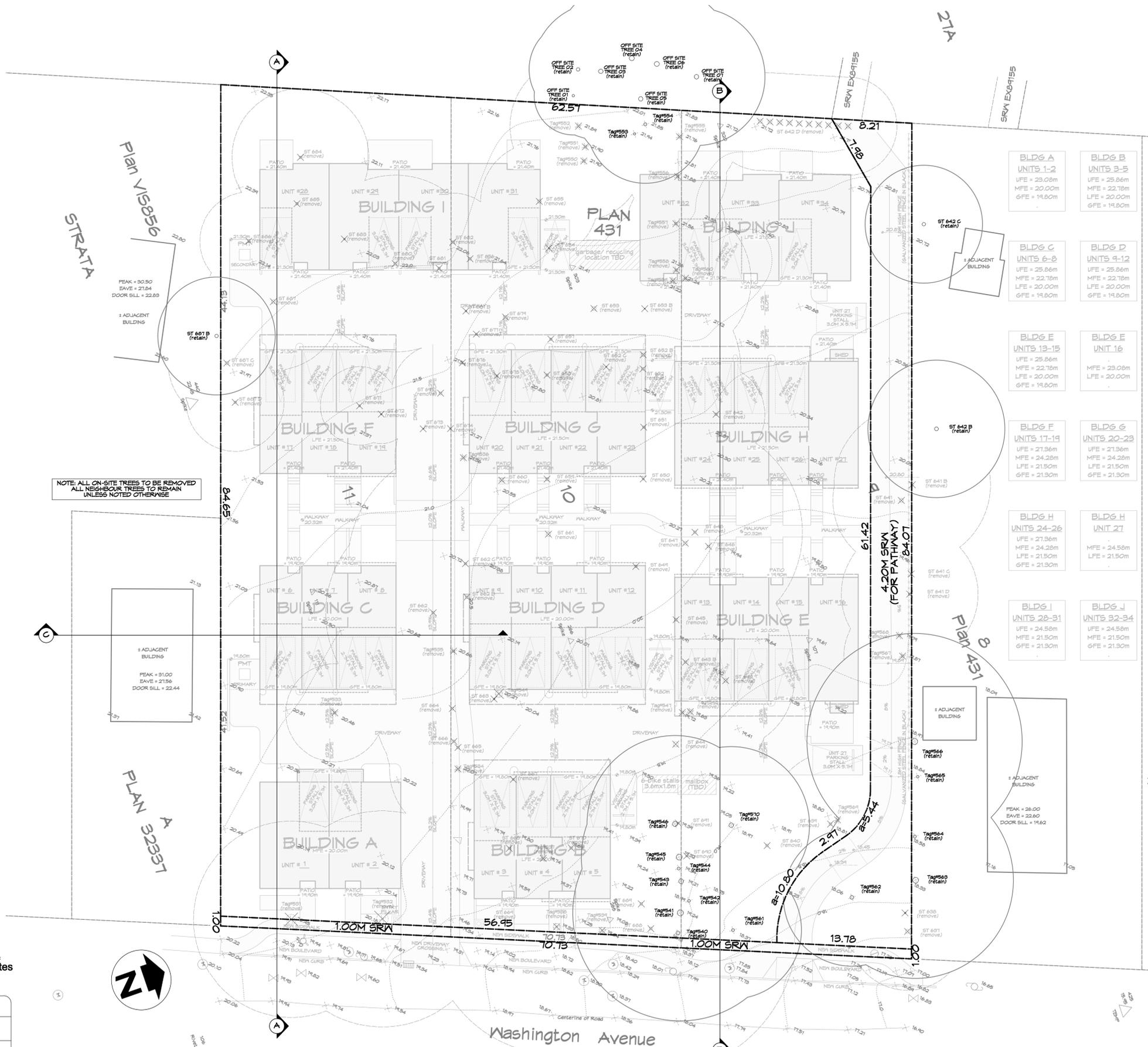
Revision: Sheet:
A
102
Proj.No. TBD

SITE PLAN BASED ON SURVEY BY:
J.E.Anderson and Associates
SURVEYORS ENGINEERS
VICTORIA NANAIMO

SITE PLAN
3080-3090 WASHINGTON AVE.
LOTS 9-11, SECTION 7A,
VICTORIA DISTRICT, PLAN 431

DRAWN BY: DK PROJECT SURVEYOR: D.K. CARRIER (P.E.)
SCALE: DATE: JAN 19, 2021
CLIENT: **KASAPI CONSTRUCTION**
OUR FILE: 3656-19 REVISION:

1 Site Plan - Proposed
Scale: 1:200



NOTE: ALL ON-SITE TREES TO BE REMOVED
ALL NEIGHBOUR TREES TO REMAIN
UNLESS NOTED OTHERWISE

BLDG A UNITS 1-2 UFE = 23.08m MFE = 20.00m GFE = 14.80m	BLDG B UNITS 3-5 UFE = 25.86m MFE = 22.78m LFE = 20.00m GFE = 14.80m
BLDG C UNITS 6-8 UFE = 25.86m MFE = 22.78m LFE = 20.00m GFE = 14.80m	BLDG D UNITS 9-12 UFE = 25.86m MFE = 22.78m LFE = 20.00m GFE = 14.80m
BLDG E UNITS 13-15 UFE = 25.86m MFE = 22.78m LFE = 20.00m GFE = 14.80m	BLDG E UNIT 16 MFE = 23.08m LFE = 20.00m
BLDG F UNITS 17-19 UFE = 21.36m MFE = 24.28m LFE = 21.50m GFE = 21.30m	BLDG G UNITS 20-23 UFE = 21.36m MFE = 24.28m LFE = 21.50m GFE = 21.30m
BLDG H UNITS 24-26 UFE = 21.36m MFE = 24.28m LFE = 21.50m GFE = 21.30m	BLDG H UNIT 27 MFE = 24.58m LFE = 21.50m
BLDG I UNITS 28-31 UFE = 24.58m MFE = 21.50m GFE = 21.30m	BLDG J UNITS 32-34 UFE = 21.50m MFE = 21.50m GFE = 21.30m

NOTE:
PLEASE SEE ARBORIST REPORT &
DRAWINGS BY GYE AND ASSOCIATES
FOR FULL INFO REGARDING TREES
TO BE RETAINED OR REMOVED

RE-ISSUED FOR
DP/REZONE
JAN. 19, 2021

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Drawn By: K. KOSHMAN

Date: SEP. 10/19

Scale: AS NOTED

Project:
 WASHINGTON
 TOWNHOUSES
 3080-3090
 WASHINGTON AVE.

Title:
 TREES TO
 RETAIN/REMOVE

Revision:	Sheet:
	A
	103
	Proj.No. TBD

REV. NO.	DESCRIPTION	DATE
1A	SHEET ADDED	MAR. 10/20
1B	NO CHANGES	MAY 12/20
1C	REMOVE TREES 641B, 641C, 641D; TREE TAGS UPDATED TO REFLECT ARBORIST	AUG. 05/20
1D	REVISE TREES TO RETAIN/REMOVE; SHOW "X" THRU REMOVED TREES	NOV. 04/20
1E	NO CHANGES	JAN. 19/21

SITE PLAN BASED ON SURVEY BY:
J.E.Anderson and Associates
 SURVEYORS ENGINEERS
 VICTORIA NANAIMO

SITE PLAN	
3090-3090 WASHINGTON AVE.	
LOTS 9-11, SECTION 7A, VICTORIA DISTRICT, PLAN 431	
DRAWN BY: DR.	PROJECT SURVEYOR: D.R. CARRIER (P.E.)
SCALE: UNITS: METRIC	DATE: JAN 19, 2021
CLIENT: KASAPI CONSTRUCTION	
OUR FILE: 3666-12	REVISION:

1 Trees to Retain/Remove
 A103 Scale: 1:200



SITE PLAN BASED ON SURVEY BY:
J.E. Anderson and Associates
 SURVEYORS ENGINEERS
 VICTORIA NANAIMO

SITE PLAN	
3090-3090 WASHINGTON AVE.	
LOTS 9-11, SECTION 7A, VICTORIA DISTRICT, PLAN 431	
DRAWN BY: DR.	PROJECT SURVEYOR: D.R. CARRIER (P.E.)
SCALE:	DATE: JAN 19, 2021
CLIENT: KASAPI CONSTRUCTION	
OUR FILE: 3556-12	REVISION:

1 Site Plan - Existing
 A104 Scale: 1:200

RE-ISSUED FOR
 DP/REZONE
 JAN. 19, 2021

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Drawn By: K. KOSHMAN

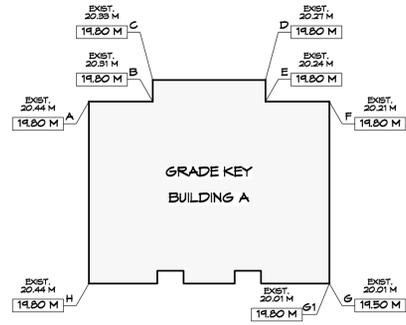
Date: SEP. 10/19

Scale: AS NOTED

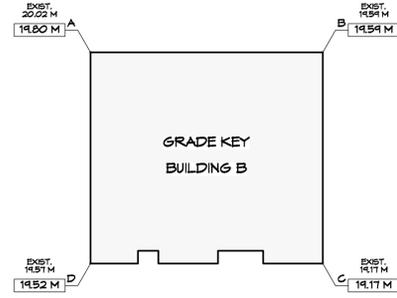
Project:
 WASHINGTON
 TOWNHOUSES
 3080-3090
 WASHINGTON AVE.

Title:
 SITE PLAN
 (EXISTING)

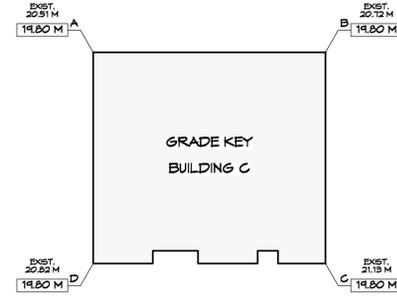
REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	SHEET RENUMBERED, UPDATED TO SHOW DEMO AND EXISTING TREES	MAR. 10/20	CAJUG AUG. 26/19 DP/REZONE SEP. 10/19	A 104 Proj.No. TBD
1A	NO CHANGES	MAY 12/20	REV. 1 MAR. 10/20	
1B	TREE TAGS UPDATED TO REFLECT ARBORIST TAGS	AUG. 05/20	REV. 2 MAY 12/20	
1C	NO CHANGES	NOV. 09/20	REV. 3 AUG. 05/20	
1D	NO CHANGES	JAN. 19/21	REV. 4 NOV. 09/20 REV. 5 JAN. 19/21	



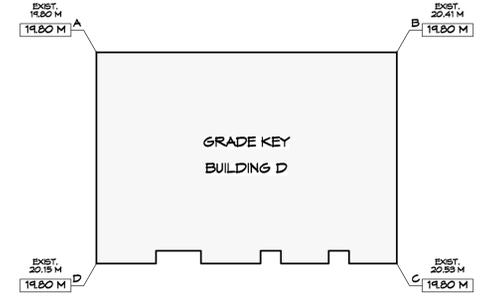
Building A - Average Grade Calculation										
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)		
AB	19.80	19.80	19.80	3.83	75.83	1050.35	53.13	19.769		
BC	19.80	19.80	19.80	1.30	25.74					
CD	19.80	19.80	19.80	6.76	133.85					
DE	19.80	19.80	19.80	1.30	25.74					
EF	19.80	19.80	19.80	3.83	75.83					
FG	19.80	19.80	19.80	10.85	213.20					
G1H	19.80	19.80	19.80	14.41	285.32					
HA	19.80	19.80	19.80	10.85	214.83					
AVERAGE GRADE										
TOTAL							53.13	1050.35	19.77	



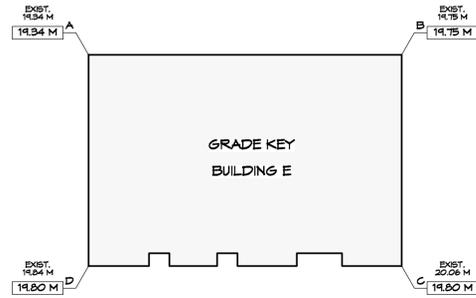
Building B - Average Grade Calculation										
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)		
AB	19.80	19.59	19.70	13.92	274.15	1035.34	53.04	19.520		
BC	19.59	19.17	19.38	12.60	244.19					
CD	19.17	19.52	19.35	13.92	269.28					
DA	19.52	19.80	19.66	12.60	247.72					
AVERAGE GRADE										
TOTAL							53.04	1035.34	19.52	



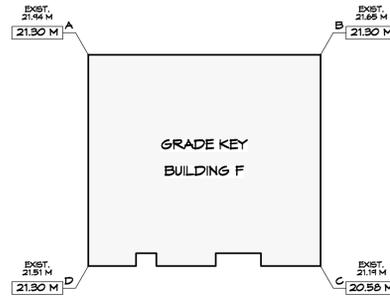
Building C - Average Grade Calculation										
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)		
AB	19.80	19.80	19.80	13.92	275.62	1050.19	53.04	19.800		
BC	19.80	19.80	19.80	12.60	249.48					
CD	19.80	19.80	19.80	13.92	275.62					
DA	19.80	19.80	19.80	12.60	249.48					
AVERAGE GRADE										
TOTAL							53.04	1050.19	19.80	



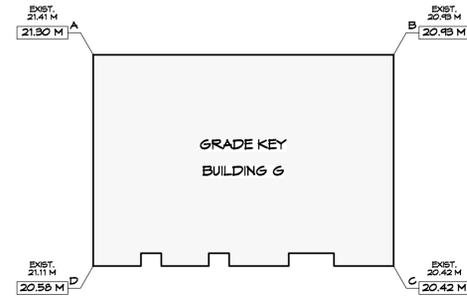
Building D - Average Grade Calculation										
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)		
AB	19.80	19.80	19.80	18.00	356.40	1211.76	61.2	19.800		
BC	19.80	19.80	19.80	12.60	249.48					
CD	19.80	19.80	19.80	18.00	356.40					
DA	19.80	19.80	19.80	12.60	249.48					
AVERAGE GRADE										
TOTAL							61.2	1211.76	19.80	



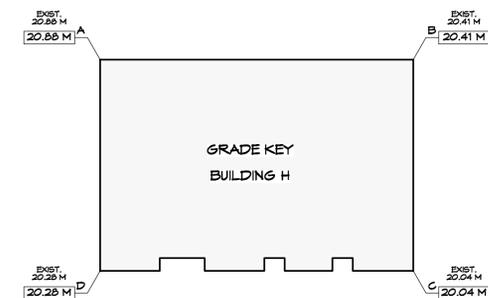
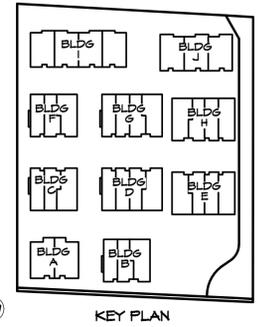
Building E - Average Grade Calculation										
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)		
AB	19.34	19.75	19.55	18.76	366.66	1233.86	62.72	19.673		
BC	19.75	19.80	19.78	12.60	249.17					
CD	19.80	19.80	19.80	18.76	371.45					
DA	19.80	19.34	19.57	12.60	246.58					
AVERAGE GRADE										
TOTAL							62.72	1233.86	19.67	



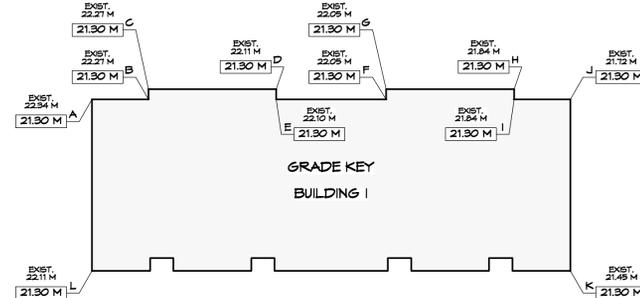
Building F - Average Grade Calculation										
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)		
AB	21.30	21.30	21.30	13.92	296.50	1120.20	53.04	21.120		
BC	21.30	20.58	20.94	12.60	263.84					
CD	20.58	21.30	20.94	13.92	291.48					
DA	21.30	21.30	21.30	12.60	268.38					
AVERAGE GRADE										
TOTAL							53.04	1120.20	21.12	



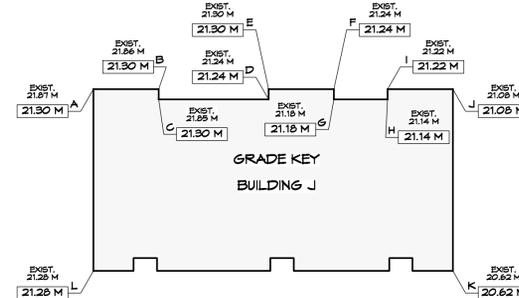
Building G - Average Grade Calculation										
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)		
AB	21.30	20.93	21.12	18.00	380.07	1273.42	61.2	20.808		
BC	20.93	20.42	20.68	12.60	260.51					
CD	20.42	20.58	20.50	18.00	369.00					
DA	20.58	21.30	20.94	12.60	263.84					
AVERAGE GRADE										
TOTAL							61.2	1273.42	20.81	



Building H - Average Grade Calculation										
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)		
AB	20.88	20.41	20.65	18.76	387.30	1279.64	62.72	20.403		
BC	20.41	20.04	20.23	12.60	254.84					
CD	20.04	20.28	20.16	18.76	378.20					
DA	20.28	20.88	20.58	12.60	259.31					
AVERAGE GRADE										
TOTAL							62.72	1279.64	20.40	



Building I - Average Grade Calculation										
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)		
AB	21.30	21.30	21.30	3.38	71.99	1709.33	80.25	21.300		
BC	21.30	21.30	21.30	0.61	12.99					
CD	21.30	21.30	21.30	7.66	163.16					
DE	21.30	21.30	21.30	0.61	12.99					
EF	21.30	21.30	21.30	6.59	140.37					
FG	21.30	21.30	21.30	0.61	12.99					
GH	21.30	21.30	21.30	7.66	163.16					
HI	21.30	21.30	21.30	0.61	12.99					
IJ	21.30	21.30	21.30	3.38	71.99					
JK	21.30	21.30	21.30	10.24	218.11					
KL	21.30	21.30	21.30	28.66	610.46					
LA	21.30	21.30	21.30	10.24	218.11					
AVERAGE GRADE										
TOTAL							80.25	1709.33	21.30	



Building J - Average Grade Calculation										
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)		
AB	21.30	21.30	21.30	3.91	83.28	1417.55	67.21	21.091		
BC	21.30	21.30	21.30	0.61	12.99					
CD	21.30	21.24	21.27	6.59	140.17					
DE	21.24	21.30	21.27	0.61	12.97					
EF	21.30	21.24	21.27	3.91	83.17					
FG	21.24	21.18	21.21	0.61	12.94					
GH	21.18	21.14	21.16	3.21	67.92					
HI	21.14	21.22	21.18	0.61	12.92					
IJ	21.22	21.08	21.15	3.91	82.70					
JK	21.08	20.62	20.85	10.85	226.22					
KL	20.62	21.28	20.95	21.54	451.26					
LA	21.28	21.30	21.29	10.85	231.00					
AVERAGE GRADE										
TOTAL							67.21	1417.55	21.09	

RE-ISSUED FOR
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JAN. 19, 2021

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LSCD A.P.

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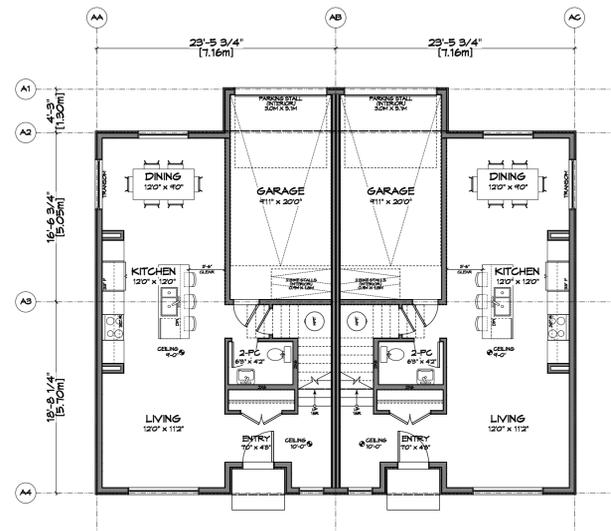
Date: SEP. 10/19

Scale: AS NOTED

Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

Title:
**AVERAGE GRADE
CALCULATIONS**

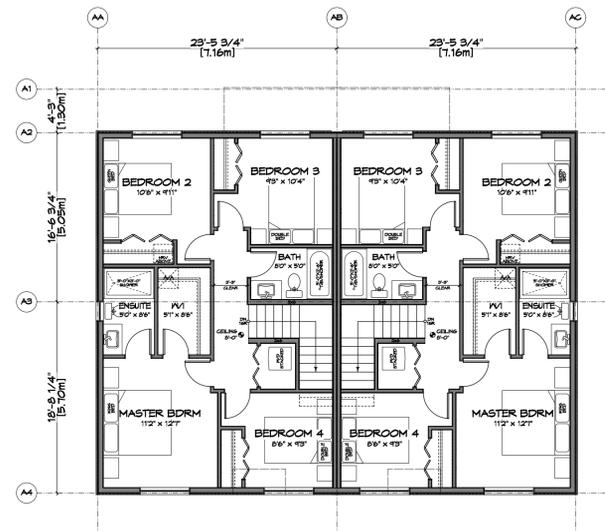
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1B	NO CHANGES	AUG. 05/20	MAR. 10/20	
1C	NO CHANGES	NOV. 04/20	MAY 12/20	
1D	REVISE GRADE FOR BLDGS E, H, J	JAN. 19/21	AUG. 05/20	
	NO CHANGES		NOV. 04/20	
			JAN. 19/21	Proj.No. TBD



FLOOR AREA = 112.20 M2
 GARAGE AREA = 38.55 M2
 ALLOWANCE = -37.20 M2

UNIT 1 UNIT 2
 BUILDING A

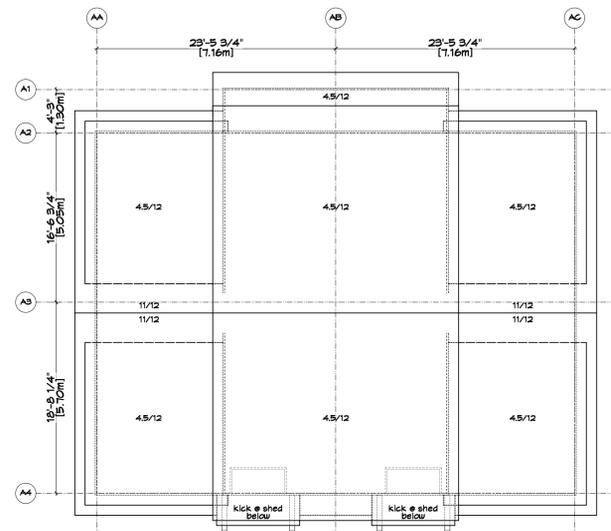
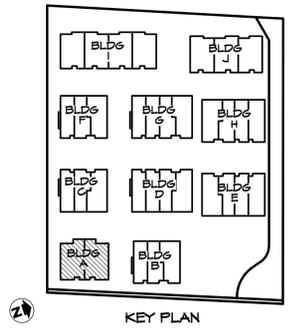
1 Ground/Main Floor Plan - Bldg A
 A201 Scale: 1:100



FLOOR AREA = 145.62 M2

UNIT 1 UNIT 2
 BUILDING A

2 2nd/Upper Floor Plan - Bldg A
 A201 Scale: 1:100



UNIT 1 UNIT 2
 BUILDING A

3 Roof Plan - Bldg A
 A201 Scale: 1:100

RE-ISSUED FOR
 DP/REZONE
 JAN. 19, 2021

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Drawn By: K. KOSHMAN

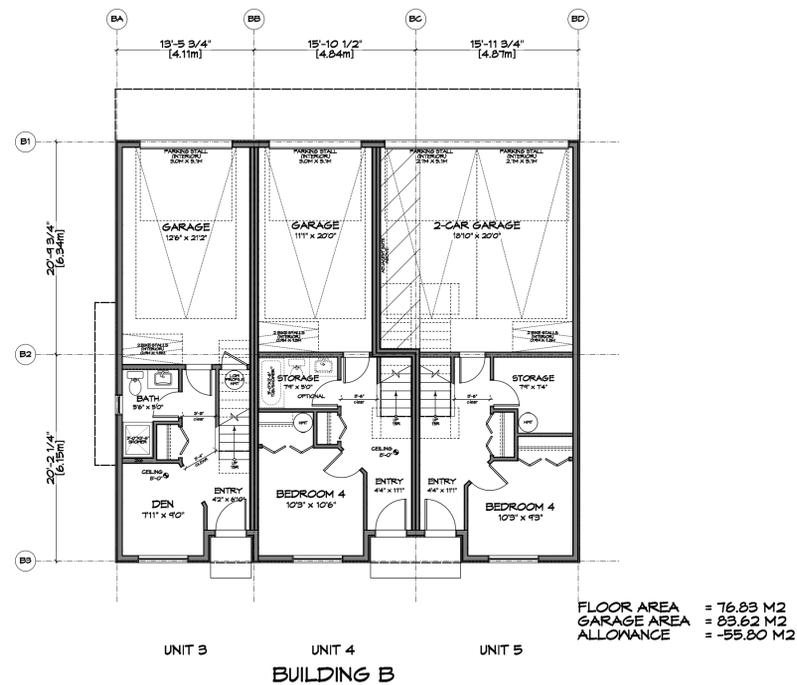
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Scale: AS NOTED

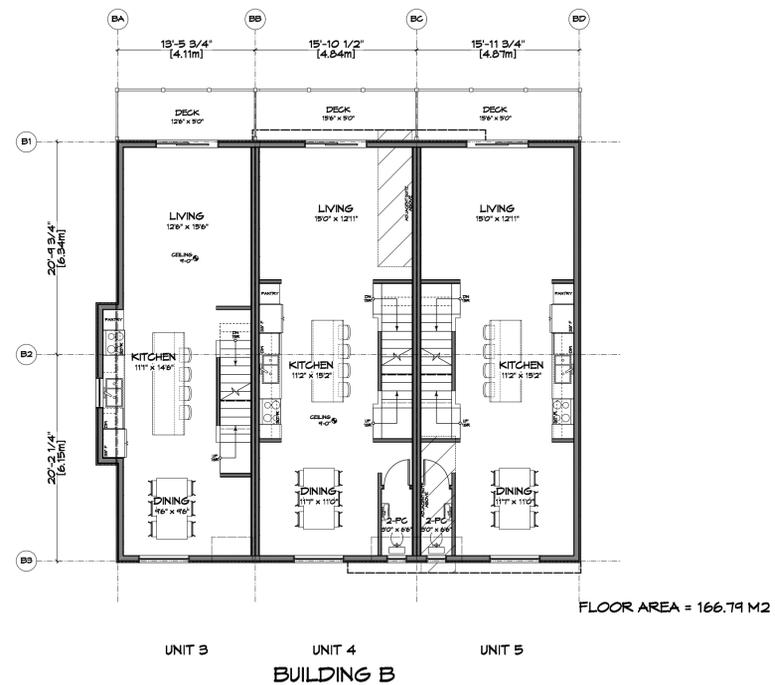
Project:
 WASHINGTON
 TOWNHOUSES
 3080-3090
 WASHINGTON AVE.

Title:
 BUILDING A
 FLOOR PLANS

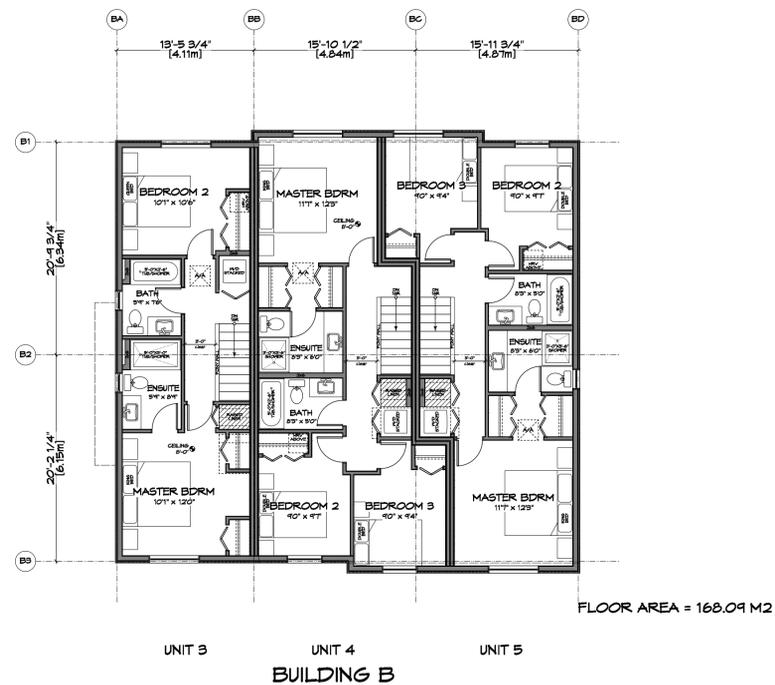
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1A	NO CHANGES	MAY 12/20	REV. 1A MAR. 10/20	
1B	NO CHANGES	AUG. 05/20	REV. 1B AUG. 12/20	Proj.No. TBD
1C	NO CHANGES	NOV. 04/20	REV. 1C AUG. 05/20	
1D	NO CHANGES	JAN. 19/21	REV. 1D NOV. 04/20 REV. 1E JAN. 19/21	



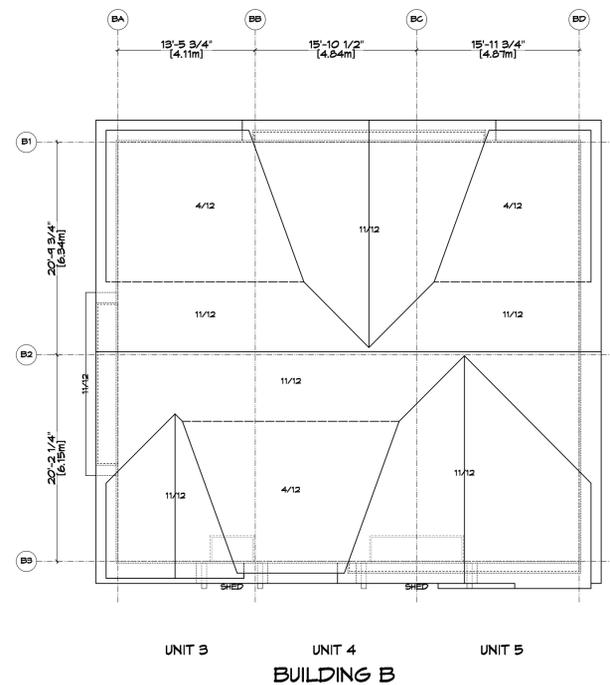
1 Ground/Lower Floor Plan - Bldg B
A202 Scale: 1:100



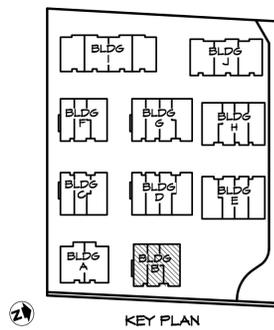
2 2nd/Main Floor Plan - Bldg B
A202 Scale: 1:100



3 3rd/Upper Floor Plan - Bldg B
A202 Scale: 1:100



4 Roof Plan - Bldg B
A202 Scale: 1:100



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JAN. 19, 2021

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Drawn By: K. KOSHMAN

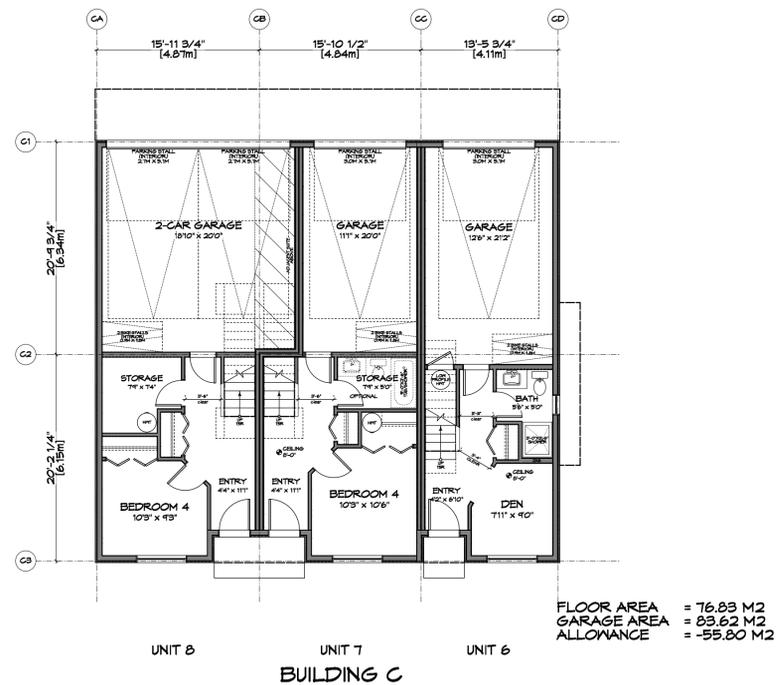
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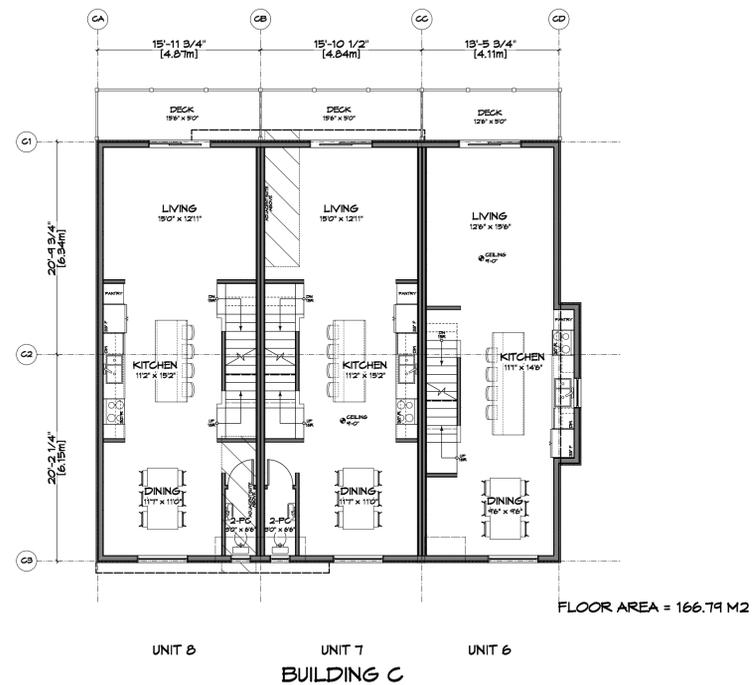
Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

Title:
**BUILDING B
FLOOR PLANS**

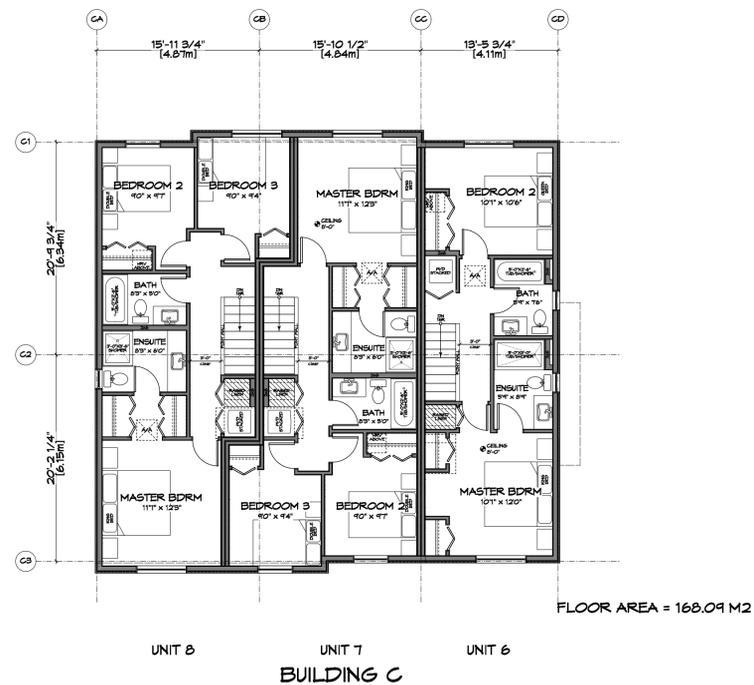
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1A	NO CHANGES	MAY 12/20	REV. 1A MAR. 10/20	
1B	NO CHANGES	AUG. 05/20	REV. 1B AUG. 12/20	Proj.No. TBD
1C	NO CHANGES	NOV. 04/20	REV. 1C AUG. 05/20	
1D	NO CHANGES	JAN. 19/21	REV. 1D NOV. 04/20 REV. 1E JAN. 19/21	



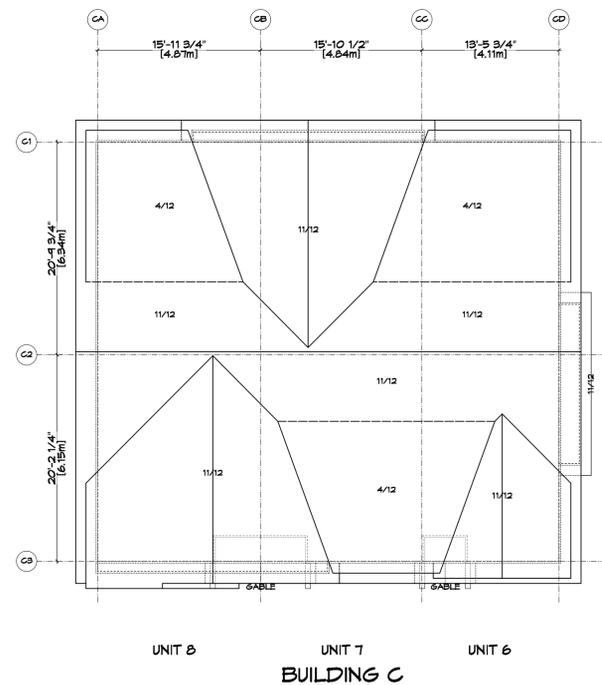
1 Ground/Lower Floor Plan - Bldg C
A203 Scale: 1:100



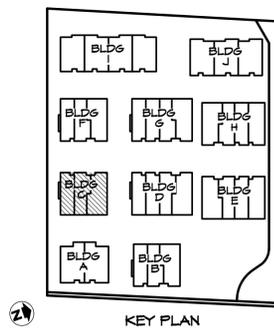
2 2nd/Main Floor Plan - Bldg C
A203 Scale: 1:100



3 3rd/Upper Floor Plan - Bldg C
A203 Scale: 1:100



4 Roof Plan - Bldg C
A203 Scale: 1:100



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JAN. 19, 2021

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Drawn By: K. KOSHMAN

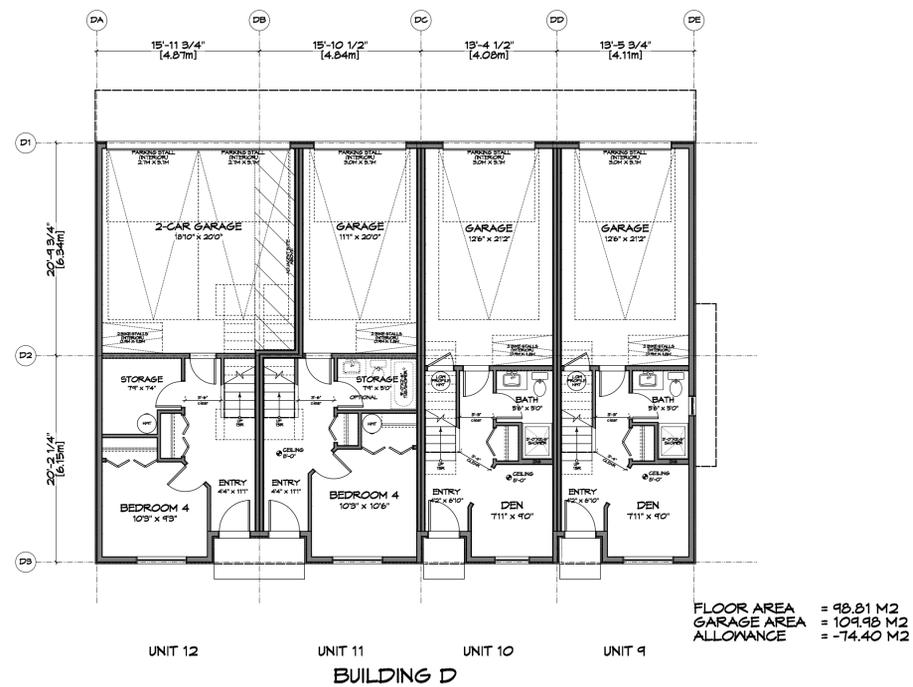
Date: SEP. 10/19

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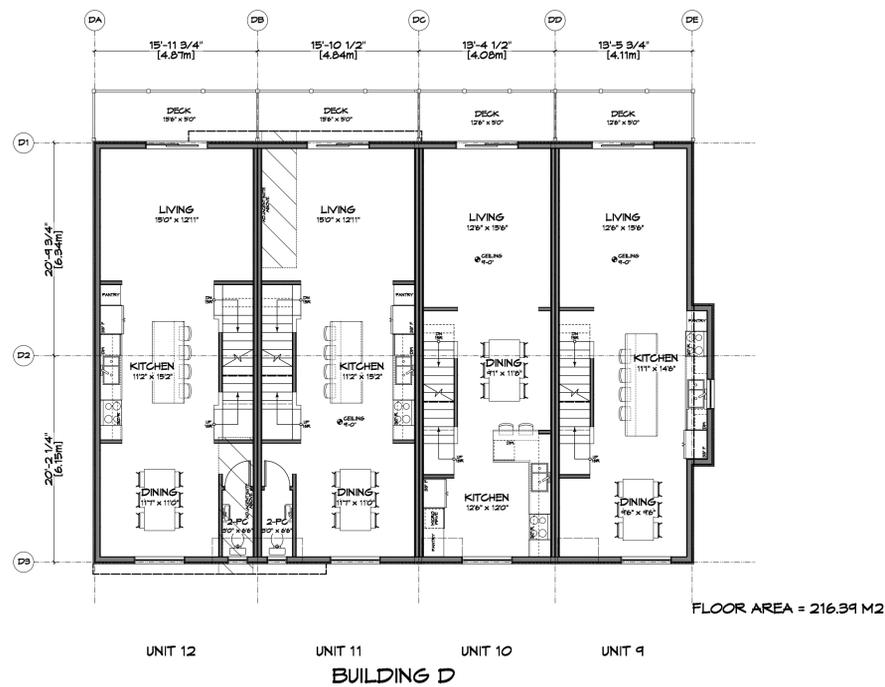
Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

Title:
BUILDING C
FLOOR PLANS

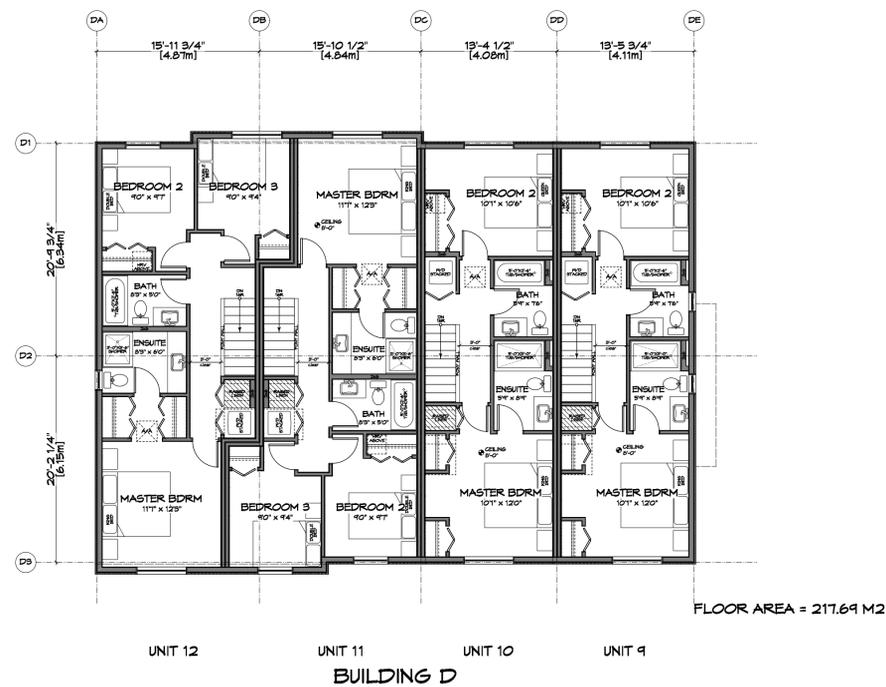
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1A	NO CHANGES	MAY 12/20	REV. 1A MAY 12/20	
1B	NO CHANGES	AUG. 05/20	REV. 1B AUG. 05/20	Proj.No. TBD
1C	NO CHANGES	NOV. 04/20	REV. 1C NOV. 04/20	
1D	NO CHANGES	JAN. 19/21	REV. 1D JAN. 19/21	



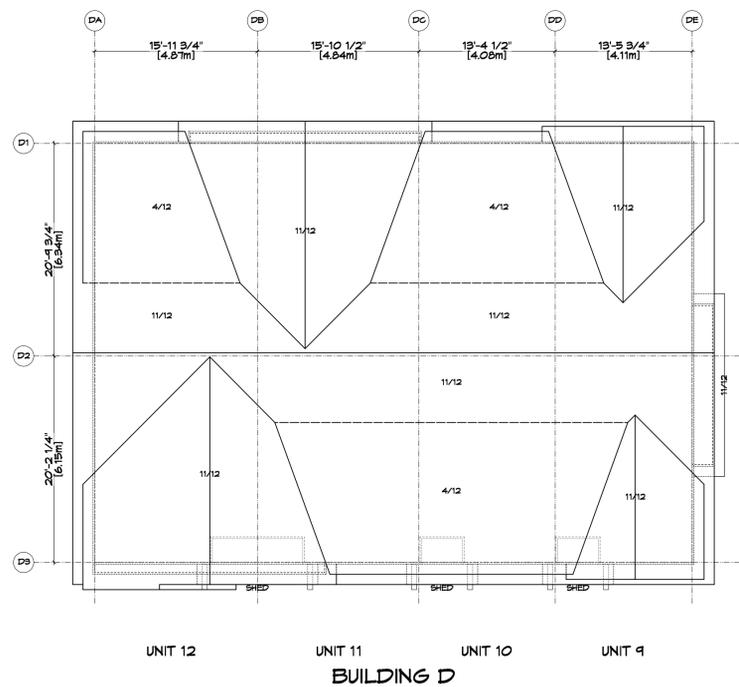
1 Ground/Lower Floor Plan - Bldg D
 A204 Scale: 1:100



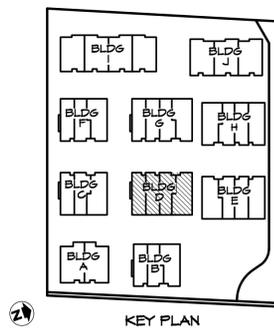
2 2nd/Main Floor Plan - Bldg D
 A204 Scale: 1:100



3 3rd/Upper Floor Plan - Bldg D
 A204 Scale: 1:100



4 Roof Plan - Bldg D
 A204 Scale: 1:100



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 JAN. 19, 2021



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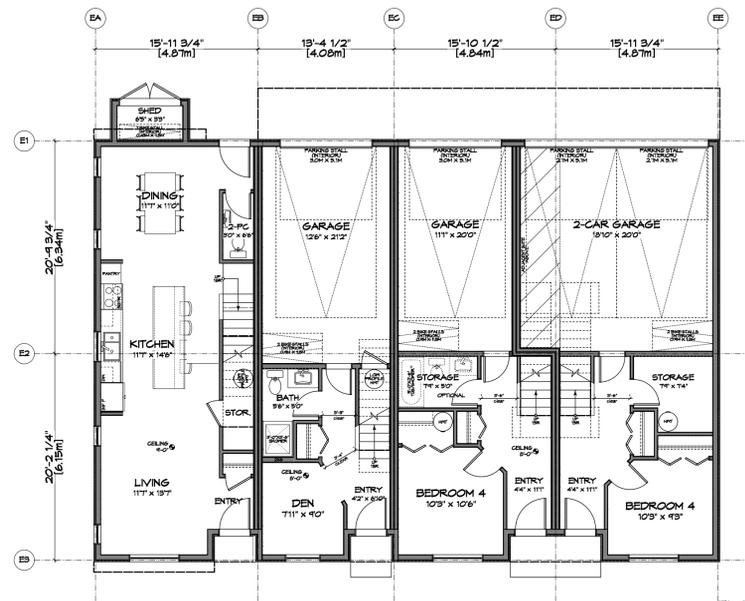
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Scale: AS NOTED

Project:
 WASHINGTON
 TOWNHOUSES
 3080-3090
 WASHINGTON AVE.

Title:
 BUILDING D
 FLOOR PLANS

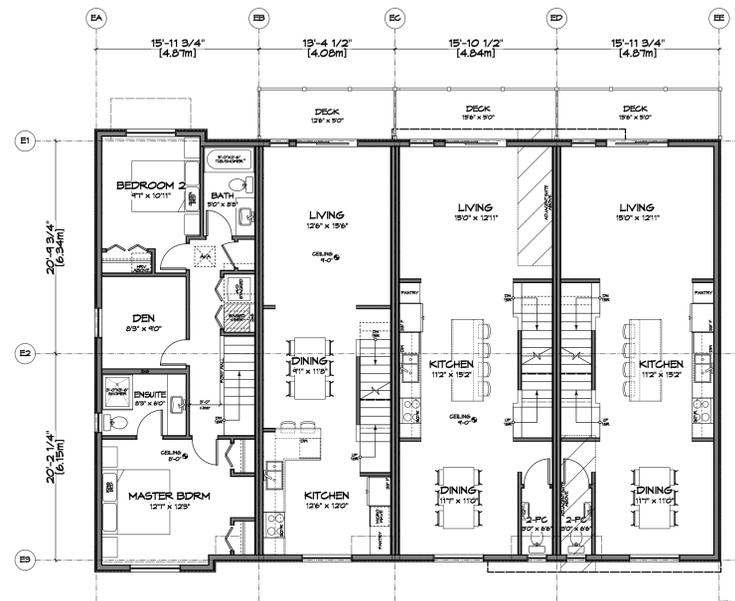
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1B	NO CHANGES	AUG. 05/20	REV. 1B AUG. 05/20	Proj.No. TBD
1C	NO CHANGES	NOV. 04/20	REV. 1C NOV. 04/20	
1D	NO CHANGES	JAN. 19/21	REV. 1D JAN. 19/21	



FLOOR AREA = 133.58 M2
 GARAGE AREA = 84.48 M2
 ALLOWANCE = -55.80 M2
 BIKE SHED = 2.09 M2

UNIT 16 UNIT 15 UNIT 14 UNIT 13
 BUILDING E

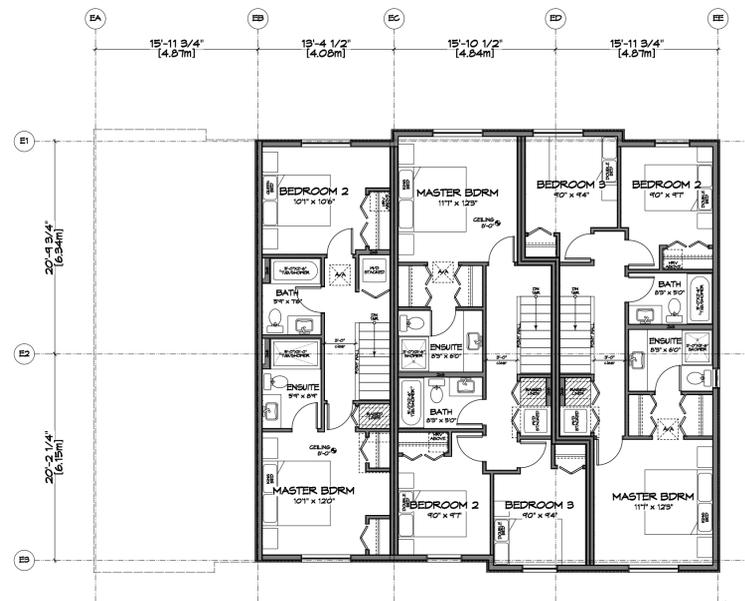
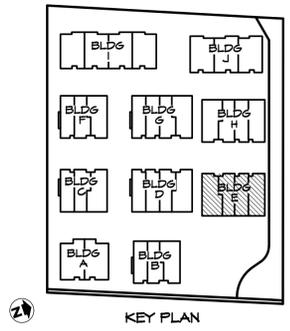
1 Ground/Lower Floor Plan - Bldg E
 A205 Scale: 1:100



FLOOR AREA = 224.83 M2

UNIT 16 UNIT 15 UNIT 14 UNIT 13
 BUILDING E

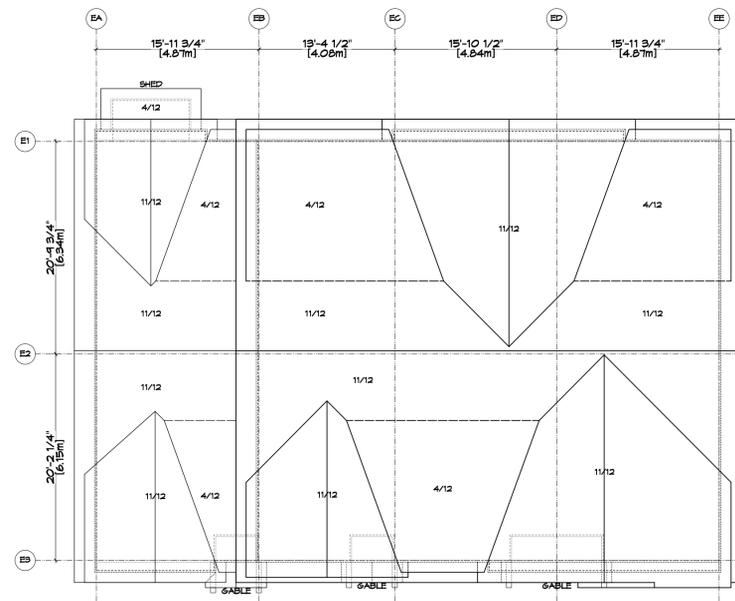
2 2nd/Main Floor Plan - Bldg E
 A205 Scale: 1:100



FLOOR AREA = 168.09 M2

UNIT 16 UNIT 15 UNIT 14 UNIT 13
 BUILDING E

3 3rd/Upper Floor Plan - Bldg E
 A205 Scale: 1:100



UNIT 16 UNIT 15 UNIT 14 UNIT 13
 BUILDING E

4 Roof Plan - Bldg E
 A205 Scale: 1:100

RE-ISSUED FOR
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 JAN. 19, 2021

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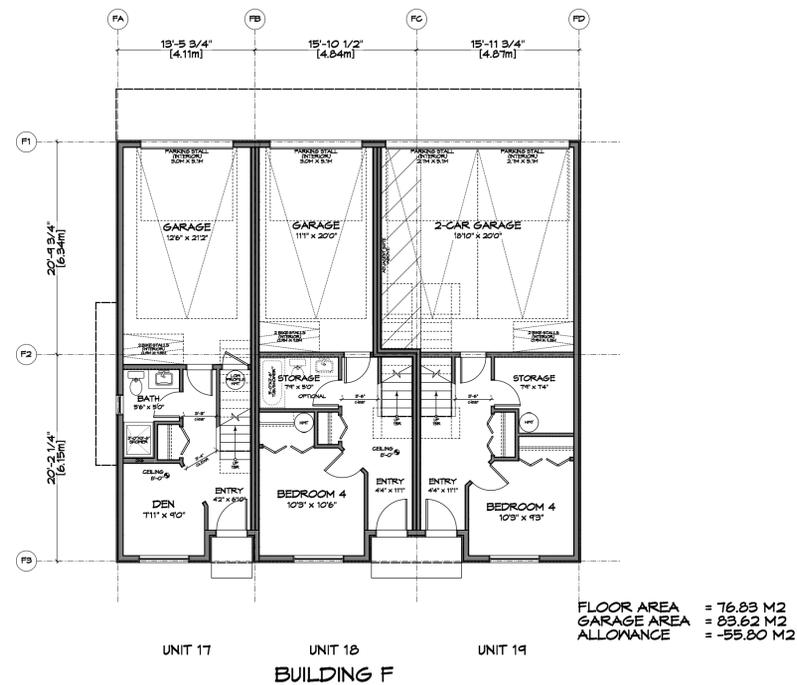
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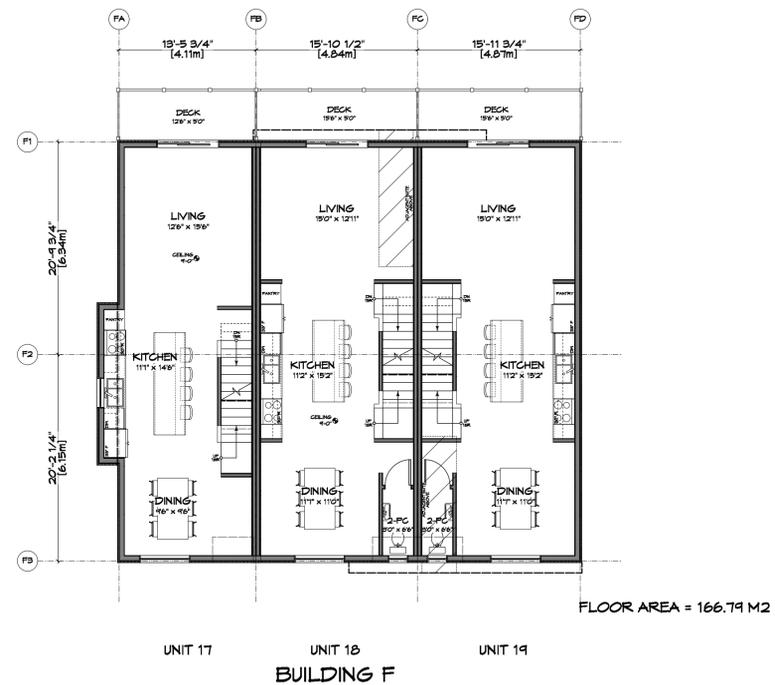
Project:
 WASHINGTON
 TOWNHOUSES
 3080-3090
 WASHINGTON AVE.

Title:
 BUILDING E
 FLOOR PLANS

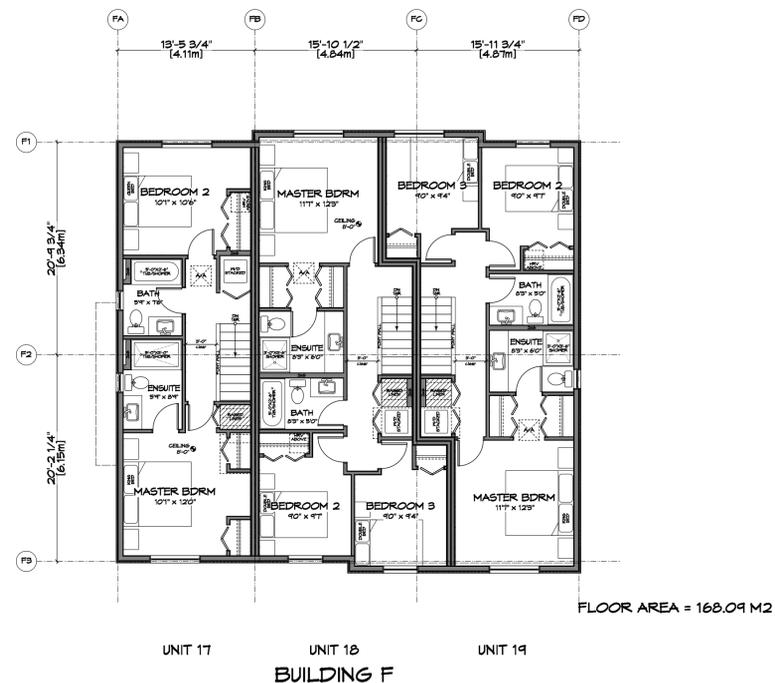
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1A	NO CHANGES	MAY 12/20	MAR. 10/20 REV. 1A	
1B	ADD WINDOWS AT LIVING ROOM; ADD WINDOW TO UNIT 16 DEN	AUG. 05/20	AUG. 05/20 REV. 1B	
1C	REVISE UNIT 16 TO 2-STORY	NOV. 09/20	NOV. 09/20 REV. 1C	
1D	NO CHANGES	JAN. 19/21	JAN. 19/21 REV. 1D	



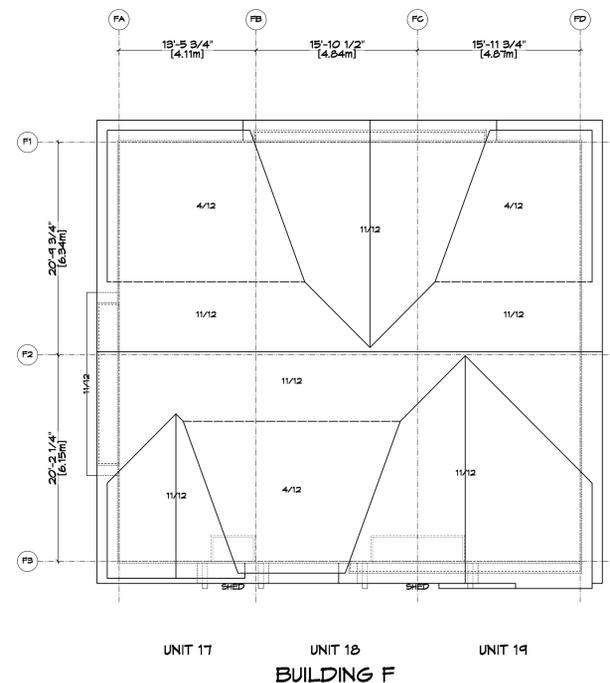
1 Ground/Lower Floor Plan - Bldg F
A206 Scale: 1:100



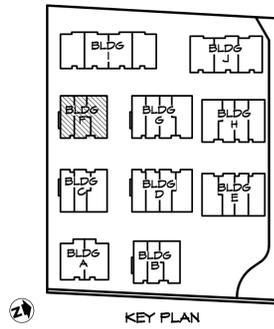
2 2nd/Main Floor Plan - Bldg F
A206 Scale: 1:100



3 3rd/Upper Floor Plan - Bldg F
A206 Scale: 1:100



4 Roof Plan - Bldg F
A206 Scale: 1:100



RE-ISSUED FOR
DP/REZONE
JAN. 19, 2021

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Drawn By: K. KOSHMAN

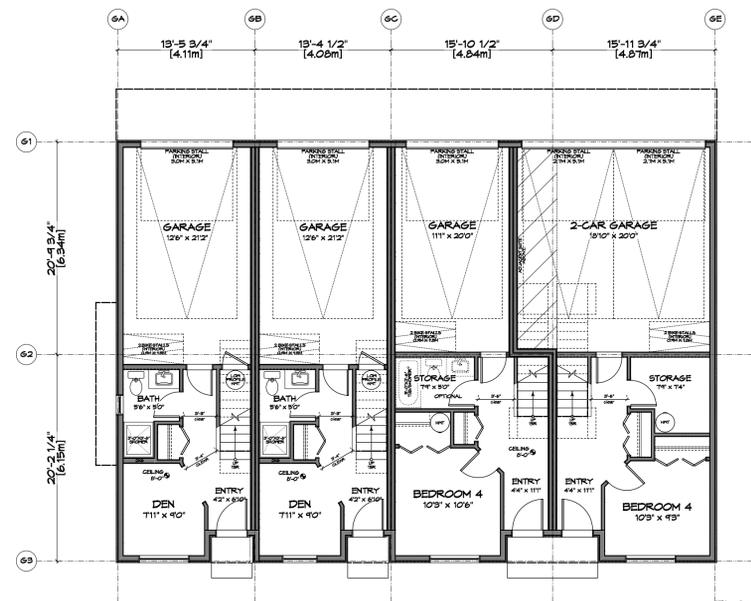
Date: SEP. 10/19

Scale: AS NOTED

Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

Title:
BUILDING F
FLOOR PLANS

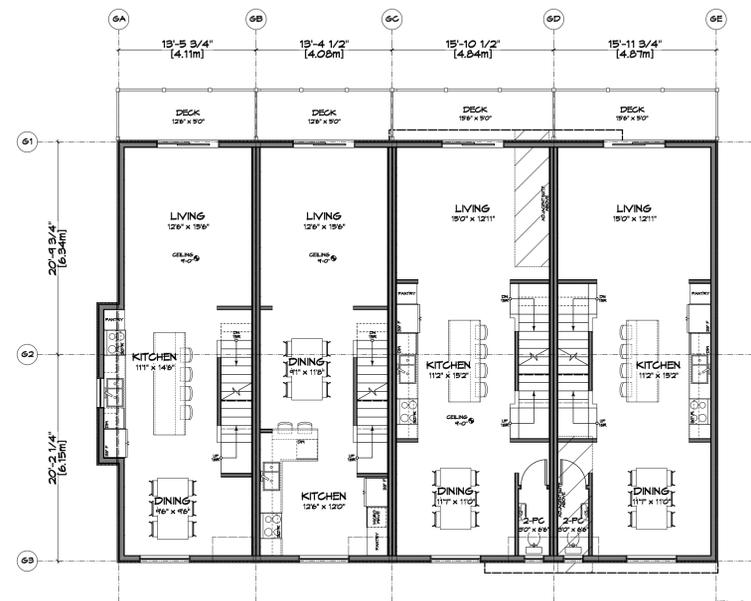
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1B	NO CHANGES	AUG. 05/20	REV. 1B	Proj.No. TBD
1C	NO CHANGES	NOV. 04/20	AUG. 05/20 REV. 1C	
1D	NO CHANGES	JAN. 19/21	NOV. 04/20 REV. 1D JAN. 19/21	



FLOOR AREA = 98.81 M2
 GARAGE AREA = 109.98 M2
 ALLOWANCE = -74.40 M2

UNIT 20 UNIT 21 UNIT 22 UNIT 23
BUILDING G

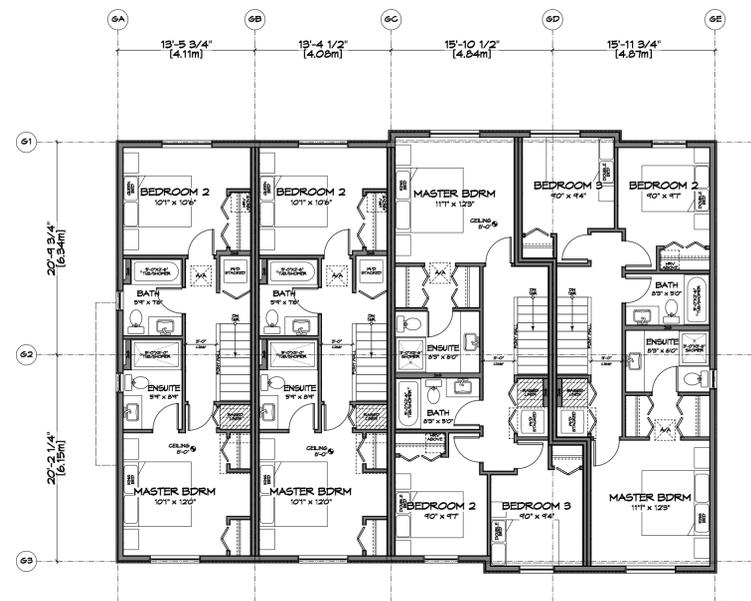
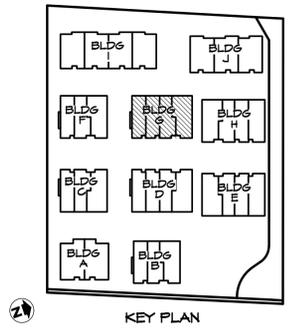
1 Ground/Lower Floor Plan - Bldg G
 A207 Scale: 1:100



FLOOR AREA = 216.39 M2

UNIT 20 UNIT 21 UNIT 22 UNIT 23
BUILDING G

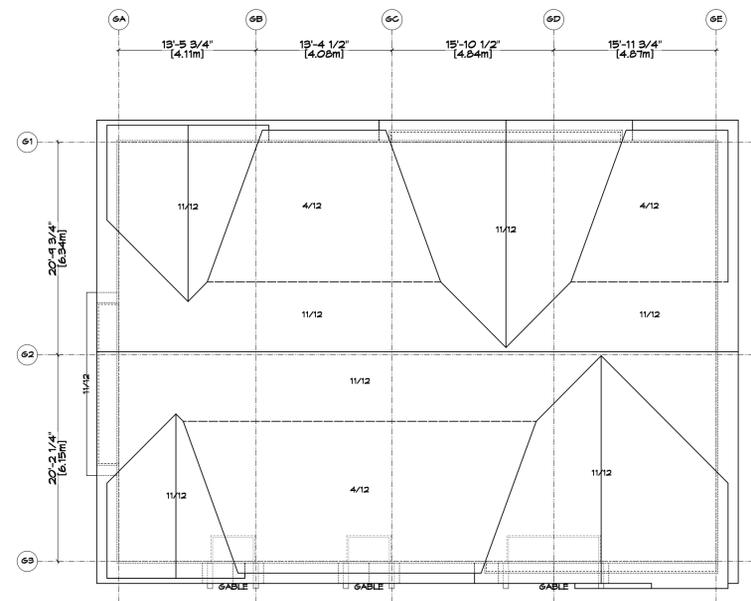
2 2nd/Main Floor Plan - Bldg G
 A207 Scale: 1:100



FLOOR AREA = 217.69 M2

UNIT 20 UNIT 21 UNIT 22 UNIT 23
BUILDING G

3 3rd/Upper Floor Plan - Bldg G
 A207 Scale: 1:100



UNIT 20 UNIT 21 UNIT 22 UNIT 23
BUILDING G

4 Roof Plan - Bldg G
 A207 Scale: 1:100

RE-ISSUED FOR
 DP/REZONE
 JAN. 19, 2021

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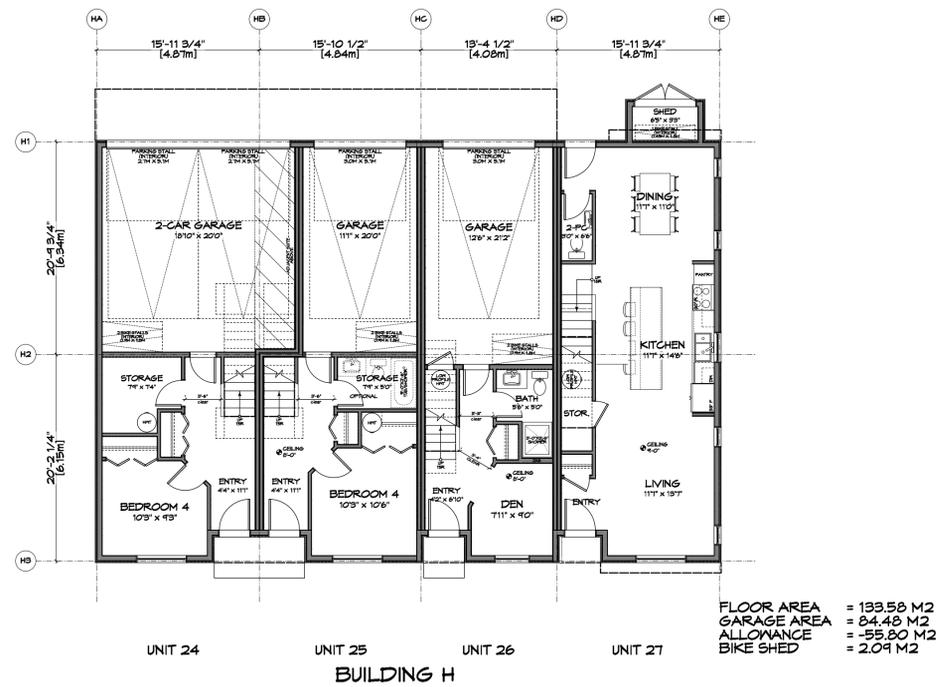
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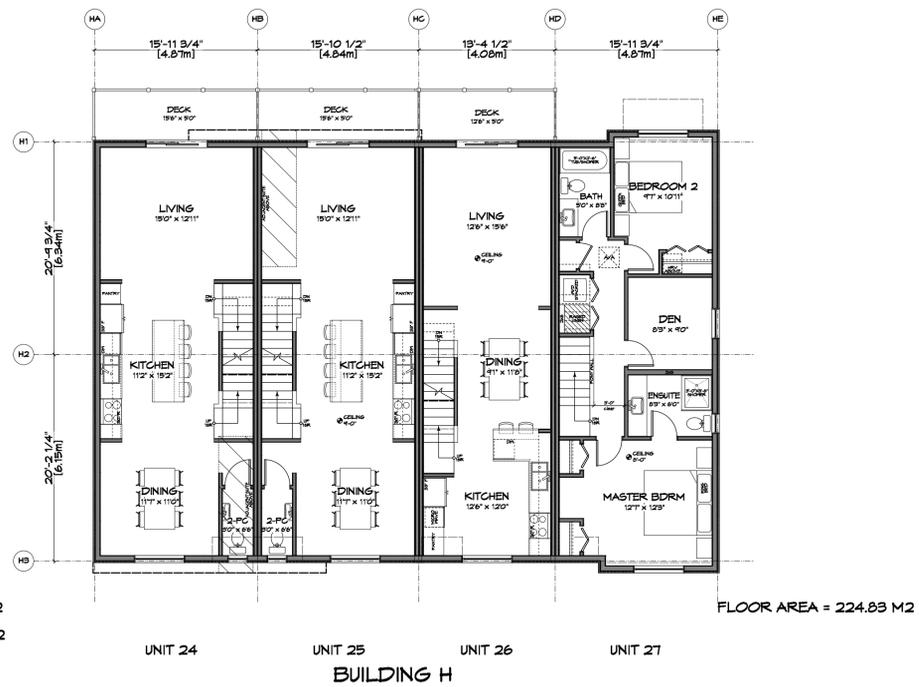
Project:
 WASHINGTON
 TOWNHOUSES
 3080-3090
 WASHINGTON AVE.

Title:
**BUILDING G
 FLOOR PLANS**

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	UPDATED TO REFLECT CHANGES MADE TO SITE PLAN / BLDG MASSING / LOCATIONS OF BLDGS; FLOOR AREAS ADDED	MAR. 10/20	CAJUC AUG. 26/19 DP/REZONE SEP. 10/19 REV. 1	A 207 Proj.No. TBD
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1B	NO CHANGES	AUG. 05/20	REV. 1B AUG. 12/20	
1C	NO CHANGES	NOV. 04/20	REV. 1C AUG. 05/20	
1D	NO CHANGES	JAN. 19/21	REV. 1D NOV. 04/20	
			REV. 1E JAN. 19/21	



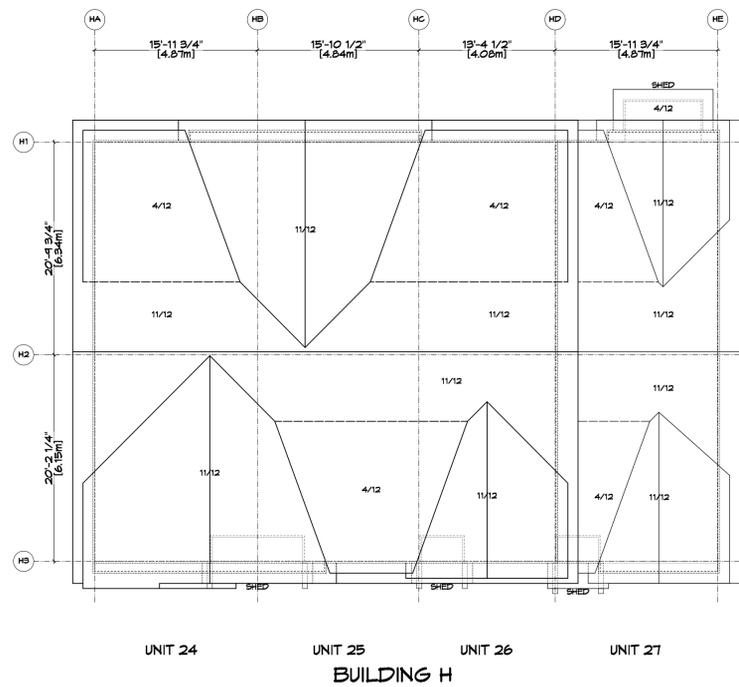
1 Ground/Lower Floor Plan - Bldg H
A208 Scale: 1:100



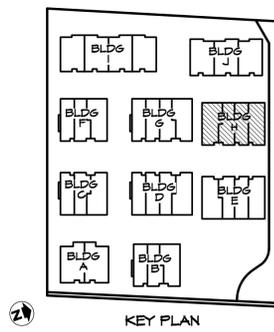
2 2nd/Main Floor Plan - Bldg H
A208 Scale: 1:100



3 3rd/Upper Floor Plan - Bldg H
A208 Scale: 1:100



4 Roof Plan - Bldg H
A208 Scale: 1:100



RE-ISSUED FOR
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JAN. 19, 2021

Michael Jon Moody Architect AIBC, MRASC, LEED A.P.
Principal

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Drawn By: K. KOSHMAN

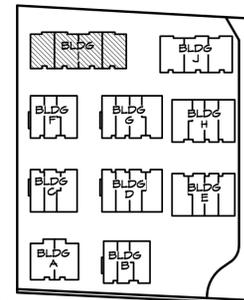
Date: SEP. 10/19

Scale: AS NOTED

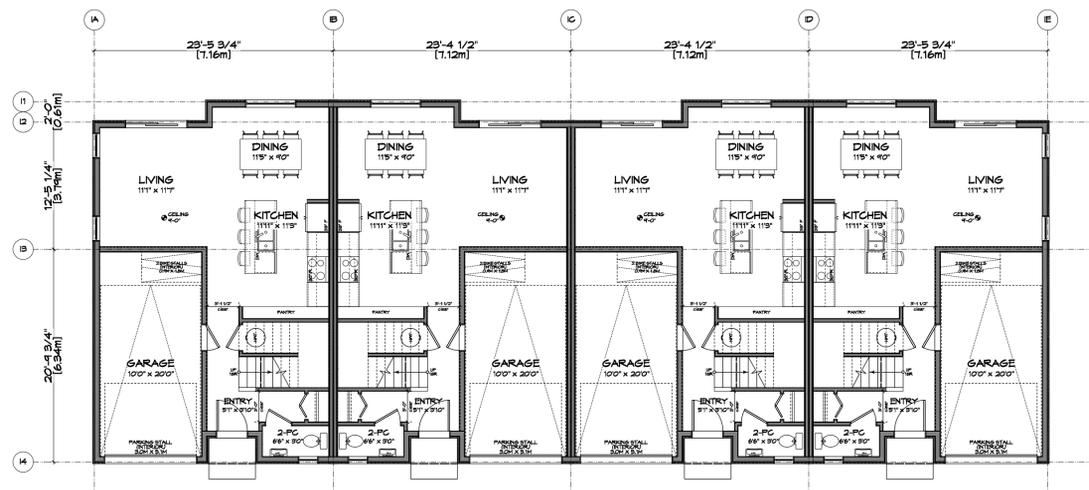
Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

Title:
**BUILDING H
FLOOR PLANS**

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	UPDATED TO REFLECT CHANGES MADE TO SITE PLAN / BLDG MASSING / LOCATIONS OF BLDGS; FLOOR AREAS ADDED	MAR. 10/20	CAJUC AUG. 26/19 DP/REZONE SEP. 10/19 REV. 1	A 208 Proj.No. TBD
1A	NO CHANGES	MAY 12/20	REV. 1A MAR. 10/20	
1B	ADD WINDOW TO UNIT 27 DEN	AUG. 05/20	REV. 1B AUG. 12/20	
1C	REVISE UNIT 27 TO 2-STORY	NOV. 04/20	REV. 1C AUG. 05/20	
1D	NO CHANGES	JAN. 14/21	REV. 1D NOV. 04/20	
			REV. 1E JAN. 14/21	
			REV. 1F JAN. 14/21	



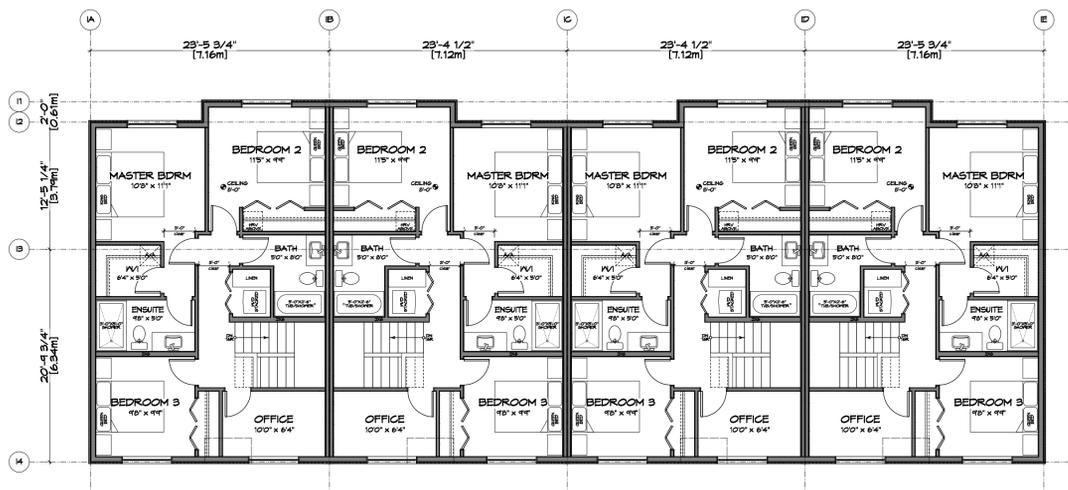
KEY PLAN



FLOOR AREA = 204.09 M2
 GARAGE AREA = 75.95 M2
 ALLOWANCE = -74.40 M2

UNIT 28 UNIT 29 UNIT 30 UNIT 31
 BUILDING I

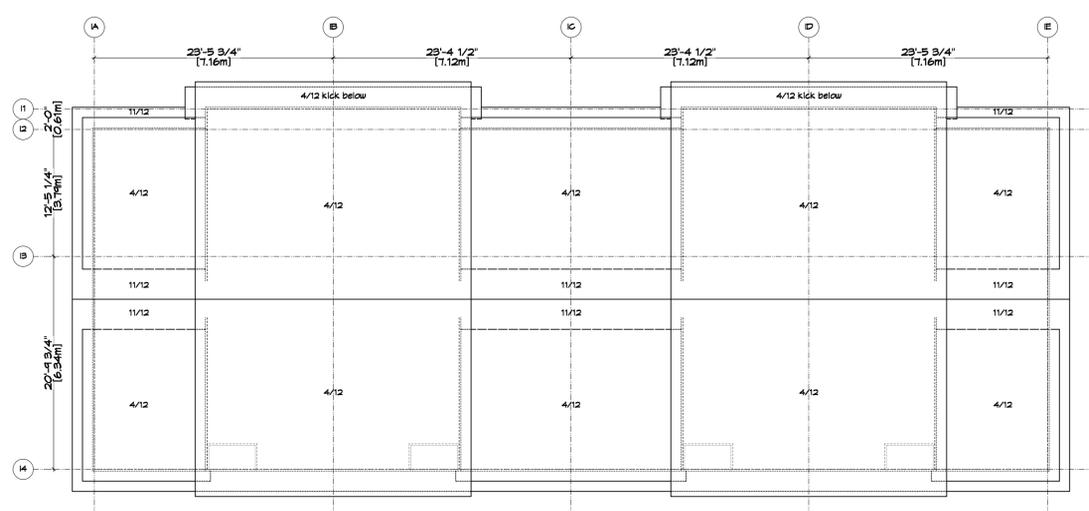
1 Ground/Main Floor Plan - Bldg I
 A209 Scale: 1:100



FLOOR AREA = 285.61 M2

UNIT 28 UNIT 29 UNIT 30 UNIT 31
 BUILDING I

2 2nd/Upper Floor Plan - Bldg I
 A209 Scale: 1:100



UNIT 28 UNIT 29 UNIT 30 UNIT 31
 BUILDING I

3 Roof Plan - Bldg I
 A209 Scale: 1:100

RE-ISSUED FOR
 DP/REZONE
 JAN. 19, 2021

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Drawn By: K. KOSHMAN

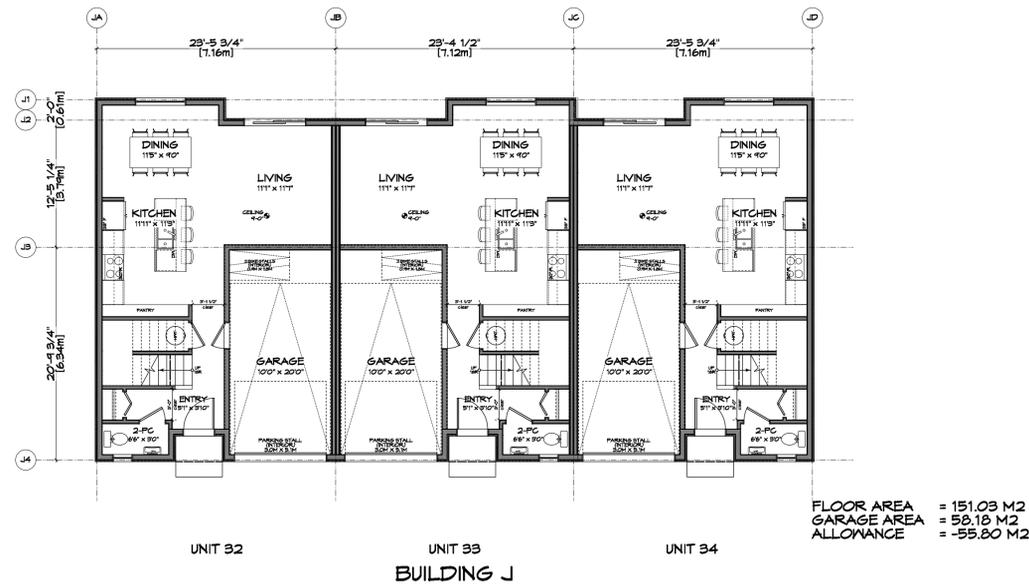
Date: SEP. 10/19

Scale: AS NOTED

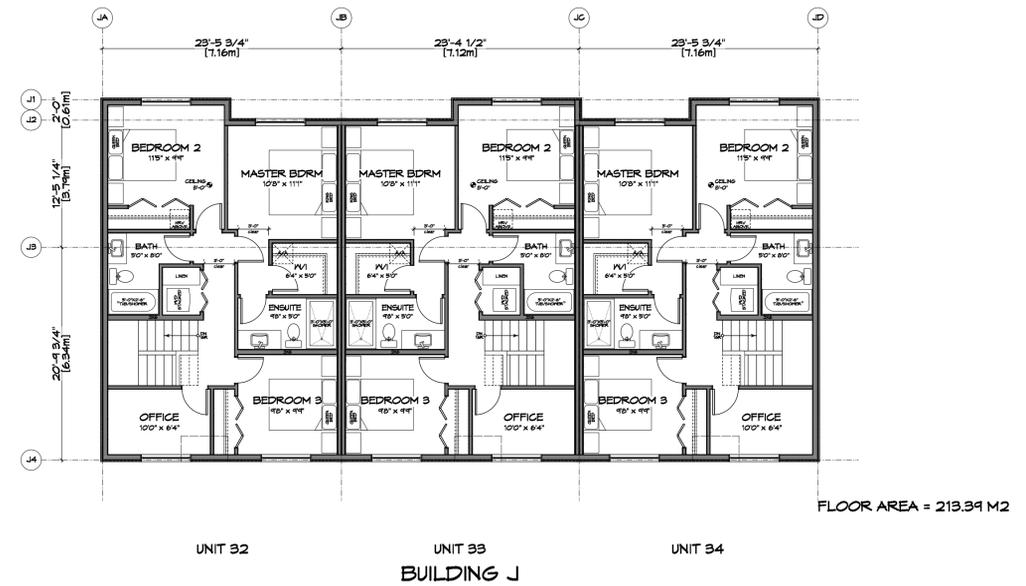
Project:
 WASHINGTON
 TOWNHOUSES
 3080-3090
 WASHINGTON AVE.

Title:
 BUILDING I
 FLOOR PLANS

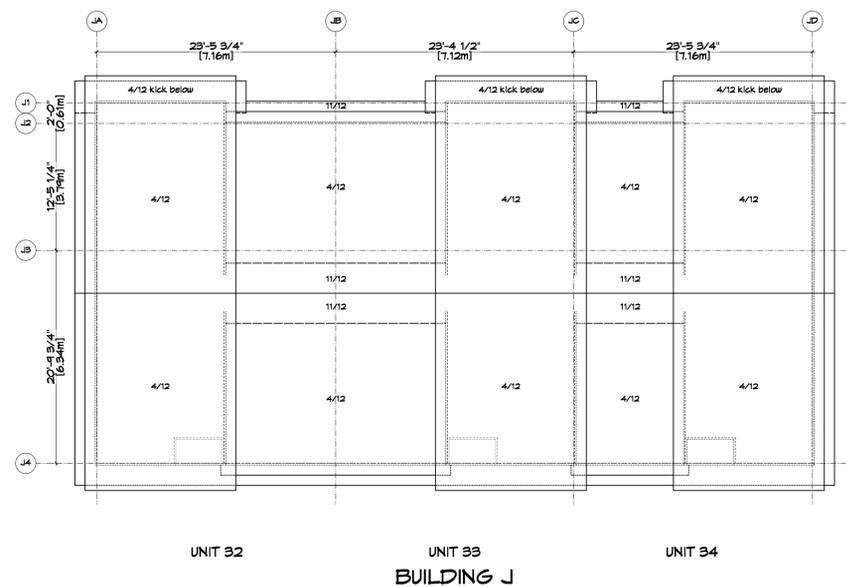
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1A	NO CHANGES	MAY 12/20	MAR. 10/20 REV. 1A	
1B	NO CHANGES	AUG. 05/20	AUG. 12/20 REV. 1B	
1C	NO CHANGES	NOV. 04/20	AUG. 05/20 REV. 1C	
1D	NO CHANGES	JAN. 19/21	NOV. 04/20 REV. 1D JAN. 19/21	



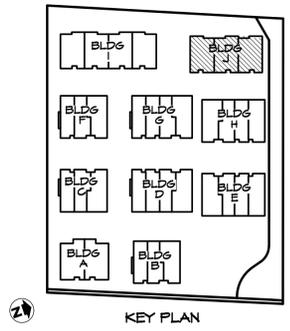
1 Ground/Main Floor Plan - Bldg J
 A210 Scale: 1:100



2 2nd/Upper Floor Plan - Bldg J
 A210 Scale: 1:100



3 Roof Plan - Bldg J
 A210 Scale: 1:100



RE-ISSUED FOR
 DP/REZONE
 JAN. 19, 2021

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Drawn By: K. KOSHMAN

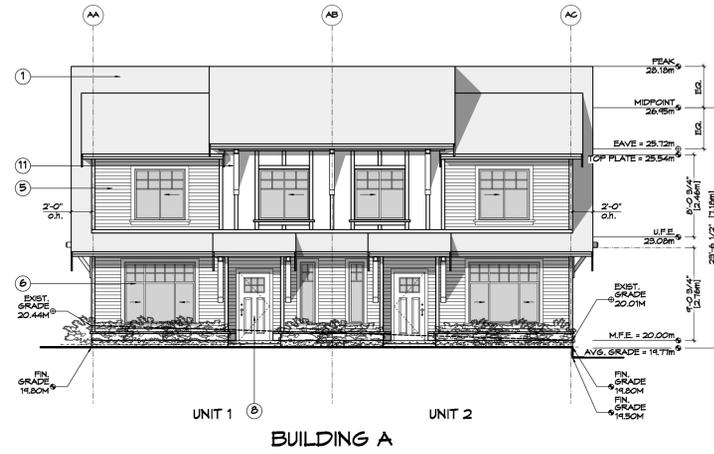
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Scale: AS NOTED

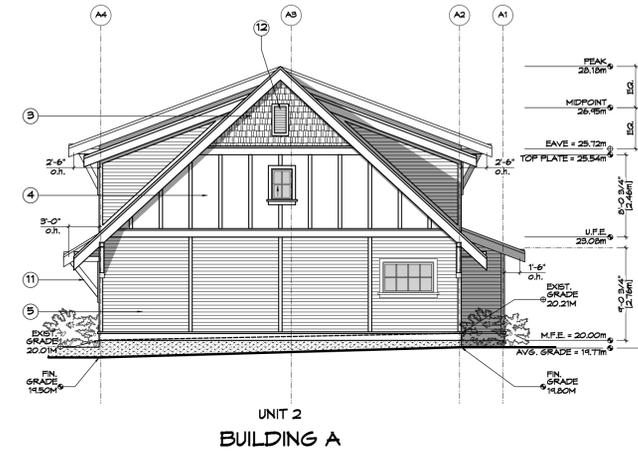
Project:
 WASHINGTON
 TOWNHOUSES
 3080-3090
 WASHINGTON AVE.

Title:
**BUILDING J
 FLOOR PLANS**

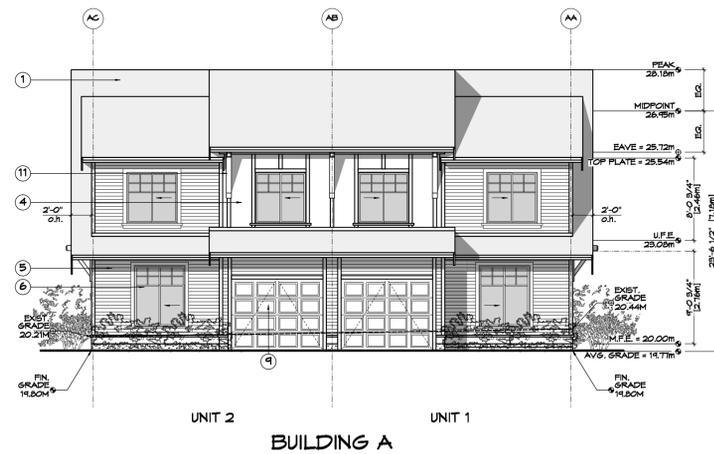
REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	UPDATED TO REFLECT CHANGES MADE TO SITE PLAN / BLDG MASSING / LOCATIONS OF BLDGS; FLOOR AREAS ADDED	MAR. 10/20	CAJG AUG. 26/19 DP/REZONE SEP. 10/19 REV. 1	A 210
1A	NO CHANGES	MAY 12/20	REV. 1A MAR. 10/20	
1B	NO CHANGES	AUG. 05/20	REV. 1B AUG. 12/20	Proj.No. TBD
1C	REVISE UNIT 34 (FLIP)	NOV. 04/20	REV. 1C AUG. 05/20	
1D	NO CHANGES	JAN. 19/21	REV. 1D NOV. 04/20 REV. 1E JAN. 19/21	



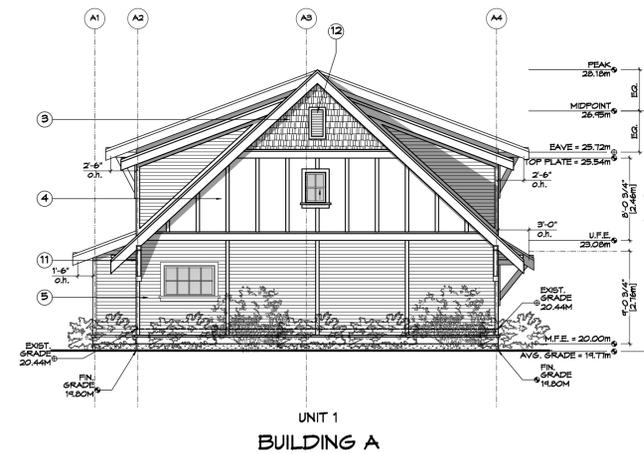
1 Front (E) Elevation - Bldg A
A301 Scale: 1:100



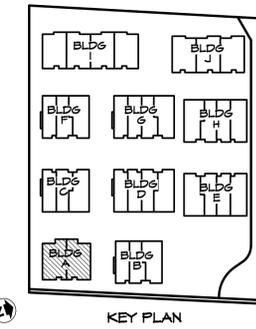
2 Side (N) Elevation - Bldg A
A301 Scale: 1:100



3 Rear (W) Elevation - Bldg A
A301 Scale: 1:100



4 Side (S) Elevation - Bldg A
A301 Scale: 1:100



- FINISH SCHEDULE KEY**
- 1 FIBERGLASS SHINGLE ROOFING
 - 2 STANDING SEAM METAL ROOFING
 - 3 CEMENTITIOUS SHINGLE FINISH
 - 4 CEMENTITIOUS PANELS & TRIM
 - 5 HORIZONTAL SIDING
 - 6 VINYL WINDOW
 - 7 VINYL SLIDING DOOR
 - 8 WOOD VENEER ENTRY DOOR
 - 9 VINYL GARAGE DOOR
 - 10 METAL RAILING
 - 11 WOOD BRACKETS
 - 12 VINYL GABLE END VENT
 - 13 SOFFIT - PREFIN. VENTED METAL

Bldg A	Unit 1	Unit 2
Glazing Area Calc.		
Front (E- Washington)	N/A	N/A
limit distance		
building face area		
glazing area		
percentage		
max allowed		
Side (N)	N/A	Imperial Metric
limit distance		11.32 3.45
building face area		711.87 66.13
glazing area		15.93 1.48
percentage		2.24%
max allowed		15.53% ok
Rear (W)	Imperial Metric	Imperial Metric
limit distance	12.83 3.91	12.83 3.91
building face area	445.58 41.40	445.58 41.40
glazing area	67.60 6.28	67.60 6.28
percentage	15.17%	15.17%
max allowed	27.19% ok	27.19% ok
Side (S)	Imperial Metric	N/A
limit distance	13.12 4.00	
building face area	711.87 66.13	
glazing area	15.93 1.48	
percentage	2.24%	
max allowed	18.00% ok	

RE-ISSUED FOR
DP/REZONE
JAN. 19, 2021

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 Fax: (250) 360-2115

Drawn By: K. KOSHMAN

Date: SEP. 10/19

Scale: AS NOTED

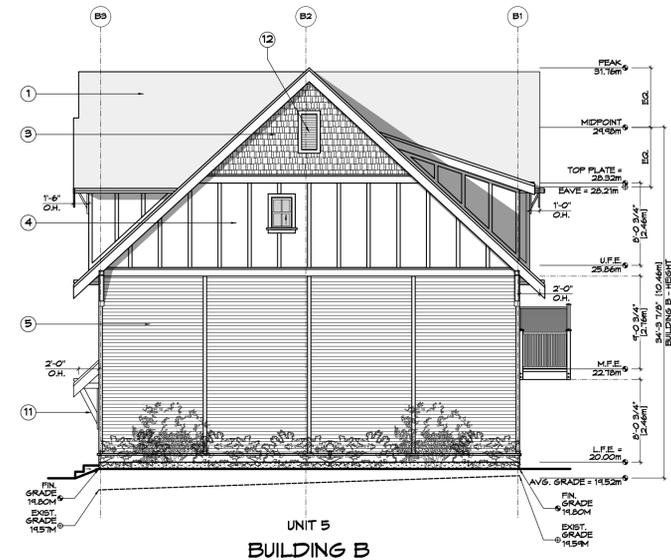
Project:
 WASHINGTON
 TOWNHOUSES
 3080-3090
 WASHINGTON AVE.

Title:
 BUILDING A
 ELEVATIONS

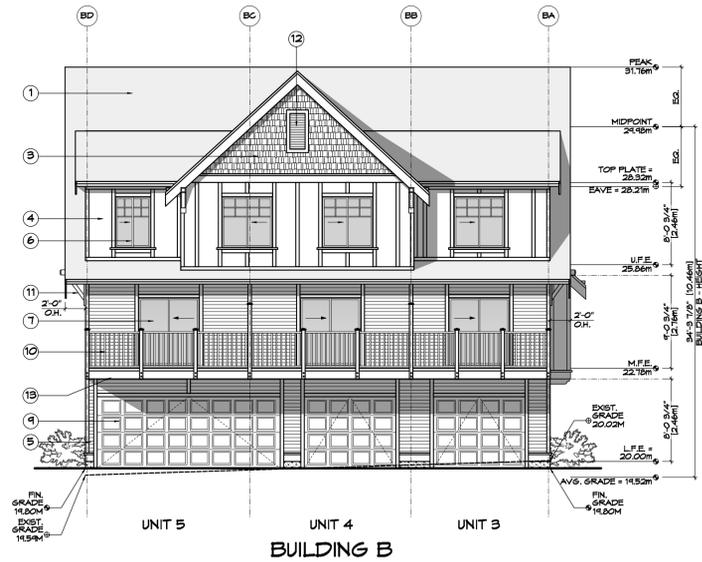
REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	UPDATED TO REFLECT CHANGES MADE TO SITE PLAN / BLDG MASSING / LOCATIONS OF BLDGS; NOTES ADDED PER PLAN CHECK COMMENTS; GLAZING CALC'S UPDATED; AVG GRADE/BLSD HEIGHT UPDATED	MAR. 10/20	CAJG 26/19 DP/REZONE REV. 10/19	A 301 Proj.No. TBD
1A	NO CHANGES	MAY 12/20	REV. 1A 10/20	
1B	NO CHANGES	AUG. 05/20	REV. 1B 12/20	
1C	NO CHANGES	NOV. 04/20	REV. 1C 09/20	
1D	NO CHANGES	JAN. 19/21	REV. 1D 01/21	



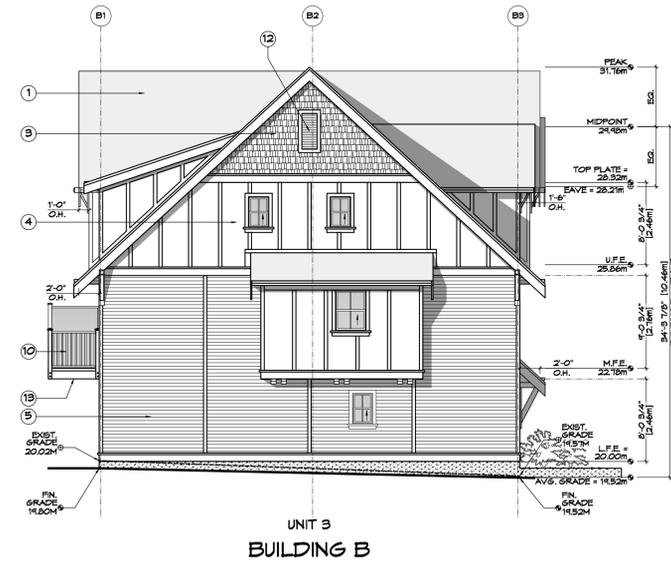
1 Front (E) Elevation - Bldg B
A302 Scale: 1:100



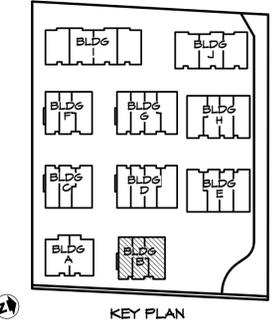
2 Side (N) Elevation - Bldg B
A302 Scale: 1:100



3 Rear (W) Elevation - Bldg B
A302 Scale: 1:100



4 Side (S) Elevation - Bldg B
A302 Scale: 1:100



- FINISH SCHEDULE KEY**
- 1 FIBERGLASS SHINGLE ROOFING
 - 2 STANDING SEAM METAL ROOFING
 - 3 CEMENTITIOUS SHINGLE FINISH
 - 4 CEMENTITIOUS PANELS & TRIM
 - 5 HORIZONTAL SIDING
 - 6 VINYL WINDOW
 - 7 VINYL SLIDING DOOR
 - 8 WOOD VENEER ENTRY DOOR
 - 9 VINYL GARAGE DOOR
 - 10 METAL RAILING
 - 11 WOOD BRACKETS
 - 12 VINYL GABLE END VENT
 - 13 SOFFIT - PREFIN. VENTED METAL

Bldg B		Unit 3		Unit 4		Unit 5	
Glazing Area Calc.							
Front (E- Washington)							
limit distance	N/A			N/A			N/A
building face area							
glazing area							
percentage							
max allowed							
Side (N)							
limit distance	N/A			N/A			Imperial 101.05 30.80
building face area							Metric 1164.73 108.21
glazing area							4.09 0.38
percentage							0.35%
max allowed							100.00% ok
Rear (W)							
limit distance	Imperial 13.29 4.05			Imperial 13.29 4.05			Imperial 13.29 4.05
building face area	Metric 381.51 35.44			Metric 379.25 35.23			Metric 516.00 47.94
glazing area	55.90 5.19			55.90 5.19			70.03 6.51
percentage	14.65%			14.74%			13.57%
max allowed	32.93% ok			32.93% ok			28.73% ok
Side (S)							
limit distance	Imperial 11.32 3.45			N/A			N/A
building face area	Metric 1155.61 107.36						
glazing area	21.53 2.00						
percentage	1.86%						
max allowed	10.90% ok						

RE-ISSUED FOR
DP/PREZONE
JAN. 19, 2021

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Drawn By: K. KOSHMAN

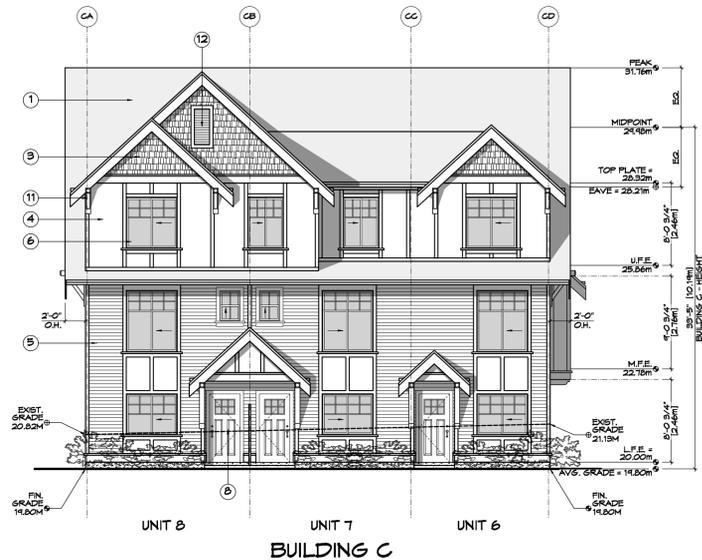
Date: SEP. 10/19

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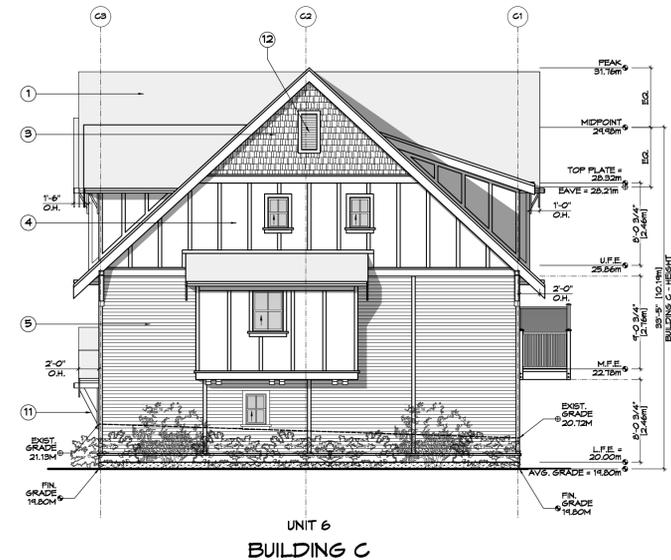
Project:
 WASHINGTON
 TOWNHOUSES
 3080-3090
 WASHINGTON AVE.

Title:
 BUILDING B
 ELEVATIONS

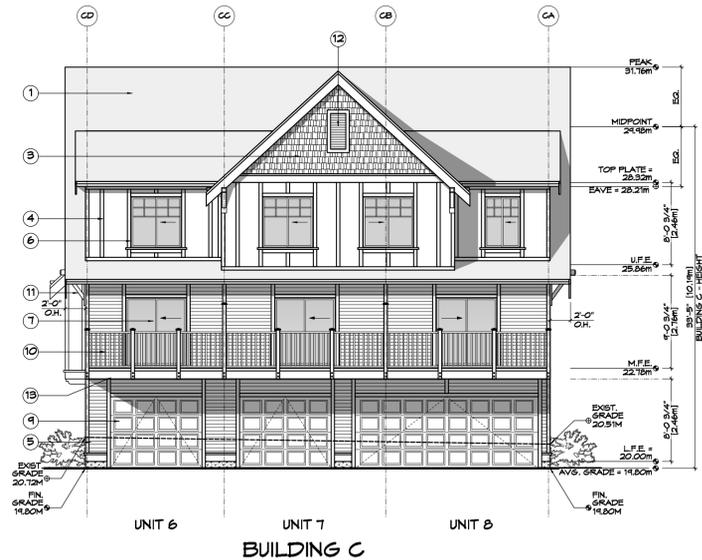
REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
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1A	NO CHANGES	MAY 12/20		Proj.No. TBD
1B	NO CHANGES	AUG. 05/20		
1C	NO CHANGES	NOV. 04/20		
1D	NO CHANGES	JAN. 19/21		



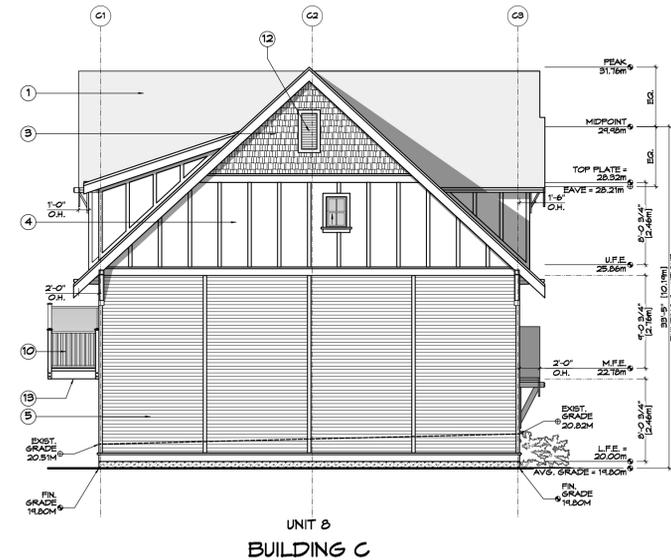
1 Front (W) Elevation - Bldg C
A303 Scale: 1:100



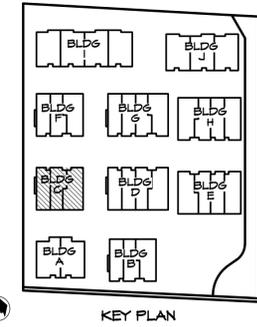
2 Side (S) Elevation - Bldg C
A303 Scale: 1:100



3 Rear (E) Elevation - Bldg C
A303 Scale: 1:100



4 Side (N) Elevation - Bldg C
A303 Scale: 1:100



- FINISH SCHEDULE KEY**
- 1 FIBERGLASS SHINGLE ROOFING
 - 2 STANDING SEAM METAL ROOFING
 - 3 CEMENTITIOUS SHINGLE FINISH
 - 4 CEMENTITIOUS PANELS & TRIM
 - 5 HORIZONTAL SIDING
 - 6 VINYL WINDOW
 - 7 VINYL SLIDING DOOR
 - 8 WOOD VENEER ENTRY DOOR
 - 9 VINYL GARAGE DOOR
 - 10 METAL RAILING
 - 11 WOOD BRACKETS
 - 12 VINYL GABLE END VENT
 - 13 SOFFIT - PREFIN. VENTED METAL

Bldg C						
Glazing Area Calc.						
	Unit 6		Unit 7		Unit 8	
	Imperial	Metric	Imperial	Metric	Imperial	Metric
Front (W)						
limit distance	14.40	4.39	14.40	4.39	14.40	4.39
building face area	381.51	35.44	474.60	44.09	420.65	39.08
glazing area	65.47	6.08	76.81	7.14	69.56	6.46
percentage	17.16%		16.18%		16.54%	
max allowed	39.22% ok		33.66% ok		39.22% ok	
Side (N)						
limit distance	N/A		N/A		11.32	3.45
building face area					1164.73	108.21
glazing area					4.09	0.38
percentage					0.35%	
max allowed					10.90% ok	
Rear (E)						
limit distance	12.83	3.91	12.83	3.91	12.83	3.91
building face area	381.51	35.44	379.25	35.23	516.00	47.94
glazing area	55.90	5.19	55.90	5.19	70.03	6.51
percentage	14.65%		14.74%		13.57%	
max allowed	31.06% ok		31.06% ok		27.19% ok	
Side (S)						
limit distance	11.12	3.39	N/A		N/A	
building face area	1155.61	107.36				
glazing area	21.53	2.00				
percentage	1.86%					
max allowed	10.78% ok					

RE-ISSUED FOR
DP/REZONE
JAN. 19, 2021

Michael Jon Moody
Principal Architect AIBC, MRAC, LEED A.P.

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Drawn By: K. KOSHMAN

Date: SEP. 10/19

Scale: AS NOTED

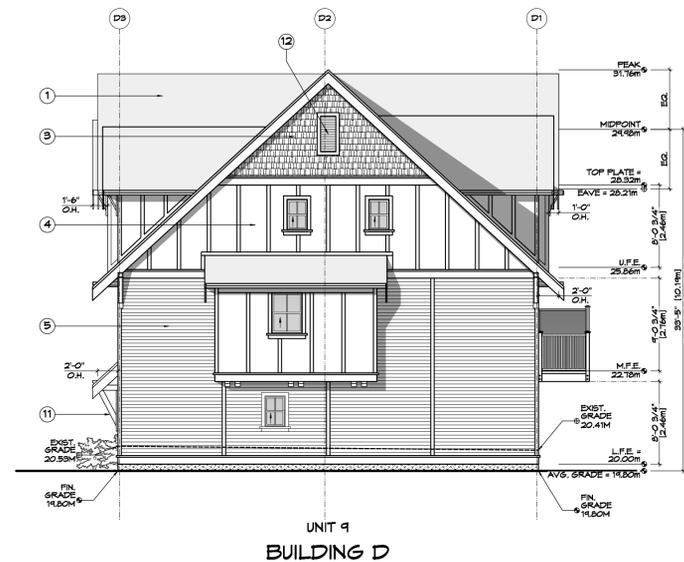
Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

Title:
BUILDING C
ELEVATIONS

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	UPDATED TO REFLECT CHANGES MADE TO SITE PLAN / BLDG MASSING / LOCATIONS OF BLDGS; NOTES ADDED PER PLAN CHECK COMMENTS; GLAZING CALC'S UPDATED; AVG GRADE/BLSD HEIGHT UPDATED	MAR. 10/20	CAJG 26/19 DP/REZONE SEP. 10/19 REV. 1 MAR. 10/20 REV. 1A MAY 12/20 REV. 1B AUG. 05/20 REV. 1C NOV. 04/20 REV. 1D JAN. 19/21	A 303
1A	NO CHANGES	MAY 12/20		Proj.No. TBD
1B	NO CHANGES	AUG. 05/20		
1C	NO CHANGES	NOV. 04/20		
1D	NO CHANGES	JAN. 19/21		



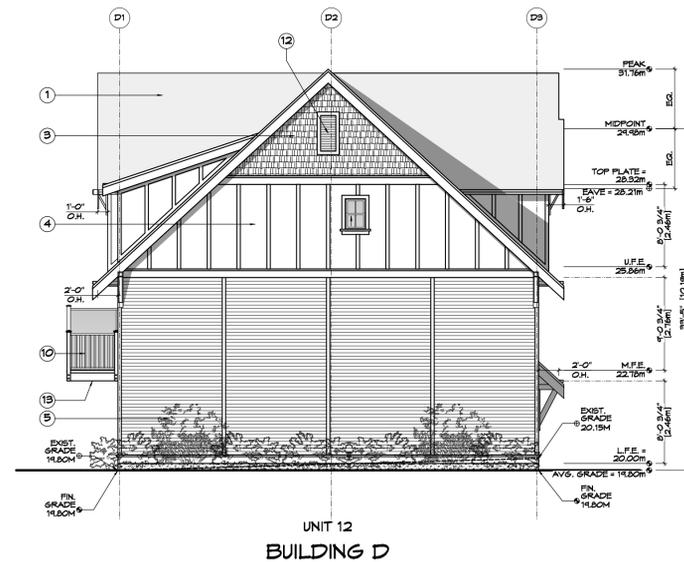
1 Front (W) Elevation - Bldg D
A304 Scale: 1:100



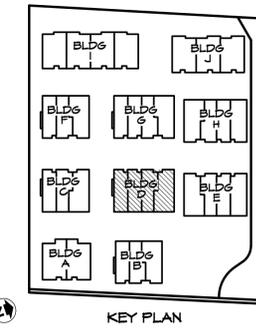
2 Side (S) Elevation - Bldg D
A304 Scale: 1:100



3 Rear (E) Elevation - Bldg D
A304 Scale: 1:100



4 Side (N) Elevation - Bldg D
A304 Scale: 1:100



- FINISH SCHEDULE KEY**
- 1 FIBERGLASS SHINGLE ROOFING
 - 2 STANDING SEAM METAL ROOFING
 - 3 CEMENTITIOUS SHINGLE FINISH
 - 4 CEMENTITIOUS PANELS & TRIM
 - 5 HORIZONTAL SIDING
 - 6 VINYL WINDOW
 - 7 VINYL SLIDING DOOR
 - 8 WOOD VENEER ENTRY DOOR
 - 9 VINYL GARAGE DOOR
 - 10 METAL RAILING
 - 11 WOOD BRACKETS
 - 12 VINYL GABLE END VENT
 - 13 SOFFIT - PREFIN. VENTED METAL

Bldg D		Unit 9		Unit 10		Unit 11		Unit 12	
Glazing Area Calc.									
Front (W)									
limit distance	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	
building face area	14.40	4.39	14.40	4.39	14.40	4.39	14.40	4.39	
glazing area	381.51	35.44	373.94	34.74	474.60	44.09	420.65	39.08	
percentage	65.47	6.08	65.47	6.08	76.81	7.14	69.56	6.46	
max allowed	39.22%	ok	39.22%	ok	33.66%	ok	39.22%	ok	
Side (N)									
limit distance	N/A		N/A		N/A		Imperial		Metric
building face area							1164.73		108.21
glazing area							4.09		0.38
percentage							0.35%		
max allowed							7.00%		ok
Rear (E)									
limit distance	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	
building face area	13.29	4.05	13.29	4.05	13.29	4.05	13.29	4.05	
glazing area	381.51	35.44	373.94	34.74	379.25	35.23	516.00	47.94	
percentage	55.90	5.19	55.90	5.19	55.90	5.19	70.03	6.51	
max allowed	14.65%		14.95%		14.74%		13.57%		
	32.93%	ok	32.93%	ok	32.93%	ok	28.73%	ok	
Side (S)									
limit distance	Imperial	Metric	N/A		N/A		N/A		
building face area	11.32	3.45							
glazing area	1155.61	107.36							
percentage	21.53	2.00							
max allowed	1.86%								
	10.90%	ok							

RE-ISSUED FOR
DP/REZONE
JAN. 19, 2021



ZEBRADESIGN



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Drawn By: K. KOSHMAN

Date: SEP. 10/19

Scale: AS NOTED

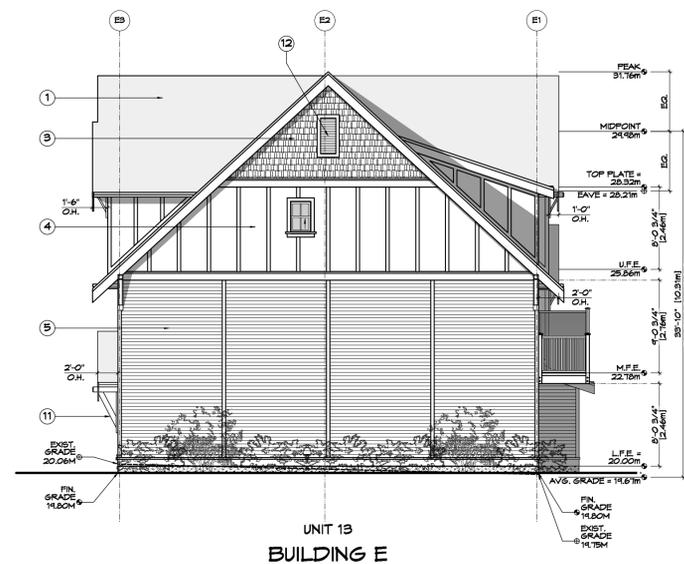
Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

Title:
BUILDING D
ELEVATIONS

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	UPDATED TO REFLECT CHANGES MADE TO SITE PLAN / BLDG MASSING / LOCATIONS OF BLDGS; NOTES ADDED PER PLAN CHECK COMMENTS; GLAZING CALC'S UPDATED; AVG GRADE/BLSD HEIGHT UPDATED	MAR. 10/20	AUG. 26/19 DP/REZONE REV. 1 SEP. 10/19 REV. 1A MAR. 10/20 REV. 1B AUG. 12/20	A 304 Proj.No. TBD
1A	NO CHANGES	MAY 12/20	AUG. 05/20	
1B	NO CHANGES	AUG. 05/20	NOV. 04/20	
1C	NO CHANGES	NOV. 04/20	NOV. 04/20	
1D	NO CHANGES	JAN. 19/21	JAN. 19/21	



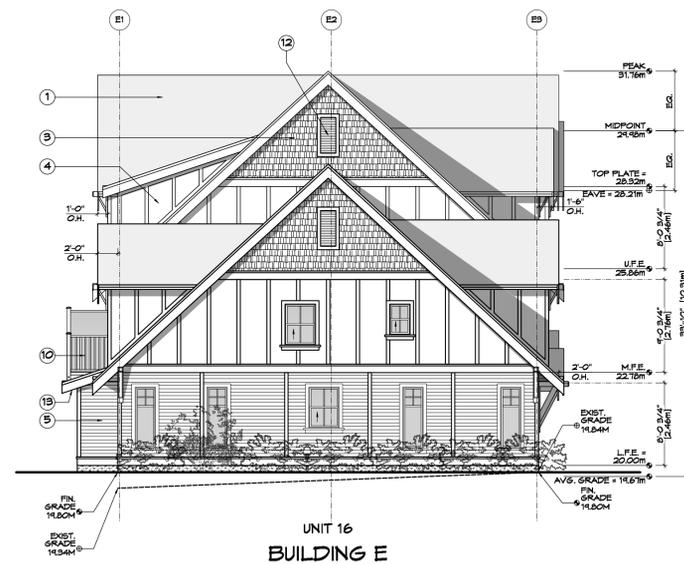
1 Front (W) Elevation - Bldg E
A305 Scale: 1:100



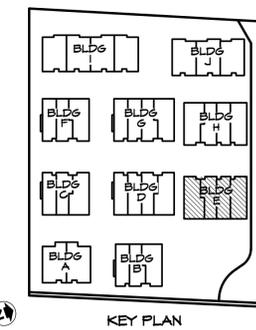
2 Side (S) Elevation - Bldg E
A305 Scale: 1:100



3 Rear (E) Elevation - Bldg E
A305 Scale: 1:100



4 Side (N) Elevation - Bldg E
A305 Scale: 1:100



- FINISH SCHEDULE KEY**
- 1 FIBERGLASS SHINGLE ROOFING
 - 2 STANDING SEAM METAL ROOFING
 - 3 CEMENTITIOUS SHINGLE FINISH
 - 4 CEMENTITIOUS PANELS & TRIM
 - 5 HORIZONTAL SIDING
 - 6 VINYL WINDOW
 - 7 VINYL SLIDING DOOR
 - 8 WOOD VENEER ENTRY DOOR
 - 9 VINYL GARAGE DOOR W/ GLAZING
 - 10 METAL RAILING
 - 11 WOOD BRACKETS
 - 12 VINYL GABLE END VENT
 - 13 SOFFIT - PREFIN. VENTED METAL

Bldg E		Unit 13		Unit 14		Unit 15		Unit 16	
Glazing Area Calc.		Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric
Front (W)									
limit distance		14.40	4.39	14.40	4.39	14.40	4.39	14.40	4.39
building face area		420.65	39.08	474.60	44.09	373.94	34.74	304.25	28.266
glazing area		69.56	6.46	76.81	7.14	65.47	6.08	49.04	4.56
percentage		16.54%		16.18%		17.51%		16.12%	
max allowed		39.22% ok		33.66% ok		39.22% ok		48.56% ok	
Side (N)		N/A		N/A		N/A		Imperial	Metric
limit distance								17.95	5.47
building face area								797.10	74.05
glazing area								57.97	5.39
percentage								7.27%	
max allowed								29.76% ok	
Rear (E - Washington)		N/A		N/A		N/A		N/A	
limit distance									
building face area									
glazing area									
percentage									
max allowed									
Side (S)		Imperial	Metric	N/A		N/A		N/A	
limit distance		4.92	1.50						
building face area		1164.73	108.21						
glazing area		4.09	0.38						
percentage		0.35%							
max allowed		7.00% ok							

RE-ISSUED FOR
DP/REZONE
JAN. 19, 2021



ZEBRADESIGN



1161 NEWPORT AVE
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Drawn By: K. KOSHMAN

Date: SEP. 10/19

Scale: AS NOTED

Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

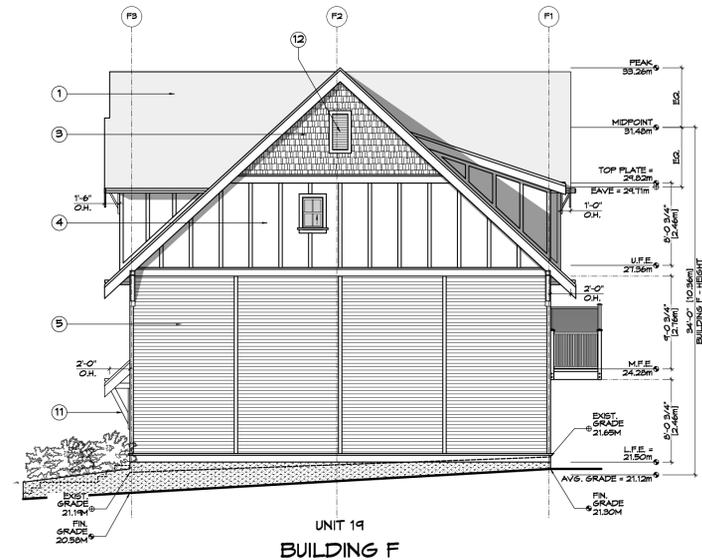
Title:
**BUILDING E
ELEVATIONS**

Revision: Sheet:
**A
305**
Proj.No. TBD

REV. NO.	DESCRIPTION	DATE
1	UPDATED TO REFLECT CHANGES MADE TO SITE PLAN / BLDG MASSING / LOCATIONS OF BLDGS; NOTES ADDED PER PLAN CHECK COMMENTS; GLAZING CALC'S UPDATED; AVG GRADE/BLGD HEIGHT UPDATED	MAR. 10/20
1A	NO CHANGES	MAY 12/20
1B	ADD WINDOWS TO LIVING ROOM (REAR ELEVATION); ADD GLASS TO GARAGE DOORS; ADD WINDOW TO UNIT 16 DEN; REVISE GLAZING CALC'S	AUG. 05/20
1C	REVISE UNIT 16 TO 2-STORY; UPDATE GLAZING CALC'S	NOV. 04/20
1D	NO CHANGES	JAN. 19/21



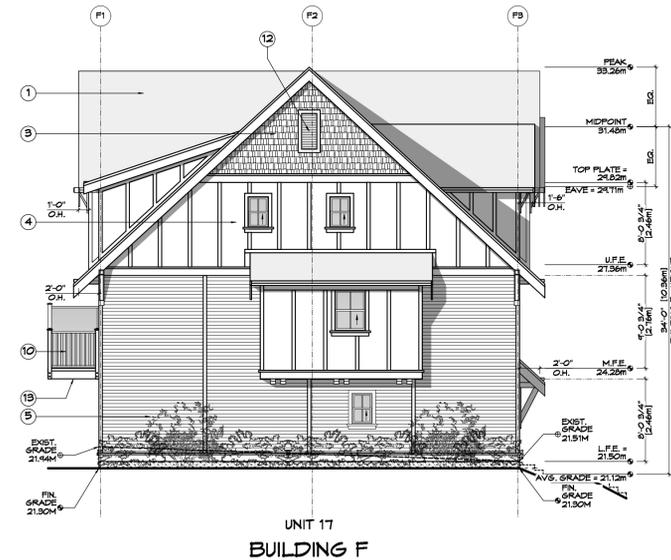
1 Front (E) Elevation - Bldg F
A306 Scale: 1:100



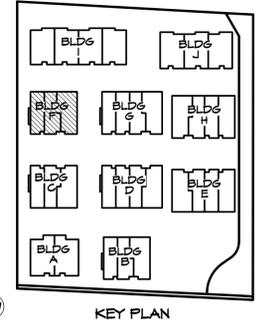
2 Side (N) Elevation - Bldg F
A306 Scale: 1:100



3 Rear (W) Elevation - Bldg F
A306 Scale: 1:100



4 Side (S) Elevation - Bldg F
A306 Scale: 1:100



- FINISH SCHEDULE KEY**
- 1 FIBERGLASS SHINGLE ROOFING
 - 2 STANDING SEAM METAL ROOFING
 - 3 CEMENTITIOUS SHINGLE FINISH
 - 4 CEMENTITIOUS PANELS & TRIM
 - 5 HORIZONTAL SIDING
 - 6 VINYL WINDOW
 - 7 VINYL SLIDING DOOR
 - 8 WOOD VENEER ENTRY DOOR
 - 9 VINYL GARAGE DOOR
 - 10 METAL RAILING
 - 11 WOOD BRACKETS
 - 12 VINYL GABLE END VENT
 - 13 SOFFIT - PREFIN. VENTED METAL

Bldg F	Unit 17		Unit 18		Unit 19	
Glazing Area Calc.						
Front (E)	Imperial	Metric	Imperial	Metric	Imperial	Metric
limit distance	14.40	4.39	14.40	4.39	14.40	4.39
building face area	381.51	35.44	474.60	44.09	420.65	39.08
glazing area	65.47	6.08	76.81	7.14	69.56	6.46
percentage	17.16%		16.18%		16.54%	
max allowed	39.22% ok		33.66% ok		39.22% ok	
Side (N)	N/A		N/A		Imperial	Metric
limit distance					11.32	3.45
building face area					1164.73	108.21
glazing area					4.09	0.38
percentage					0.35%	
max allowed					10.90% ok	
Rear (W)	Imperial	Metric	Imperial	Metric	Imperial	Metric
limit distance	12.83	3.91	12.83	3.91	12.83	3.91
building face area	381.51	35.44	379.25	35.23	516.00	47.94
glazing area	55.90	5.19	55.90	5.19	70.03	6.51
percentage	14.65%		14.74%		13.57%	
max allowed	31.06% ok		31.06% ok		27.19% ok	
Side (S)	Imperial	Metric	N/A		N/A	
limit distance	11.12	3.39				
building face area	1155.61	107.36				
glazing area	21.53	2.00				
percentage	1.86%					
max allowed	10.78% ok					

RE-ISSUED FOR
DP/REZONE
JAN. 19, 2021

Michael Jon Moody
Principal Architect AIBC, MRAC, LSCD A.P.

MJM Architect Inc.

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Drawn By: K. KOSHMAN

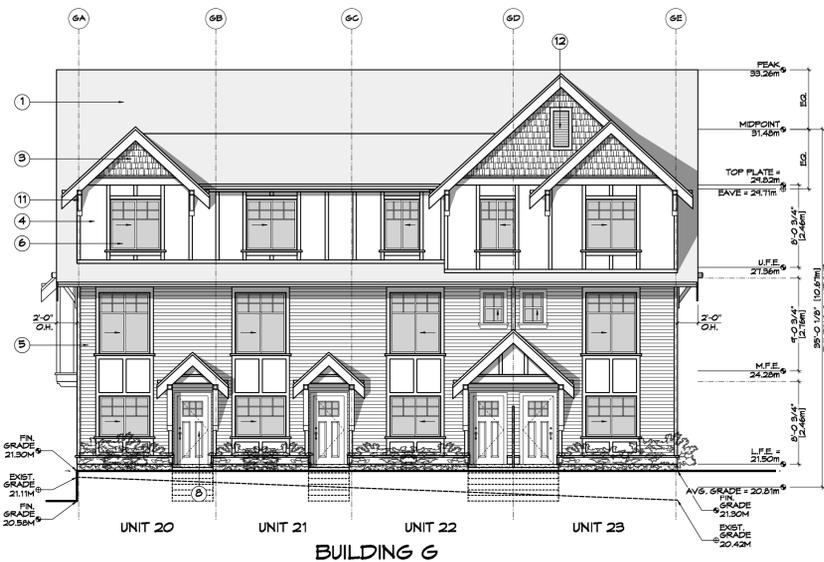
Date: SEP. 10/19

Scale: AS NOTED

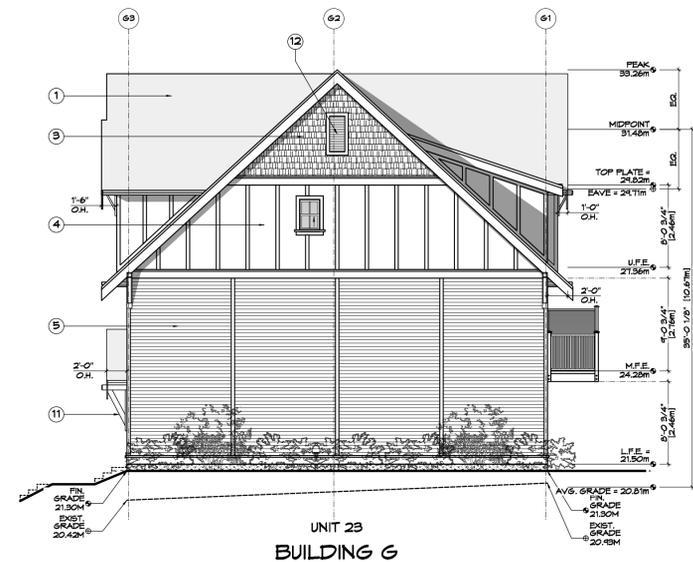
Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

Title:
BUILDING F
ELEVATIONS

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	UPDATED TO REFLECT CHANGES MADE TO SITE PLAN / BLDG MASSING / LOCATIONS OF BLDGS; NOTES ADDED PER PLAN CHECK COMMENTS; GLAZING CALC'S UPDATED; AVG GRADE/BLSD HEIGHT UPDATED	MAR. 10/20	CAJG 26/19 DP/REZONE SEP. 10/19	A 306 Proj.No. TBD
1A	NO CHANGES	MAY 12/20	REV. JA 10/20	
1B	NO CHANGES	AUG. 05/20	REV. JA 12/20	
1C	NO CHANGES	NOV. 04/20	REV. JA 05/20	
1D	NO CHANGES	JAN. 19/21	REV. JA 04/20	



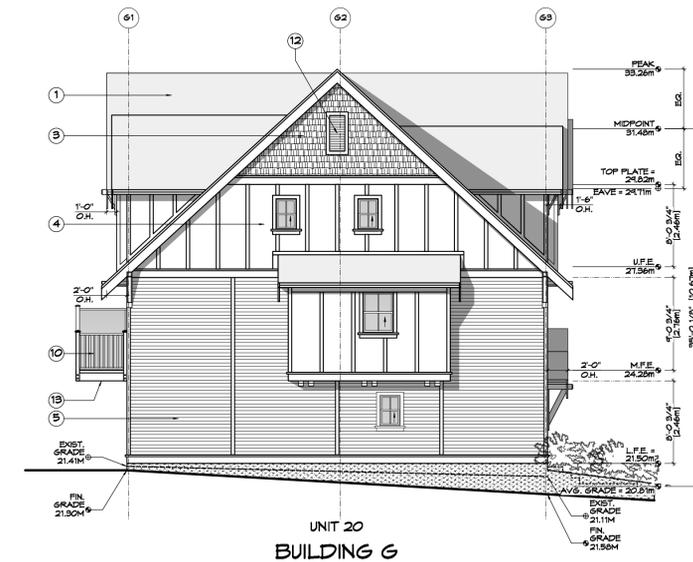
1 Front (E) Elevation - Bldg G
A307 Scale: 1:100



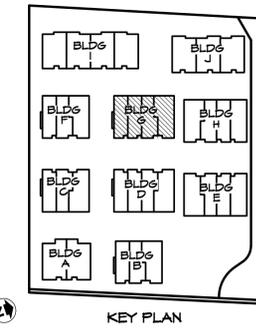
2 Side (N) Elevation - Bldg G
A307 Scale: 1:100



3 Rear (W) Elevation - Bldg G
A307 Scale: 1:100



4 Side (S) Elevation - Bldg G
A307 Scale: 1:100



- FINISH SCHEDULE KEY**
- 1 FIBERGLASS SHINGLE ROOFING
 - 2 STANDING SEAM METAL ROOFING
 - 3 CEMENTITIOUS SHINGLE FINISH
 - 4 CEMENTITIOUS PANELS & TRIM
 - 5 HORIZONTAL SIDING
 - 6 VINYL WINDOW
 - 7 VINYL SLIDING DOOR
 - 8 WOOD VENEER ENTRY DOOR
 - 9 VINYL GARAGE DOOR
 - 10 METAL RAILING
 - 11 WOOD BRACKETS
 - 12 VINYL GABLE END VENT
 - 13 SOFFIT - PREFIN. VENTED METAL

Bldg G		Unit 20		Unit 21		Unit 22		Unit 23	
Glazing Area Calc.									
Front (E)		Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric
limit distance		14.40	4.39	14.40	4.39	14.40	4.39	14.40	4.39
building face area		381.51	35.44	373.94	34.74	474.60	44.09	420.65	39.08
glazing area		65.47	6.08	65.47	6.08	76.81	7.14	69.56	6.46
percentage		17.16%		17.51%		16.18%		16.54%	
max allowed		39.22% ok		39.22% ok		33.66% ok		39.22% ok	
Side (N)		N/A		N/A		N/A		Imperial	Metric
limit distance								4.92	1.50
building face area								1164.73	108.21
glazing area								4.09	0.38
percentage								0.35%	
max allowed								7.00% ok	
Rear (W)		Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric
limit distance		12.83	3.91	12.83	3.91	12.83	3.91	10.99	3.35
building face area		381.51	35.44	373.94	34.74	379.25	35.23	516.00	47.94
glazing area		55.90	5.19	55.90	5.19	55.90	5.19	70.03	6.51
percentage		14.65%		14.95%		14.74%		13.57%	
max allowed		31.06% ok		31.06% ok		31.06% ok		22.15% ok	
Side (S)		Imperial	Metric	N/A		N/A		N/A	
limit distance		11.32	3.45						
building face area		1155.61	107.36						
glazing area		21.53	2.00						
percentage		1.86%							
max allowed		10.90% ok							

RE-ISSUED FOR
DP/REZONE
JAN. 19, 2021



ZEBRADESIGN



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Drawn By: K. KOSHMAN

Date: SEP. 10/19

Scale: AS NOTED

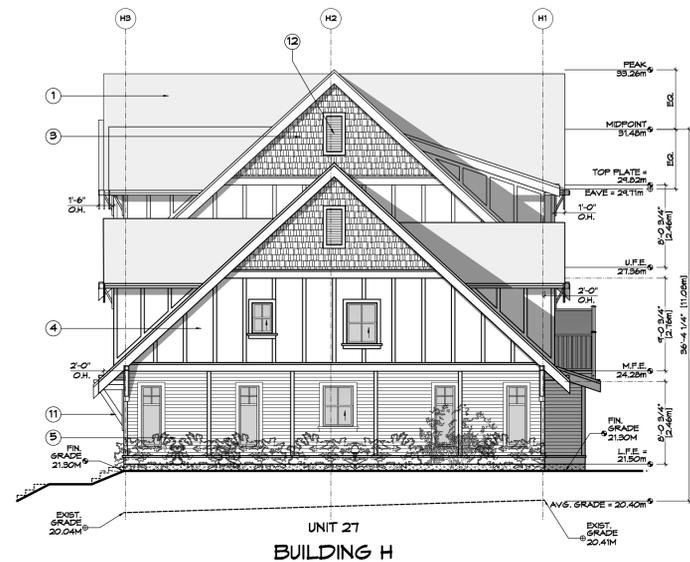
Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

Title:
**BUILDING G
ELEVATIONS**

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	UPDATED TO REFLECT CHANGES MADE TO SITE PLAN / BLDG MASSING / LOCATIONS OF BLDGS; NOTES ADDED PER PLAN CHECK COMMENTS; GLAZING CALC'S UPDATED; AVG GRADE/BLSD HEIGHT UPDATED	MAR. 10/20	AUG. 26/19 DP/REZONE SEP. 10/19	A 307 Proj.No. TBD
1A	NO CHANGES	MAY 12/20	REV. 1A MAR. 10/20	
1B	NO CHANGES	AUG. 05/20	REV. 1B AUG. 05/20	
1C	NO CHANGES	NOV. 04/20	REV. 1C NOV. 04/20	
1D	NO CHANGES	JAN. 19/21	REV. 1D JAN. 19/21	



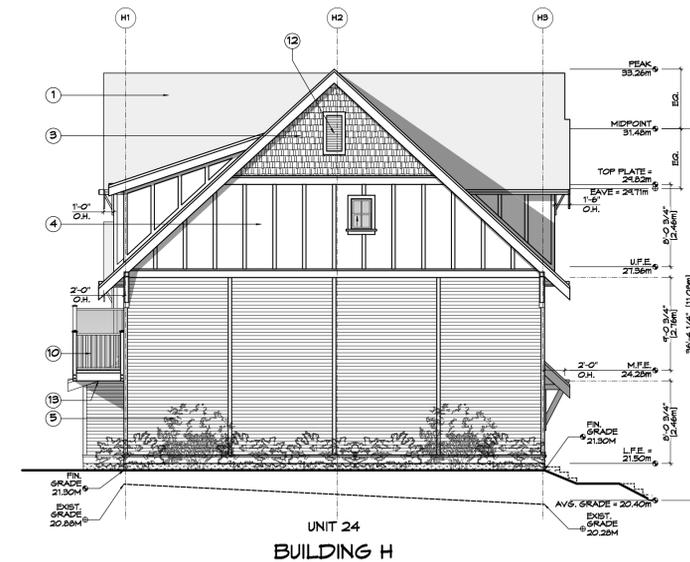
1 Front (E) Elevation - Bldg H
A308 Scale: 1:100



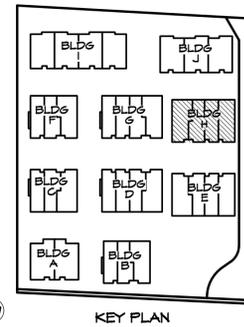
2 Side (N) Elevation - Bldg H
A308 Scale: 1:100



3 Rear (W) Elevation - Bldg H
A308 Scale: 1:100



4 Side (S) Elevation - Bldg H
A308 Scale: 1:100



- FINISH SCHEDULE KEY**
- 1 FIBERGLASS SHINGLE ROOFING
 - 2 STANDING SEAM METAL ROOFING
 - 3 CEMENTITIOUS SHINGLE FINISH
 - 4 CEMENTITIOUS PANELS & TRIM
 - 5 HORIZONTAL SIDING
 - 6 VINYL WINDOW
 - 7 VINYL SLIDING DOOR
 - 8 WOOD VENEER ENTRY DOOR
 - 9 VINYL GARAGE DOOR
 - 10 METAL RAILING
 - 11 WOOD BRACKETS
 - 12 VINYL GABLE END VENT
 - 13 SOFFIT - PREFIN. VENTED METAL

Bldg H		Unit 24		Unit 25		Unit 26		Unit 27	
Glazing Area Calc.		Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric
Front (E)									
limit distance		14.40	4.39	14.40	4.39	14.40	4.39	14.40	4.39
building face area		420.65	39.08	474.60	44.09	373.94	34.74	304.25	28.27
glazing area		69.56	6.46	76.81	7.14	65.47	6.08	49.04	4.56
percentage		16.54%		16.18%		17.51%		16.12%	
max allowed		39.22% ok		33.66% ok		39.22% ok		48.59% ok	
Side (N)		N/A		N/A		N/A		Imperial	Metric
limit distance								17.95	5.47
building face area								797.10	74.05
glazing area								57.97	5.39
percentage								7.27%	
max allowed								17.15% ok	
Rear (W)									
limit distance		12.93	3.94	12.93	3.94	12.93	3.94	11.42	3.48
building face area		516.00	47.94	379.25	35.23	373.94	34.74	304.25	28.27
glazing area		70.03	6.51	55.90	5.19	55.90	5.19	30.78	2.86
percentage		13.57%		14.74%		14.95%		10.12%	
max allowed		27.46% ok		31.37% ok		31.37% ok		31.98% ok	
Side (S)				N/A		N/A		N/A	
limit distance		4.92	1.50						
building face area		1164.73	108.21						
glazing area		4.09	0.38						
percentage		0.35%							
max allowed		7.00% ok							

REV. NO.	DESCRIPTION	DATE
1	UPDATED TO REFLECT CHANGES MADE TO SITE PLAN / BLDG MASSING / LOCATIONS OF BLDGS; NOTES ADDED PER PLAN CHECK COMMENTS; GLAZING CALC'S UPDATED; AVG GRADE/BLGD HEIGHT UPDATED	MAR. 10/20
1A	NO CHANGES	MAY 12/20
1B	ADD WINDOW TO UNIT 27 DEN; REVISE GLAZING CALC'S	AUG. 05/20
1C	REVISE UNIT 27 TO 2-STORY; UPDATE GLAZING CALC'S	NOV. 04/20
1D	NO CHANGES	JAN. 14/21

RE-ISSUED FOR
DP/REZONE
JAN. 19, 2021

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Drawn By: K. KOSHMAN
Date: SEP. 10/19
Scale: AS NOTED

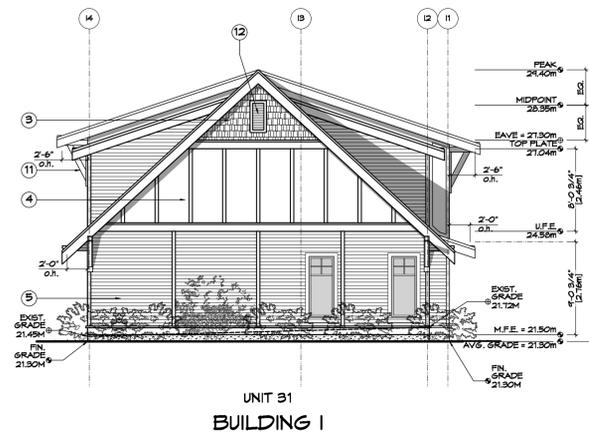
Project:
WASHINGTON TOWNHOUSES
3080-3090 WASHINGTON AVE.

Title:
BUILDING H ELEVATIONS

Revision: Sheet:
A 308
Proj.No. TBD



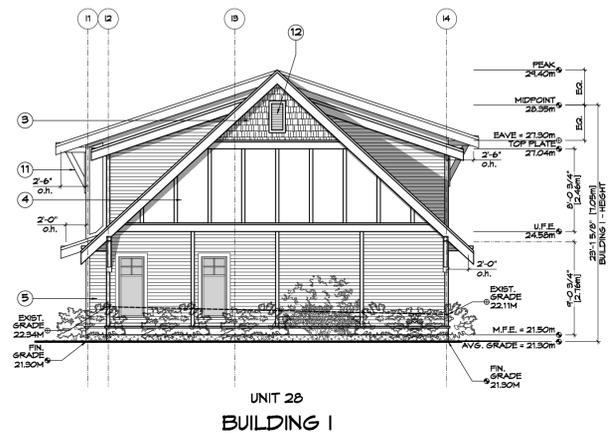
1 Front (E) Elevation - Bldg I
Scale: 1:100



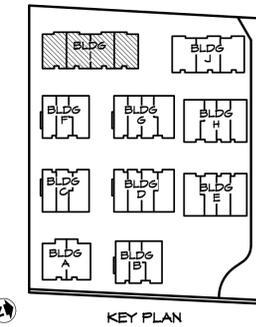
2 Side (N) Elevation - Bldg I
Scale: 1:100



3 Rear (W) Elevation - Bldg I
Scale: 1:100



4 Side (S) Elevation - Bldg I
Scale: 1:100



- FINISH SCHEDULE KEY**
- 1 FIBERGLASS SHINGLE ROOFING
 - 2 STANDING SEAM METAL ROOFING
 - 3 CEMENTITIOUS SHINGLE FINISH
 - 4 CEMENTITIOUS PANELS & TRIM
 - 5 HORIZONTAL SIDING
 - 6 VINYL WINDOW
 - 7 VINYL SLIDING DOOR
 - 8 WOOD VENEER ENTRY DOOR
 - 9 VINYL GARAGE DOOR
 - 10 METAL RAILING
 - 11 WOOD BRACKETS
 - 12 VINYL GABLE END VENT
 - 13 SOFFIT - PREFIN. VENTED METAL

Bldg I		Unit 28		Unit 29		Unit 30		Unit 31	
Glazing Area Calc.									
Front (E)	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial
limit distance	12.83	3.91	12.83	3.91	12.83	3.91	12.83	3.91	12.83
building face area	445.58	41.40	440.47	40.92	440.47	40.92	445.58	41.40	445.58
glazing area	48.55	4.51	48.55	4.51	48.55	4.51	48.55	4.51	48.55
percentage	10.90%		11.02%		11.02%		10.90%		10.90%
max allowed	27.19%	ok	27.19%	ok	27.19%	ok	27.19%	ok	27.19%
Side (N)	N/A		N/A		N/A		Imperial	Metric	
limit distance							16.73	5.10	
building face area							670.52	62.29	
glazing area							23.26	2.16	
percentage							3.47%		
max allowed							15.65%	ok	
Rear (W)	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial
limit distance	20.93	6.38	20.93	6.38	20.93	6.38	20.93	6.38	20.93
building face area	445.58	41.40	440.47	40.92	440.47	40.92	445.58	41.40	445.58
glazing area	102.50	9.52	102.50	9.52	102.50	9.52	102.50	9.52	102.50
percentage	23.00%		23.27%		23.27%		23.00%		23.00%
max allowed	65.17%	ok	65.17%	ok	65.17%	ok	65.17%	ok	65.17%
Side (S)	Imperial	Metric	N/A		N/A		N/A		
limit distance	13.12	4.00							
building face area	670.52	62.29							
glazing area	23.26	2.16							
percentage	3.47%								
max allowed	12.00%	ok							

RE-ISSUED FOR
DP/REZONE
JAN. 19, 2021

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 Phone: (250) 360-2144
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Drawn By: K. KOSHMAN

Date: SEP. 10/19

Scale: AS NOTED

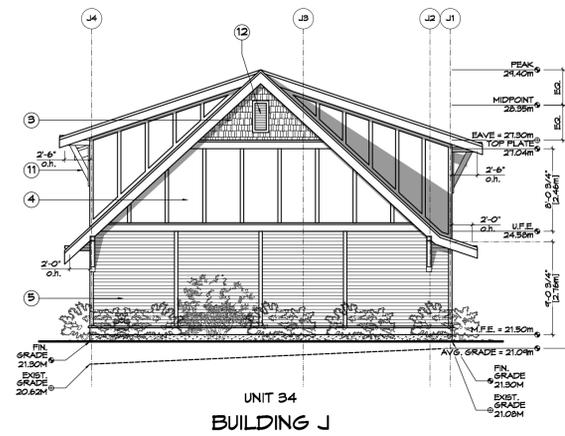
Project:
 WASHINGTON
 TOWNHOUSES
 3080-3090
 WASHINGTON AVE.

Title:
 BUILDING I
 ELEVATIONS

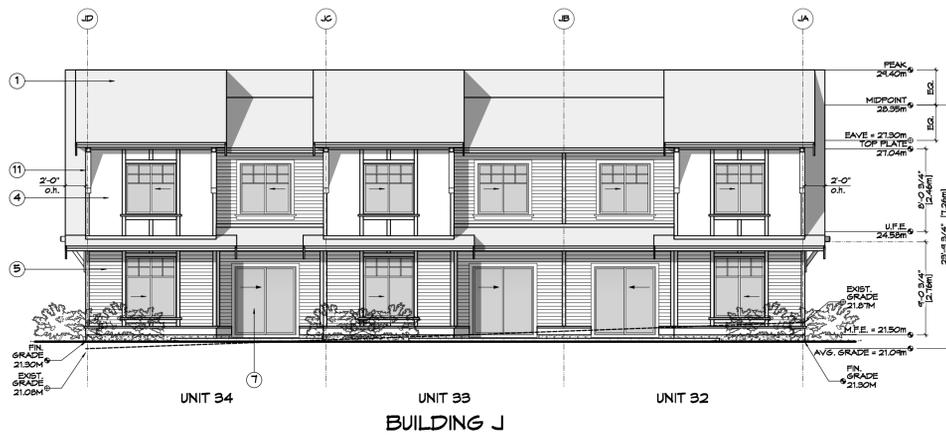
REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	UPDATED TO REFLECT CHANGES MADE TO SITE PLAN / BLDG MASSING / LOCATIONS OF BLDGS; NOTES ADDED PER PLAN CHECK COMMENTS; GLAZING CALC'S UPDATED; AVG GRADE/BLSD HEIGHT UPDATED	MAR. 10/20	Revision: 26/19 DP/REZONE SEP. 10/19	A 309
1A	NO CHANGES	MAY 12/20	REV. 1A MAR. 10/20	
1B	NO CHANGES	AUG. 05/20	REV. 1B MAY 12/20	Proj.No. TBD
1C	NO CHANGES	NOV. 04/20	REV. 1C AUG. 05/20	
1D	NO CHANGES	JAN. 19/21	REV. 1D NOV. 04/20	
			REV. 1E JAN. 19/21	



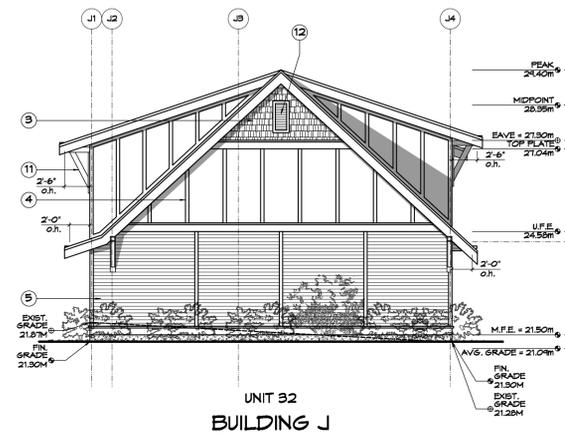
1 Front (E) Elevation - Bldg J
A310 Scale: 1:100



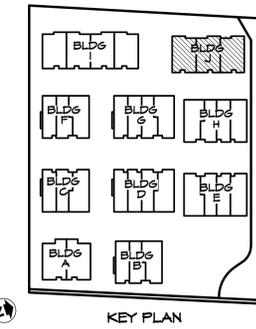
2 Side (N) Elevation - Bldg J
A310 Scale: 1:100



3 Rear (W) Elevation - Bldg J
A310 Scale: 1:100



4 Side (S) Elevation - Bldg J
A310 Scale: 1:100



- FINISH SCHEDULE KEY**
- 1 FIBERGLASS SHINGLE ROOFING
 - 2 STANDING SEAM METAL ROOFING
 - 3 CEMENTITIOUS SHINGLE FINISH
 - 4 CEMENTITIOUS PANELS & TRIM
 - 5 HORIZONTAL SIDING
 - 6 VINYL WINDOW
 - 7 VINYL SLIDING DOOR
 - 8 WOOD VENEER ENTRY DOOR
 - 9 VINYL GARAGE DOOR
 - 10 METAL RAILING
 - 11 WOOD BRACKETS
 - 12 VINYL GABLE END VENT
 - 13 SOFFIT - PREFIN. VENTED METAL

Bldg J		Unit 32		Unit 33		Unit 34	
Glazing Area Calc.		Imperial	Metric	Imperial	Metric	Imperial	Metric
Front (E)							
limit distance		10.99	3.35	12.93	3.94	11.42	3.48
building face area		445.58	41.40	440.47	40.92	445.58	41.40
glazing area		48.55	4.51	48.55	4.51	48.55	4.51
percentage		10.90%		11.02%		10.90%	
max allowed		22.15% ok		27.46% ok		23.32% ok	
Side (N)		N/A		N/A		Imperial	Metric
limit distance						20.51	6.25
building face area						670.52	62.29
glazing area						0.00	0.00
percentage						0.00%	
max allowed						20.13% ok	
Rear (W)						Imperial	Metric
limit distance		18.14	5.53	18.14	5.53	18.14	5.53
building face area		445.58	41.40	440.47	40.92	445.58	41.40
glazing area		102.50	9.52	102.50	9.52	102.50	9.52
percentage		23.00%		23.27%		23.00%	
max allowed		50.19% ok		50.19% ok		50.19% ok	
Side (S)				N/A		N/A	
limit distance		16.73	5.10				
building face area		670.52	62.29				
glazing area		0.00	0.00				
percentage		0.00%					
max allowed		15.85% ok					

RE-ISSUED FOR
DP/REZONE
JAN. 19, 2021

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Principal
Architect AIBC, MRASC,
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E: michael@mjmachitect.ca

ZEBRADESIGN

1161 NEWPORT AVE
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Fax: (250) 360-2115

Drawn By: K. KOSHMAN

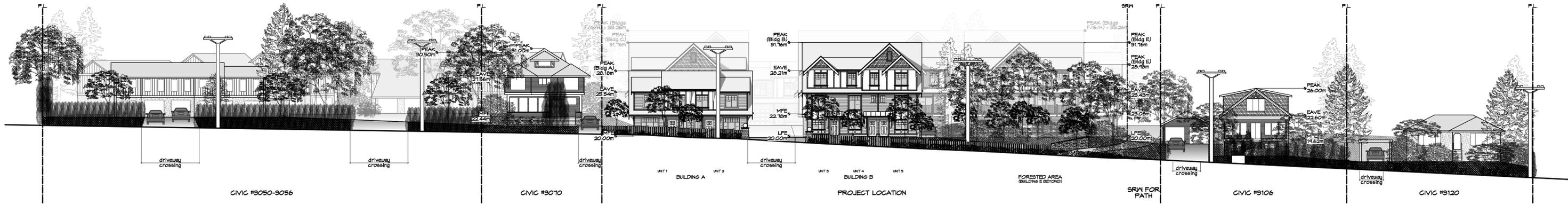
Date: SEP. 10/19

Scale: AS NOTED

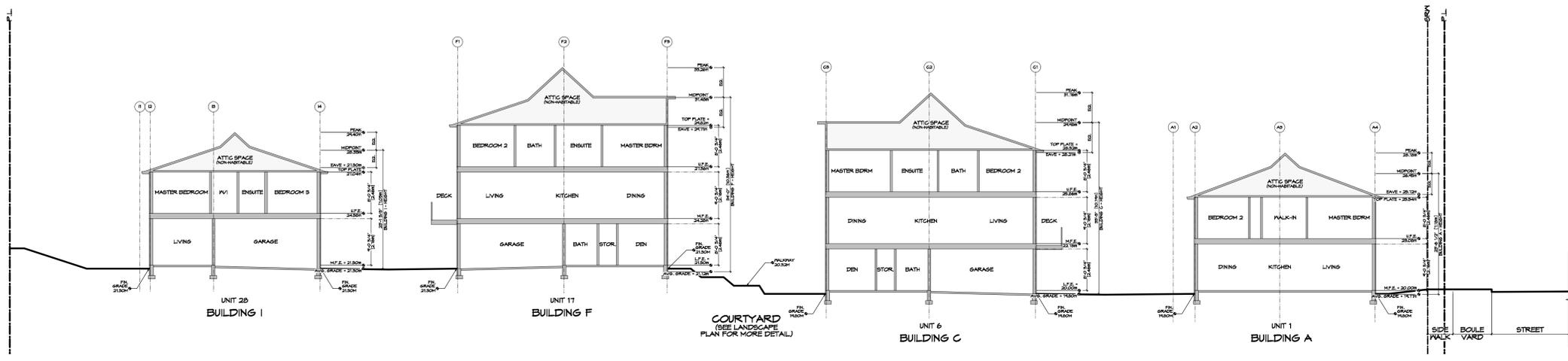
Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

Title:
BUILDING J
ELEVATIONS

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	UPDATED TO REFLECT CHANGES MADE TO SITE PLAN / BLDG MASSING / LOCATIONS OF BLDGS; NOTES ADDED PER PLAN CHECK COMMENTS; GLAZING CALC'S UPDATED; AVG GRADE/BLSD HEIGHT UPDATED	MAR. 10/20	AUG. 26/19 DP/REZONE SEP. 10/19 REV. 1 MAR. 10/20 REV. 1A MAY. 12/20 REV. 1B AUG. 05/20 REV. 1C NOV. 04/20 REV. 1D JAN. 19/21	A 310
1A	NO CHANGES	MAY 12/20		Proj.No. TBD
1B	NO CHANGES	AUG. 05/20		
1C	FLIP UNIT 34, REVISE GLAZING CALC'S	NOV. 04/20		
1D	NO CHANGES	JAN. 19/21		



1 Streetscape - Washington Ave
A401 Scale: 1:225



2 Site Section A
A401 Scale: 1:150

RE-ISSUED FOR
DP/REZONE
JAN. 19, 2021

Michael Jon Moody
Principal
Architect AIBC, MRASC,
LSCD A.P.I.

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Drawn By: K. KOSHMAN

Date: SEP. 10/19

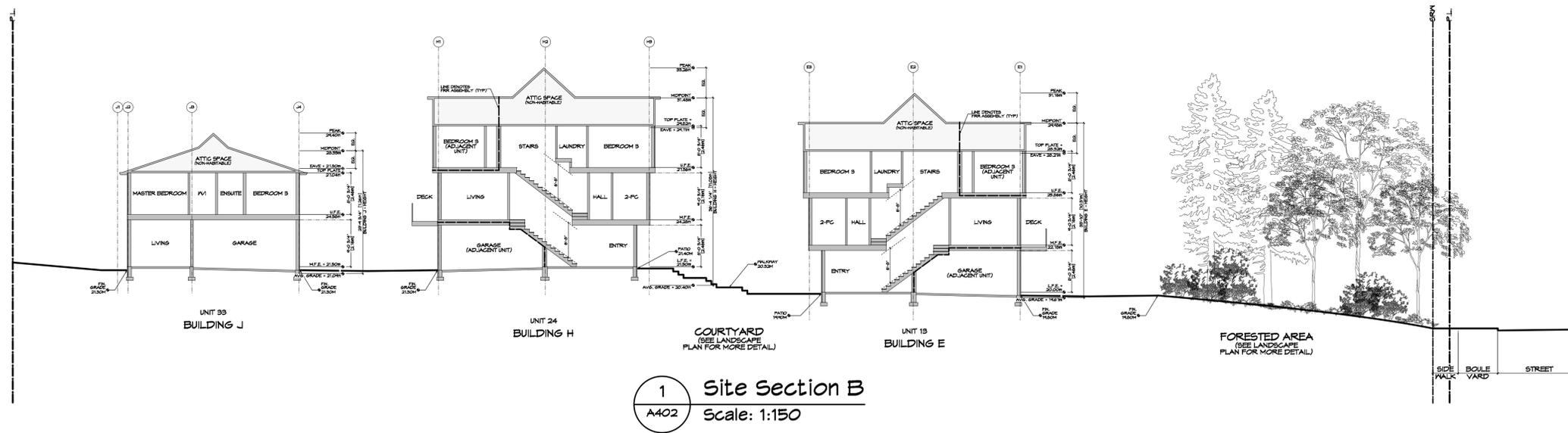
Scale: AS NOTED

Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

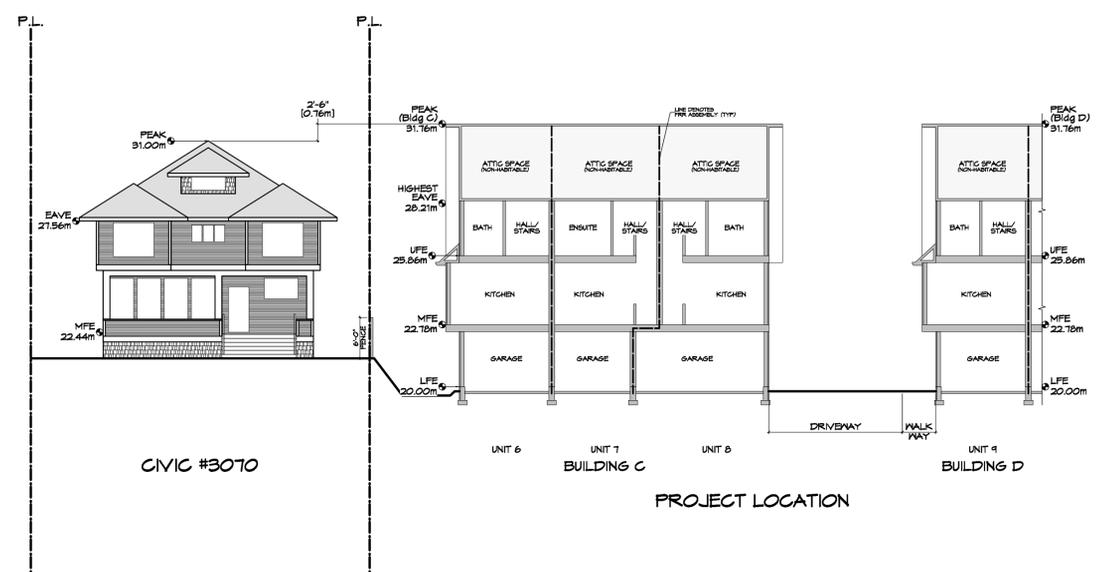
Title:
STREETSCAPE &
SECTIONS

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	UPDATED TO REFLECT CHANGES MADE TO SITE PLAN / BLDG MASSING / LOCATIONS OF BLDGS	MAR. 10/20	AUG. 26/19 DP/REZONE SEP. 10/19	A 401
1A	NO CHANGES	MAY 12/20	MAR. 10/20	
1B	NO CHANGES	AUG. 05/20	MAY 12/20	
1C	REVISE STREETSCAPE; MOVE SECTION B TO PAGE A402	NOV. 04/20	AUG. 05/20	
1D	NO CHANGES	JAN. 14/21	NOV. 04/20 REV. 12 JAN. 14/21	

Proj.No. TBD



1 Site Section B
A402 Scale: 1:150



2 Site Section C
A402 Scale: 1:150

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DP/REZONE
JAN. 19, 2021

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Drawn By: K. KOSHMAN

Date: SEP. 10/19

Scale: AS NOTED

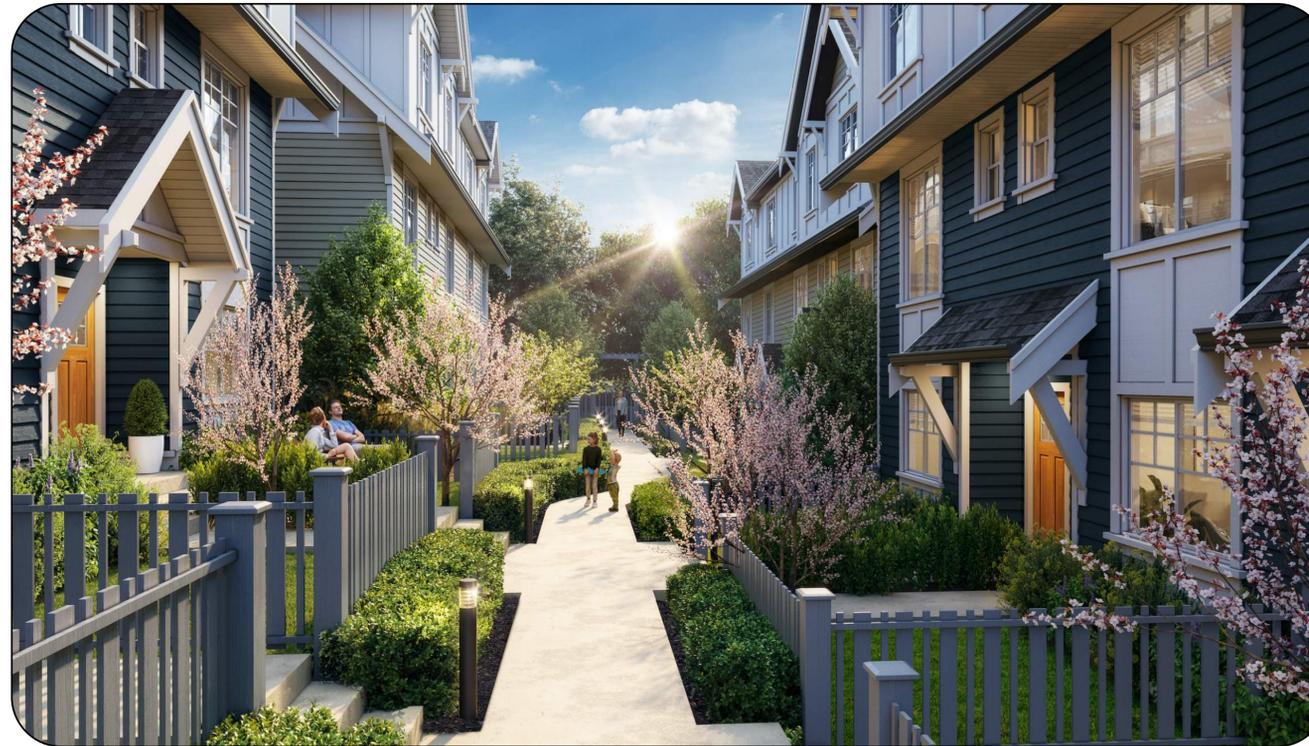
Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

Title:
SECTIONS
(cont'd)

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	---	MAR. 10/20	CAUS	A 402
1A	---	MAY 12/20	DP/REZONE	
1B	---	AUG. 05/20	REV. 1	
1C	SHEET ADDED; ADD SITE SECTION C	NOV. 04/20	REV. 1A	
1D	NO CHANGES	JAN. 19/21	REV. 1B	
			REV. 1C	Proj.No. TBD



VIEW OF BUILDINGS A & B FROM WASHINGTON AVE



VIEW OF COURTYARD WALKWAY

REV. NO.	DESCRIPTION	DATE
1	UPDATED RENDERINGS	MAR. 10/20
1A	NO CHANGES	MAY 12/20
1B	NO CHANGES	AUG. 05/20
1C	NO CHANGES	NOV. 04/20
1D	NO CHANGES	JAN. 19/21

RE-ISSUED FOR
DP/REZONE
JAN. 19, 2021

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Drawn By: K. KOSHMAN

Date: SEP. 10/19

Scale: AS NOTED

Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

Title:
RENDERINGS

Revision:
CALC. AUG. 26/19
DP/REZONE SEP. 10/19
REV. 1 MAR. 10/20
REV. 1A MAY 12/20
REV. 1B MAY 12/20
REV. 1C AUG. 05/20
REV. 1D NOV. 04/20
REV. 1E JAN. 19/21

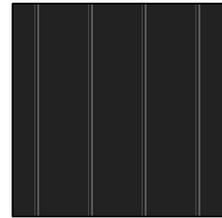
Sheet:
A
501

Proj.No. TBD

--- COMMON COLOURS TO ALL SCHEMES ---



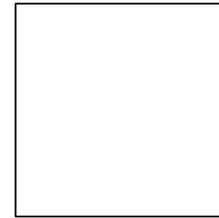
"BLACK"
FIBERGLASS SHINGLE
ROOFING



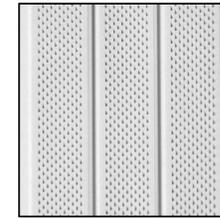
"BLACK"
STANDING-SEAM METAL
CANOPY ROOF



"FIR" VENEER
FIBERGLASS
ENTRY DOORS



"WHITE" PAINTED
WOOD FASCIA, TRIM
& BRACKETS



"WHITE"
PREFIN. METAL SOFFITS



"WHITE"
PREFIN. METAL RAILINGS



SCHEME 1
(3-STOREY PLANS - 3-PLEX & 4-PLEX)
BLDGS B, D, & G



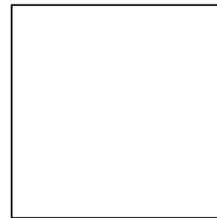
SCHEME 2
(3-STOREY PLANS - 3-PLEX & 4-PLEX)
BLDGS C, E, F, & H



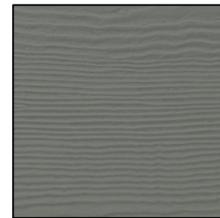
SCHEME 3
(2-STOREY PLANS)
BLDGS A, I, J



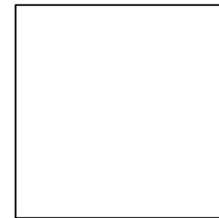
"MARINE DUSK"
HORIZONTAL SIDING



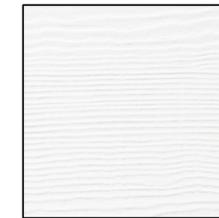
"WHITE"
VINYL WINDOWS
& PATIO DOORS



"CHESAPEAKE GRAY"
HORIZONTAL SIDING



"WHITE"
VINYL WINDOWS
& PATIO DOORS



"SNOW WHITE"
HORIZONTAL SIDING



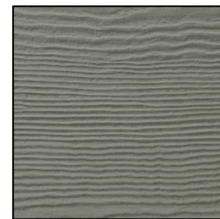
"BLACK"
VINYL WINDOWS
& PATIO DOORS



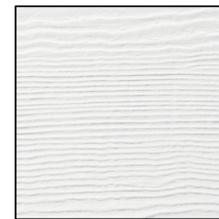
"DEEP OCEAN"
CEMENTITIOUS SHINGLES



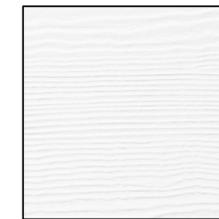
"ARCTIC WHITE"
CEMENTITIOUS
PANELS & TRIM



"GRAY SLATE"
CEMENTITIOUS SHINGLES



"ARCTIC WHITE"
CEMENTITIOUS
PANELS & TRIM



"WHITE" PAINTED
CEMENTITIOUS SHINGLES,
PANELS & TRIM

RE-ISSUED FOR
DP/REZONE
JAN. 19, 2021



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Drawn By: K. KOSHMAN

Date: SEP. 10/19

Scale: AS NOTED

Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

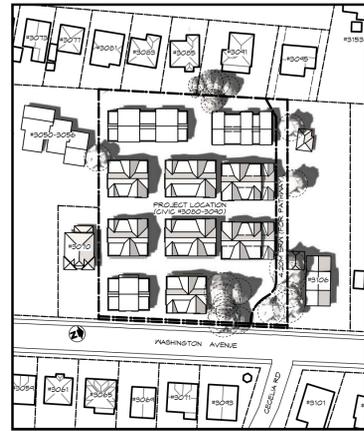
Title:
COLOURS &
MATERIALS

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	SHEET ADDED	MAR. 10/20	AUG. 26/19	A 601
1A	NO CHANGES	MAY 12/20	DP/REZONE	
1B	NO CHANGES	AUG. 05/20	SEP. 10/19	
1C	NO CHANGES	NOV. 04/20	REV. 1	
1D	NO CHANGES	JAN. 14/21	MAR. 10/20	
			MAY 14/20	
			AUG. 05/20	
			NOV. 12/20	
			AUG. 05/20	
			NOV. 04/20	
			JAN. 14/21	
			Proj.No. TBD	

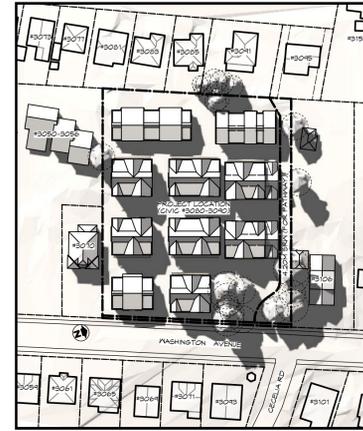
SUN STUDY - JUNE 21 (SUMMER SOLSTICE)



9:00 AM



12:00 PM

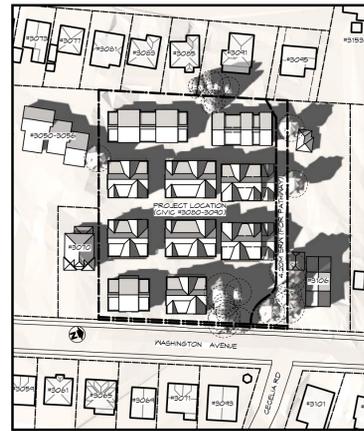


3:30 PM

SUN STUDY - MAR 20/SEP 22 (EQUINOX)



9:00 AM

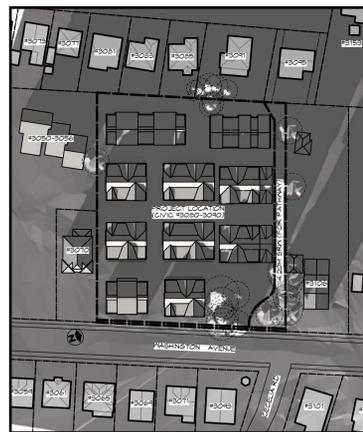


12:00 PM

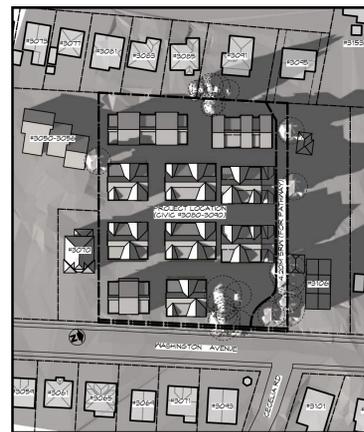


3:30 PM

SUN STUDY - DEC. 21 (WINTER SOLSTICE)



9:00 AM



12:00 PM



3:30 PM

DISCLAIMER - TREES ARE BASED ON ARBORIST REPORT FOR LOCATION & CANOPY SIZE; HEIGHT IS ESTIMATED FOR ARTISTIC REPRESENTATION AND MAY NOT FULLY REFLECT REAL WORLD CONDITIONS.

RE-ISSUED FOR
DP/REZONE
JAN. 19, 2021



ZEBRADESIGN



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Date: SEP. 10/19

Scale: AS NOTED

Project:
WASHINGTON
TOWNHOUSES
3080-3090
WASHINGTON AVE.

Title:
SUN STUDIES

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1A	SHEET ADDED	MAY 12/20	AUG. 26/19	A 602
1B	UPDATED TO REMOVE TREES (SEE PLAN ON PAGE A103)	AUG. 09/20	DP/REZONE SEP. 10/19	
1C	UPDATED TO SHOW 2-STORY UNIT CHANGE	NOV. 04/20	REV. 1 MAR. 10/20	
1D	NO CHANGES	AUG. 05/20	REV. 2A MAY 12/20	
		JAN. 19/21	REV. 3 AUG. 05/20 NOV. 04/20 JAN. 19/21	
			Proj.No. TBD	



- SHEET NOTES:**
- (A) ALL EXISTING ABANDONED SEWER AND DRAIN SERVICES ARE TO BE CAPPED ON PRIVATE PROPERTY BY THE DEVELOPERS CONTRACTOR AT DEVELOPERS EXPENSE. CAPPING OF ALL EXISTING WATER CONNECTIONS ARE TO BE COMPLETED BY CITY OF VICTORIA CREWS AT DEVELOPERS EXPENSE.
 - (B) CITY OF VICTORIA TO INSTALL WATER SERVICE TO PROPERTY LINE AT DEVELOPERS EXPENSE.
 - (C) CITY OF VICTORIA TO INSTALL SEWER AND DRAIN SERVICES TO PROPERTY LINE AT DEVELOPERS EXPENSE.
 - (D) CONTRACTOR TO INSTALL 6.0m WIDE DRIVEWAY COMPLETE WITH DRIVEWAY DROPS TO CITY OF VICTORIA STANDARDS.
 - (E) CONTRACTOR TO REMOVE EXISTING DRIVEWAYS AND REPLACE WITH PROPOSED SIDEWALK/BOULEVARD/GUTTER.
 - (F) CONTRACTOR TO INSTALL IRRIGATION SLEEVE. CONTRACTOR TO CONFIRM LOCATION WITH CITY OF VICTORIA PARKS IN FIELD.
 - (G) CITY OF VICTORIA TO INSTALL IRRIGATION SERVICE COMPLETE WITH STANDARD METER BOX AT DEVELOPERS EXPENSE.



KEY PLAN
NTS

**CURATE DEVELOPMENTS
3080-3090 WASHINGTON AVE
SITE SERVICING PLAN**

Scale 1:200
horiz.
Date 2021/01/18
Eng. Project No. 31745



VICTORIA NANAIMO PARKSVILLE
PHONE: 250-727-2214 FAX: 250-727-3395

LEGEND					
LAMP STANDARD	LS	CLEANOUT	CO	DITCH	D
POLE (Hydro, Tel.)	PP	CATCHBASIN	CB	METER	M
U/G WIRING	UE	MANHOLE	MA	FLUSH VALVE	W
GAS	G	SERVICE RISER	SR	VALVE	V
WATER	W	MOUNTABLE CURB	MC	REDUCER	R
SEWER	S	NON-MOUNT. CURB	NMC	HYDRANT	H
DRAIN	D	EDGE ASPHALT	EA	AIR VALVE	AV

ISSUED FOR DEVELOPMENT PERMIT

SITE PLAN
H 1:200





LEGEND

- Property line
- Right of Way
- Existing Landscape Grade
- Architectural grade, provided for reference only
- Civil grade, provided for reference only
- Proposed Landscape Grade
- TW Top of Wall, BW Bottom of Wall, TOC Top of Curb, BC Bottom of Curb
- TP Top of Pool, BP Bottom of Pool, TS Top of Stairs, BS Bottom of Stairs
- Cast in Place Concrete
- Cast in Place Concrete Over Structural Soil, 700mm depth.
- Asphalt Paving: 5cm depth asphalt over 10cm depth structural base course.
- Concrete Unit Paving: Old Country Stone
- Concrete Unit Paving: Hydrapressed Slabs
- Concrete Unit Paving: Standard Herringbone
- Proposed Lawn, Boulevard soil depth of min 700mm to support tree health.
- Planting Area
- Decomposed Granite Surfacing
- Wood Chip Surfacing
- Wood Deck (Typical 300mm height) with existing tree growing through.
- Rain Garden
- Wood Trellis with Gate to match adjacent fence.
- Stone Feature Wall
- Retaining/Planter Wall
- Concrete Curb
- Drystack Boulder Retaining Wall With Planting Pockets. Max. Height 1m.
- Root Barrier, 450mm depth. Install as per Mfr. Specifications.
- Existing Tree for Retention (Refer to L1.02 Tree Retention & Removal Plan and Arboris Report for details and management strategies).
- Replacement Tree (Refer to L1.02 Tree Retention & Removal Plan)

GREENWAY NOTES

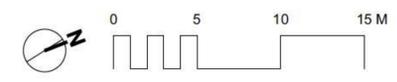
1. Contact Parks for review and approval of fence alignment and footing locations prior to excavation. Excavation for post footings to be performed by hand under the direct supervision of the Project Arborist.
2. Greenway surfacing to consist of 5 cm depth asphalt paving over 10 cm depth structural base course. With prior approval from Parks and Engineering, the base preparation for the path may be modified to utilize a geogrid or geocells to preserve tree roots, where recommended by the Project Arborist in consultation with the Project Engineer.
3. Finished grade of asphalt to be 15 cm above existing grade to avoid excavation where possible, connecting to existing grade at both ends with a running slope not to exceed 5%.

DRAWING NOTES

1. DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
2. All plan dimensions in metres and all detail dimensions in millimetres.
3. Plant quantities on Plans shall take precedence over plant list quantities.
4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
6. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
7. Landscape installation to carry a 1 year warranty from date of acceptance.
8. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
9. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work



Example Stone Feature Wall at Cecilia Road Greenway



ALL DRAWINGS TO BE READ IN ASSOCIATION WITH LANDSCAPE SPECIFICATIONS DOCUMENT.

rev no	description	date
5	Revised DP	21.01.15
4	Revised DP	20.11.09
3	Revised DP	20.08.04
2	Revised DP	20.03.13
1	Development Permit	19.09.09

Murdoch de Greeff INC
Landscape Planning & Design

230 - 524 Columbia Road
Victoria, BC V8C 1G1

Phone: 250.412.2861
Fax: 250.412.2862



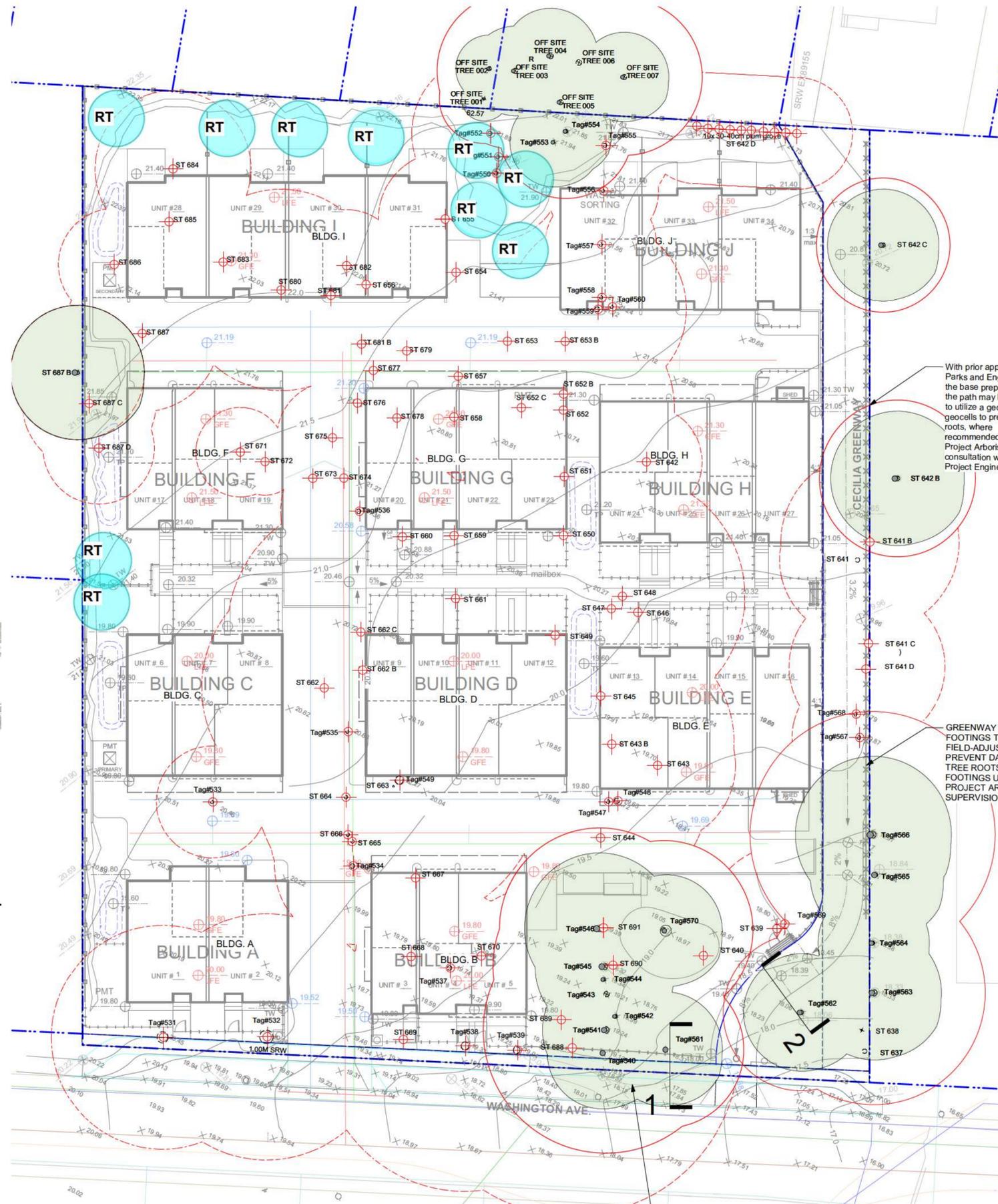
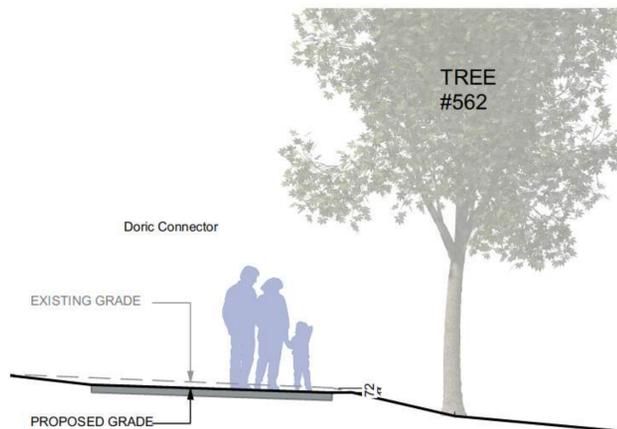
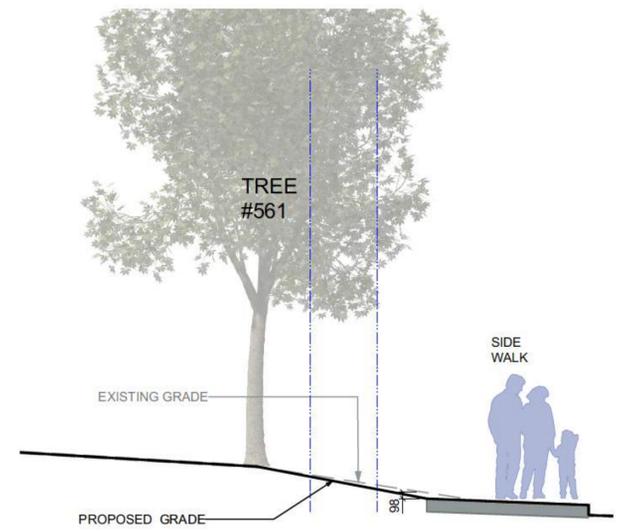
client
Curate Developments
406-1990 Fort St,
Victoria, BC

project
Washington Townhouses
3080-3090 Washington Ave.
Victoria, BC

sheet title
Landscape Materials

project no.	119.04
scale	1:200 @ 24"x36"
drawn by	MDI
checked by	SM/PdG
revision no.	sheet no.

L1.01



LEGEND

- Property line
- Right of Way
- Existing Landscape Grade
- Architectural grade, provided for reference only
- Proposed Landscape Grade
 - TW Top of Wall
 - BP Bottom of Pool
 - TOC Top of Curb
 - BC Bottom of Curb
 - TP Top of Pool
 - BP Bottom of Pool
 - TS Top of Stairs
 - BS Bottom of Stairs
- Existing Tree to be Retained
 - Tag #6
 - Critical Root Zone (CRZ)
 - Tree Tag #
- Existing Tree to be Removed
 - Tag #6
 - Critical Root Zone (CRZ)
 - Tree Tag #
- Designated Replacement Tree (bylaw protected)
 - RT

TREE SUMMARY

Bylaw Protected Trees Removed: 5

New Trees Proposed Onsite: 76 Onsite, 4 Boulevard

Total Replacement Trees: 10

- 6 - Quercus garryana
- 3 - Acer macrophyllum
- 1 - Pseudotsuga menziesii

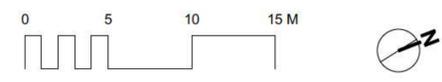
Replacement Tree ratio = 2:1 as per City of Victoria bylaws. Refer L3.01 Planting Plans for additional information.

Trees will be of the appropriate scale, species and location to meet the City of Victoria requirements. Final species to be determined in consultation with City of Victoria Parks staff.

Refer to Gye and Associates Tree Inventory documents for full details, to be read in association with the landscape drawings.

rev no	description	date
5	Revised DP	21.01.15
4	Revised DP	20.11.09
3	Revised DP	20.08.04
2	Revised DP	20.03.13
1	Development Permit	19.09.09

With prior approval from Planning and Engineering, the sidewalk may be reduced in width and replaced with an asphalt scallop at the back of sidewalk, where recommended by the Project Arborist in consultation with the Project Engineer.



ALL DRAWINGS TO BE READ IN ASSOCIATION WITH LANDSCAPE SPECIFICATIONS DOCUMENT.

Murdoch de Greeff INC
Landscape Planning & Design

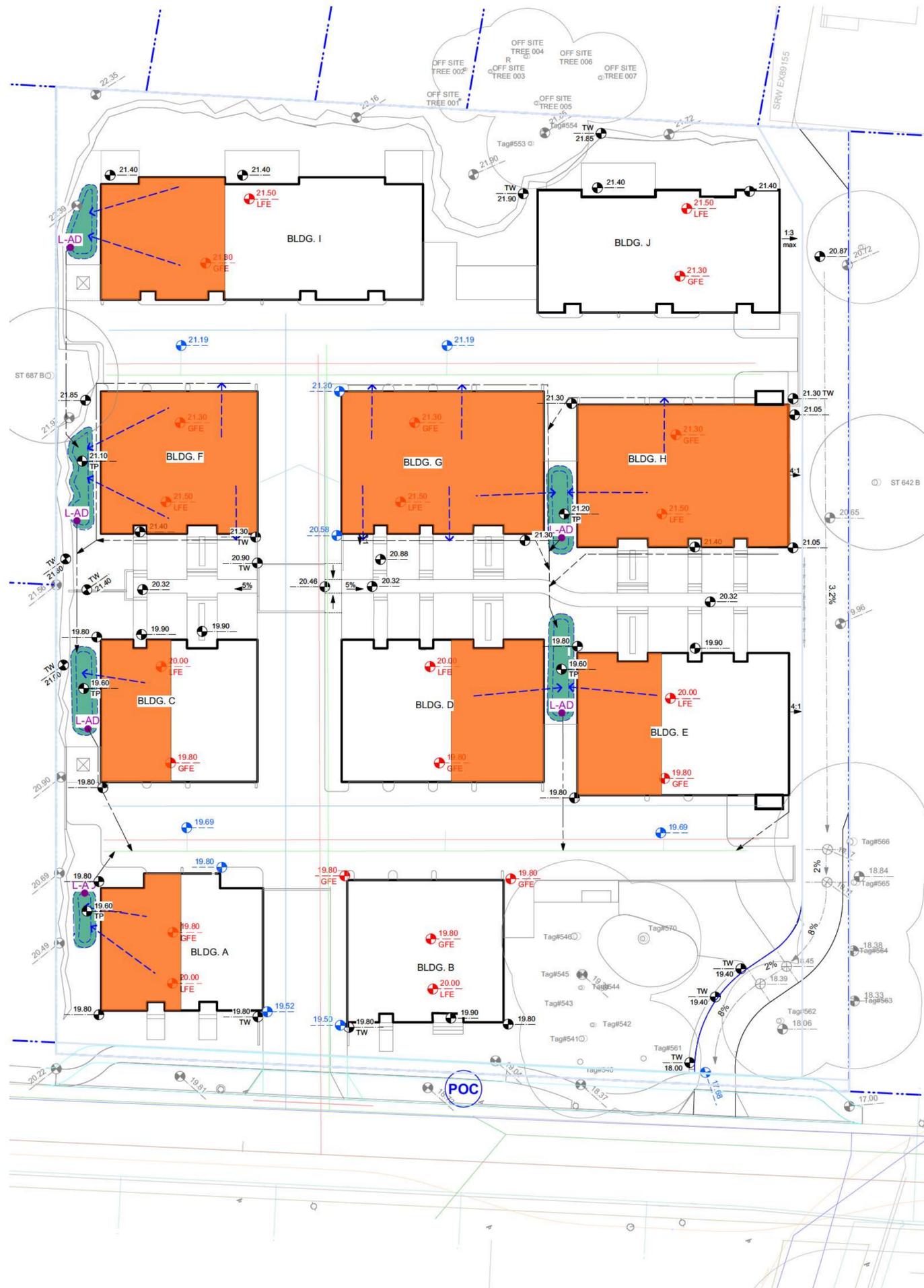
230 - 324 Campbell Road
Victoria, BC V8Z 1G1

Phone: 250 412-2861
Fax: 250 412-2892

REGISTERED MEMBER
393
LANDSCAPE ARCHITECTS

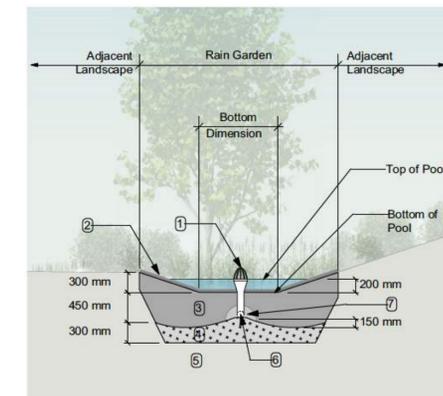
2021-01-15

client	Curate Developments 406-1990 Fort St, Victoria, BC	
project	Washington Townhouses 3080-3090 Washington Ave. Victoria, BC	
sheet title	Tree Retention & Removal Plan	
project no.	119.04	
scale	1:200	@ 24"x36"
drawn by	MDI	
checked by	SM/PdG	
revision no.	5	sheet no.
		L1.02



LEGEND

- PROPERTY LINE
- - - - - EXTENT OF UNDERGROUND PARKING (INDICATIVE)
- EXTENT OF ROOF / CANOPY LINE (INDICATIVE)
- - - - - RAIN GARDEN - TOP OF POOL
- - - - - RAIN GARDEN - BOTTOM OF POOL
- 16.50 EXISTING GRADE (APPROXIMATE)
- 16.35 PROPOSED LANDSCAPE GRADE
- TP TOP OF POOL
- BP BOTTOM OF POOL
- DIRECTION OF FLOW
- PIPE CONNECTION TO STORM SYSTEM
- L-AD HIGH-CAPACITY OVERFLOW DRAIN
- RAIN GARDEN ON GRADE
- IMPERVIOUS AREAS
- ROOF DRAINS TO RAIN GARDEN



- RAIN GARDEN MATERIALS**
1. Overflow drain, 200 mm domed grate + adapter
 2. Composted mulch, 50 -70 mm depth
 3. Bio-retention growing medium, 450 mm depth
 4. Scarified/tilled subgrade, 300 mm depth
 5. Existing subgrade/native material
 6. 100 mm diameter (min) perforated pipe
 7. 25 mm diameter drain rock, 100 mm depth

1 Typical Rain Garden
Scale: 1:50

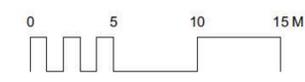
RAIN WATER MANAGEMENT NOTES

Water collected from building roofs flow to the rain gardens located throughout the site.

Rain gardens are integrated building landscapes that are designed to capture, slow flows, and treat runoff from roadways.

Rain gardens will be designed with underdrains and a high capacity overflow drain that will be connected to the onsite piped drainage system.

The rain gardens are sized such that the bottom of the rain garden is 5% of the impervious area.



5	Revised DP	21.01.15
4	Revised DP	20.11.09
3	Revised DP	20.08.04
2	Revised DP	20.03.13
1	Development Permit	19.09.09
rev no	description	date

Murdoch de Greeff INC
Landscape Planning & Design

230 - 524 Calverton Road
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Phone: 250-412-2861
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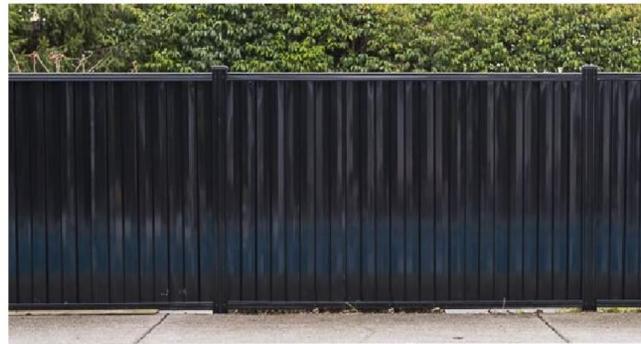
2021-01-15

client
Curate Developments
406-1990 Fort St,
Victoria, BC

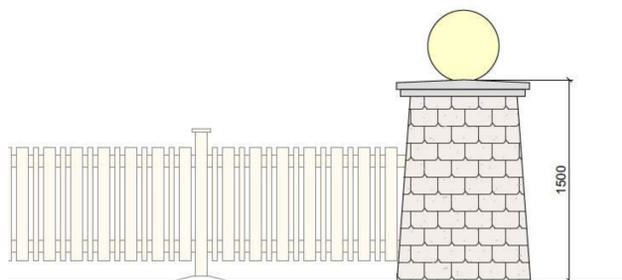
project
Washington Townhouses
3080-3090 Washington Ave.
Victoria, BC

sheet title
Stormwater Management

project no.	119.04
scale	1:### @ 24"x36"
drawn by	MDI
checked by	SM/PdG
revision no.	sheet no.
5	L1.03



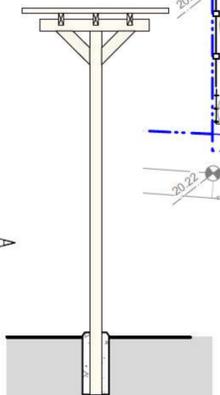
STEEL PRIVACY FENCE EXAMPLE



ENTRY PILLAR WITH GLOBE LIGHT: 1:25



WOOD TRELLIS WITH GATE



TYPICAL WOOD TRELLIS SECTION



LEGEND: Lighting & Fencing

- Property line
- Right of Way
- 1800mm height Wood Fence / Screen
- 1000mm height Wood Picket Fence
- 1830mm (6') height Black Galvanized Steel Privacy Fence. Supplier: Premium Fence Or Approved Equal.
- Wood Trellis with Gate to match adjacent fence.
- Bollard Lighting
- Entry Pillar with globe light
- Pedestrian pole-mounted light: City of Victoria 'B' Pole with Landscape Forms Ashbury fixture, subject to COV Engineering approval.
- Inset wall light
- Yellow bollard with reflective collar as per City of Victoria specifications.
- Wayfinding signage as per City of Victoria specifications and wayfinding strategy. To be determined at BP stage.

rev no	description	date
5	Revised DP	21.01.15
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2021-01-15

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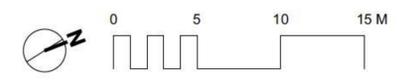
project
Washington Townhouses
3080-3090 Washington Ave.
Victoria, BC

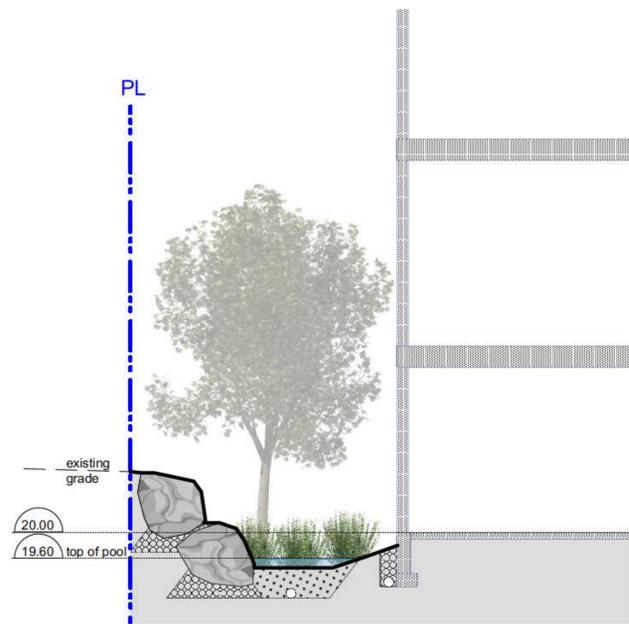
sheet title
**Landscape Lighting,
Fencing &
Wayfinding**

project no.	119.04
scale	1:200 @ 24"x36"
drawn by	MDI
checked by	SM/PdG
revision no.	sheet no.

5 **L1.04**

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH LANDSCAPE SPECIFICATIONS DOCUMENT.





1 Typical Section at South Property Line
Scale: 1:50



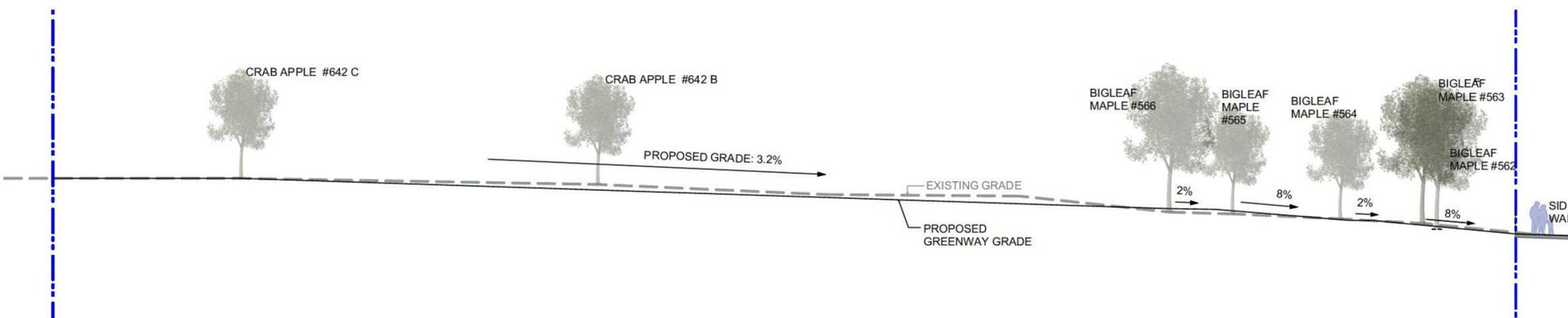
2 Typical Section at Courtyard Walkway
Scale: 1:50



5 Key Plan
Scale: 1:500



3 Detail Section at Greenway
Scale: 1:25



4 Section Through Greenway
Scale: 1:150

rev no	description	date
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2021-01-15

client
Curate Developments
406-1990 Fort St,
Victoria, BC

project
Washington Townhouses
3080-3090 Washington Ave.
Victoria, BC

sheet title
LandscapeSections

project no. 119.04
scale 1:### @ 24"x36"
drawn by MDI
checked by SM/PdG

revision no. 5
sheet no. L2.01

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH LANDSCAPE SPECIFICATIONS DOCUMENT.

LEGEND

Property line

PROPOSED VEGETATION

PLANT LIST - TREES

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
27		<i>Acer circinatum</i>	Vine Maple	1.5 m ht.
3		<i>Acer macrophyllum</i>	Bigleaf Maple	2.5 m b&b
11		<i>Acer rubrum 'Armstrongii'</i>	Armstrong Red Maple	6.0cm cal, b&b
4		Boulevard Tree as per COV Parks	Boulevard Tree as per CC	5.0cm cal, b&b
4		<i>Cercidiphyllum japonicum</i>	Katsura Tree	5.0cm cal, b&b
3		<i>Cercis canadensis</i>	Eastern Redbud	5.0cm cal, b&b
2		<i>Chamaecyparis nootkatensis 'Pendula'</i>	Nootka False Cypress	2.5 m ht
8		<i>Cornus kousa 'Milky Way'</i>	Milky Way Kousa Dogwood	multistem, 1.5 m ht, b&b
5		<i>Fagus sylvatica 'Dawyck'</i>	Fsd	3.0cm cal, b&b
3		<i>Pseudotsuga menziesii</i>	Douglas Fir	1.5m ht, b&b
6		<i>Quercus garryana</i>	Garry Oak	4.0cm cal, b&b
4		<i>Styrax japonicus 'Emerald Pagoda'</i>	Japanese Snowbell	5.0cm cal, b&b

Lawn Area
Sod over 150 mm depth growing medium (Type 2L, refer to Canadian Landscape Standard)

Naturalized Shrub Plantings
Total area approx. 535 sq m. Planting areas planted @ 1 x #5 pot OR 2 x #3 pots OR 3 x #1 pots / sq. m.

Recommended Species:
Sword fern (*Polystichum munitum*)
Oregon Grape (*Mahonia aquifolium*)
Oceanspray (*Holodiscus discolor*)
Salal (*Gaultheria shallon*)
Red Flowering Current (*Ribes sanguineum*)
Nootka Rose (*Rosa nutkana*)
Snowberry (*Symphoricarpos albus*)
Coastal Strawberry (*Fragaria chilensis*)

Low Native Understory Plantings
Total area approx. 80 sq m. Planting areas planted @ 2 x #3 pots / sq. m. or 3 / #1 pots / sq. m. Planting design to be coordinated w/ Municipal Staff at BP.

Recommended Species:
Sword fern (*Polystichum munitum*)

Hedge & Mass Plantings

Hybrid Yew (*Taxus x media*)
Kohuhu (*Pittosporum tenuifolium 'Golf Ball'*)
Rock Rose (*Cistus x purpureus*)
Hebe (*Hebe 'Patty's purple'*)
Sword fern (*Polystichum unitum*)

Rain Garden Plantings
Total area approx. 80 sq m. Planting areas planted @ 2 x #3 pots / sq. m.

Recommended Species:
Slough sedge (*Carex obnupta*)
Juncus 'carmen's gray' (*Juncus patens 'Carmens grey'*)
Yellow-twig dogwood (*Comus sericea 'flaviramea'*)

Mixed Shrub and Perennial Plantings
Total area approx. 510 sq m. Planting areas planted @ 2 x #3 pots OR 3 x #1 pots / sq. m.

Recommended Species:
Rose Creek Abelia (*Abelia x chinensis 'Rose Creek'*)
Glacier Azalea (*Azalea japonica 'Glacier'*)
Beautyberry (*Callicarpa bodinieri var. giraldii Profusion'*)
Sageleaf Rockrose (*Cistus salvifolius*)
Barrenwort (*Epimedium x rubrum*)
Newport Dwarf Escallonia (*Escallonia 'Newport Dwarf'*)
Topiarist's hebe (*Hebe topiaria*)
Lily turf (*Liriope muscari*)
Sword Fern (*Polystichum munitum*)
Soft Shield Fern (*Polystichum setiferum*)



BOULEVARD PLANTING NOTES

- Boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within 1m of an existing underground municipal service will have a root barrier installed between the root ball and the existing infrastructure.
- Boulevard trees will be placed with minimum offsets to municipal infrastructure as per COV Servicing Bylaw Schedule C: 1.5m from underground utilities, 5m from streetlights and Hydro Poles, 3m from Telus poles, 3m from a driveway, 2m from fire hydrants, water service laterals and kiosks, and 3m from sanitary or drain laterals.
- Final selection of boulevard trees to be determined through consultation with municipal parks staff.
- Boulevard irrigation point of connection to be 19 mm service, refer to Civil drawings for location. Water meter and timer/controller, that is separate from building, to be provided at point of connection. Timer/controller for boulevard areas must be readily accessible to municipal staff.
- All irrigation work, including required inspections, shall follow the City of Victoria "Supplemental Specifications for Street Trees and Irrigation schedule C, Bylaw 12-042, Subdivision Bylaw."
- Design/build drawings for boulevard irrigation to be submitted to Landscape Architect and City of Victoria Parks in PDF and .dwg formats, no less than 30 days prior to scheduled installation of irrigation.
- Boulevard irrigation to be inspected as per municipal specification by municipal staff. Boulevard tree irrigation system will be maintained and operated by municipality, after it is inspected and approved by municipal staff.
- All trees within boulevard to be irrigated with double ring drip irrigation system c/w double check valve.

PLANTING NOTES

- Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.
- Final selection of boulevard trees to be determined through consultation with municipal staff.

rev no	description	date
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Fax: 250 412-2892



client
Curate Developments
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Victoria, BC

project
Washington Townhouses
3080-3090 Washington Ave.
Victoria, BC

sheet title
Planting Plan

project no.	119.04
scale	1:200 @ 24"x36"
drawn by	MDI
checked by	SM/PdG
revision no.	sheet no.

5 **L3.01**

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH LANDSCAPE SPECIFICATIONS DOCUMENT.



GYE + ASSOCIATES

Consultants in Urban Forestry and Arboriculture

Arborist Report

**3080, 3082 & 3090 Washington Avenue
Victoria, BC**

Date of Original Report: February 18, 2019

Date of Previous Revision: November 15, 2020

Date of Current Revision: January 18, 2021

Dates of Field Work: March 2018, October & November 2019

Prepared by Jeremy Gye, Senior Consultant
Gye and Associates, Urban Forestry Consultants Ltd.

Tel: (250) 544-1700

Email: jgye@gyeandassociates.ca

EXECUTIVE SUMMARY

Rezoning of three existing single-family residential lots and a development permit are sought for the construction of a 34-unit townhouse development. The on-site tree resource consists of 119 trees, six of which are designated as *protected* by the previous tree bylaw, under which this application is grandfathered. The bulk of the smaller trees on the site are comprised of fruit and flowering trees (largely volunteer plum trees infected with *Black knot canker* and English hawthorn, infected with leaf blight). Several larger trees are located along the front of the site, including London plane, Douglas-fir, Red cedar and Big-leaf maple.

While the proposed concept plan is extensive, the project team has worked diligently with Victoria Parks to retain 12 trees, 10 of which are in a contiguous stand at the north-east corner of the site. A generous tree planting program is included in the landscape plan with many large canopy tree species.

14 off-site and 3 boundary trees have root systems that encroach into the site; the 14 off-site trees will be retained and protected; the three boundary-trees are proposed for removal to make way for the greenway along the north boundary of the site. No boulevard trees front the three lots that comprise the proposed site.

SUMMARY TREE STATISTICS	
CATEGORY	# OF TREES
Total number of trees Inventoried	136 +/-
On site trees	119
(Bylaw protected trees under former tree bylaw)	(6)
(non-bylaw-protected trees)	(113)
Off site or boundary trees	17
Boulevard (municipal) trees	0
Total number of trees to be retained	26
On site bylaw-protected trees to be retained	1
On site non-bylaw-protected trees to be retained	11
Off site & boundary trees to be retained	14
Total number of trees to be removed	110
On site bylaw-protected trees to be removed	5
On site non-bylaw-protected trees to be removed	102
Boundary trees to be removed	3
Total number of replacement trees required	10

Table-1 Summary Tree Statistics



BACKGROUND

The subject site currently consists of three large residential lots. Rezoning to consolidate the lots and a 34-unit townhouse development is proposed. The site slopes gently down from the south-west to the north-east and is populated with a range of different tree species, both native and introduced.

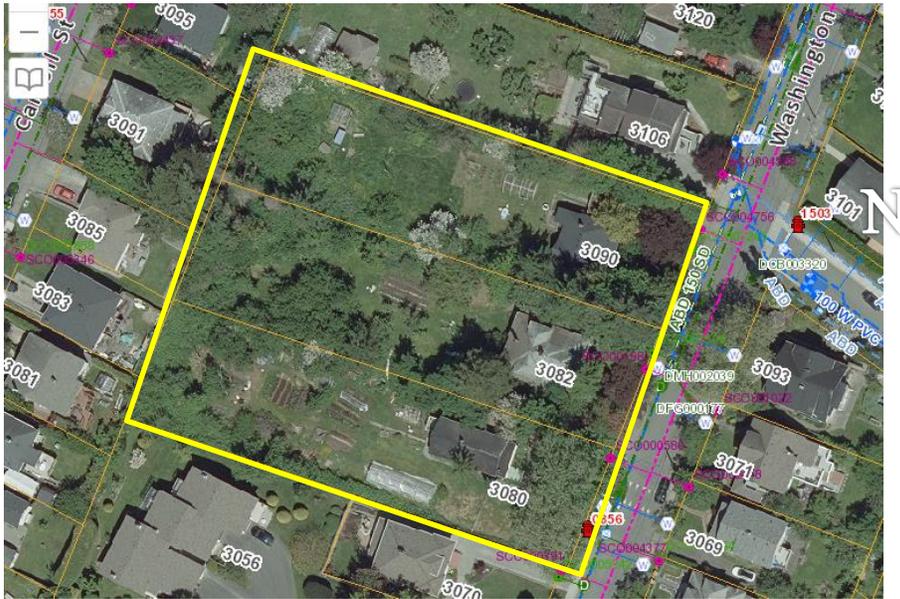


Figure-1 Context photo indicating location of subject properties

ASSIGNMENT

Prepare a Tree Preservation Plan (TPP) and written summary per the City's published Terms of Reference. The TPP shall address all phases of the development requiring tree protection, including site preparation, on-site servicing, construction, landscaping and post-construction care.

METHODOLOGY

Gye and Associates visually assessed the site and associated trees in March of 2018. Further survey work was completed in October and November 2019. All on-site trees and off-site trees with root systems extending into the site have been measured, assessed and surveyed. Trees with multiple stems were measured by taking the largest stem diameter and adding to it 60% of the sum of the residual stems.

Site conditions associated with these trees were also assessed, including ambient grades, signs of recent disturbance and proximity to buildings, driveways, retaining walls or other existing site elements.

The species, age, health and condition of the trees, along with their associated site conditions, are considered in estimating Protected Root Zones (PRZs). These factors inform the selection of an appropriate multiplier of 12x, 15x or 18x, which is then applied to the stem diameter (DBH) to determine the radial offsets for the PRZs.

Legal survey, architectural, civil and landscape site plan drawings were used as a base to develop the tree plan and analyze potential conflicts between the trees and the proposed development, including site grading, underground services and utilities.

We met with the developers on-site to discuss several trees around the perimeter of the site which presented challenges for retention.

OBSERVATIONS

Trees:

The on-site tree resource consists of 119 trees, six of which are designated as *protected* by the previous tree bylaw, under which this application is grandfathered. The bulk of the smaller trees on the site are comprised of fruit and flowering trees (largely volunteer plum trees infected with *Black knot canker* and English hawthorn, infected with leaf blight). Several larger trees are located along the front of the site, including London plane, Douglas-fir, Red cedar and Big-leaf maple. 17 off-site and boundary trees have root systems that encroach into the site.

Broad-leafed and coniferous species within the sub-set of larger growing trees are evenly represented.

- Broadleafed species include Big-leaf maple, London plane, ornamental plum and Horse chestnut.
- Coniferous species include Douglas-fir, Western Red cedar and Scot pine.

Most of the more significant on-site trees are located along the Washington Avenue frontage or at the north-east corner of the site. These include the following:

- two large, multi-stemmed London Planes with crowns that extend well into the development envelope (Tree numbers 531 and 532)—see Figure 2 below;
- Two large ornamental plums (538 and 539);
- Several Western Red cedars (544, 545, 561 and 570);
- Several Douglas-firs (537, 541, 543, 546, 567 and 568);
- Two Big-leaf maples and a Horse chestnut (562, 542 and 540 respectively);
- There are many smaller trees in the interior of the site, including fruiting cherry, many ornamental plums, English hawthorn and laburnum volunteers and a small Weeping willow.



Figure-2 Multiple-stemmed London planes (#s 531 & 532) located on Washington Avenue frontage.

There are two groups of larger off-site trees with root systems that grow into the development site:

- four Big-leaf maples located on the property adjoining the north boundary of the site (563 – 566); and
- a group of seven Douglas-firs located on two properties adjoining the west boundary of the site at the north end (Off-site Trees 01 – 07).



Figure-3 East-looking perspective of seven off-site trees 01 – 07 beyond north-west corner of site

Site plan review:

While the proposed concept plan is extensive, the project team has worked diligently with Victoria Parks to retain 14 trees, 12 of which are located in a contiguous stand at the north-east corner of the site. A generous tree planting program is included in the landscape plan with many large canopy tree species.

Efforts have been made in the site planning and design process to ensure that the mature off-site trees on the adjoining properties noted above are not affected. Three small volunteers (two English hawthorn and one plum) growing on the north property boundary will need to be removed to make way for the greenway fencing.

SUMMARY TREE STATISTICS	
CATEGORY	# OF TREES
Total number of trees Inventoried	136 +/-
On site trees	119
(Bylaw protected trees under former tree bylaw)	(6)
(non-bylaw-protected trees)	(113)
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Boundary trees to be removed	3
Total number of replacement trees required	10

Table-1 Summary Tree Statistics

DISCUSSION

Given the scope of the sub-grading required for this development, we recommend a strategy that combines preservation of viable trees where possible--including a significant stand of higher-value trees at the north-east corner of the site--with a strong replanting of trees appropriate to the new land-use and site conditions. (See the landscape planting plan prepared by Murdoch de Greef Inc.) This strategy will provide better long-term outcomes appropriate for the new land-use context.

Many of the larger landscape trees proposed for the development are located along the southern and western flanks of the site. Without protection, it is probable that the growing soils along these edges will be disturbed and compacted during the construction phase of the project. For this reason, we recommend that fencing be erected to protect these soils during construction, as indicated on the attached tree plan drawing. This can be achieved by simply moving the site hoarding in toward the interior of the site by 2m.

To preserve the condition of the four off-site maples at the north-east corner of the site, it will be necessary to carefully manage the sub-grading for the portion of the Cecilia Greenway and side yards of the proposed townhomes to the south of these trees and within their protected root zones. The proposed grading for the Greenway appears favourable. The current surfacing of the Greenway is indicated as asphalt on the Landscape Materials plan; porous storm water pavers are recommended instead in order to infiltrate rainfall into the roughly 130m² area of root zone covered. Similar care and approach will be needed at the west end of the greenway where it transits over the protected root zones of the off-site firs indicated on the tree plan (attached).

TREE MANAGEMENT MEASURES

Tree protection measures to limit impacts from the construction of the building foundation, driveway, utility lines upgrading and installation include the following:

1. **Start-up meeting:** Before demolition, site servicing, landscaping or other site work commences, the Site Superintendent shall meet with the arborist to review the Tree Protection Plan and associated measures. The Site Superintendent shall ensure that all relevant sub-contractors and trades are familiarized with the tree protection measures and permit conditions that apply to the project.
2. **Tree Plan Posting:** A 24x36" all-weather copy of the tree plan shall be posted in plain site in the site office.
3. **Tree removal, grubbing & mulching:** During the demolition and grubbing phase, all tree protection areas (TPAs) will be clearly flagged. In addition, the project arborist shall be on site to monitor and supervise site works occurring adjacent to flagged TPAs.
4. **Tree protection fencing:** Protective tree barrier fencing shall be erected as indicated on the attached tree plan once tree removal and grubbing is completed and prior to other site work commencing. Tree fencing and signage shall be inspected by the project arborist, approved by the City of Victoria and remain in good condition throughout the duration of the project.
5. **Prohibition of disturbance:** All forms of disturbance to the protected trees or their habitat within the fenced protection areas (TPAs) is prohibited.
6. **Temporary access to TPAs:** Temporary construction access to a Tree Protection Area (TPA) must be approved and supervised by the project arborist. This includes landscaping.
7. **Soil armouring:** If it should prove necessary to reduce the tree fencing, the exposed TPA outside the fencing shall be armoured with 3/4" plywood or a temporary cover of geo-textile and 200mm of road-base, moderately compacted with a plate compactor.
8. **Prohibition of material storage within TPAs:** No equipment, materials, waste products or excavated soil shall be placed or stored within the TPA. THIS PARTICULARLY INCLUDES HOARDING OF EXCAVATED SOILS NEEDED FOR BACKFILLING OF THE FOUNDATION.

9. Arborist supervision of site works: The arborist shall be present to oversee stump removal, excavation, sub-grading, lane or pathway base preparation, service trenching, blasting *or any other form of disturbance* within, or adjacent to, the tree protection areas (TPAs). Any tree roots or branches damaged shall be pruned back to undamaged tissue by the arborist.

10. Covering excavated cuts: Any excavated cut within or adjacent to a TPA shall be securely covered with heavy-gauge plastic to prevent soil dessication and erosion.

11. Site monitoring: The Project Arborist shall monitor the site during the site preparation, construction and landscaping phases to ensure ongoing and effective compliance with the tree protection measures specified in this tree plan and in on-site meetings with the General Contractor and relevant consultants and sub-contractors.

12. Pre-blasting meeting: The contractor and blasting sub-contractor shall meet with the arborist to review the blasting plan prior to drilling. Modified blasting practices or rock removal techniques shall be utilized where considered necessary by the arborist to minimize blasting impacts to protected trees.

13. Procedure for blasting near tree root zones:

a) When blasting is required immediately adjacent to a Tree Protection Area, the blasting contractor shall work with the arborist to develop a blasting plan and deploy best practices that minimize impacts to protected trees.

b) Blasting vibrations in the vicinity of the Tree Protection Areas are not to exceed a peak particle velocity of 25 mm/sec.

c) Use DYNAMITE as the explosive product. No fertilizer-based explosive is permitted, due to its toxicity to tree roots.

d) The contractor shall prevent rock debris from the blast site from entering the TPA.

14. Irrigation of TPAs: Mulched TPAs shall be irrigated once every two weeks during the dry summer period (May 1 - Sept 31) to a minimum effective depth of 30cm. The General Contractor shall ensure that a temporary water service for irrigation purposes is emplaced on site.

15. Pre-landscaping meeting: The General Contractor, Landscape Contractor and Landscape Architect shall meet with the arborist to review the landscaping workplan prior to landscape construction or site preparation commencing. Potential impacts to sensitive tree habitat will be identified and measures provided to eliminate or mitigate the impacts.

16. Replacement tree requirements: Replacement trees shall be planted on the subject property and adjacent road allowance as shown on the Landscape plan. (See the Landscape Plan for proposed species and planting locations.) Planting area around the site perimeter shall be fenced to protect growing soils, as indicated on the tree plan.

17. Post-construction inspection and sign-off: A post-construction inspection and assessment of the site and protected trees shall be conducted by the Project Arborist in the company of the General Contractor. Any deficiencies will be identified. Once all deficiencies have been addressed to the satisfaction of the Project Arborist and the City of Victoria, a post-construction letter of completion will be prepared by the arborist and submitted to the City. Additional detail is provided on the attached tree plan.

If diligently implemented, the tree protection measures specified in the Tree Management Plan and this report will effectively preserve the on-site habitat of all off-site trees and replacement trees proposed for planting around the periphery of the site.

ROLE OF THE PROJECT ARBORIST

In addition to assisting with tree preservation planning during the rezoning and permit application phases of the project, the arborist shall be present during the construction and landscape phases of the project to supervise work within or immediately adjacent to the tree protection areas and to monitor the site for ongoing compliance with the protection measures and conditions required by the tree permit.

The following is a summary of the key interventions required by the arborist (G&A). **The owner's building contractor is responsible for coordinating with the arborist for the required on-site work.**

- A mandatory site meeting is required with the owner and General Contractor to review the tree preservation plan prior to work commencing on site. The purpose of the meeting is to systematically review the objectives of the plan and the specific measures required to protect the relevant trees during the site preparation, construction and landscape phases of the redevelopment. The meeting provides an opportunity to address any building constraints or conflicts and answer questions.
- The arborist shall inspect the prescribed tree protection fencing and any soil-armoring prior to work commencing on site.
- The use of explosive for rock removal can kill or injure trees if not managed carefully. If rock removal is required as part of the site preparation phase, the building and blasting contractor shall meet on site with the arborist to develop the rock removal work plan together, prior to an estimate of costs being provided by the blasting contractor.
- The arborist shall be present to oversee the following site work within or immediately adjacent to the Tree Protection Areas identified on the attached plan:
 - demolition and renovation of existing buildings or other site elements,
 - sub-grading
 - excavation for new building foundation and perimeter drains;
 - rock removal or blasting;
 - trenching for both municipal service connections and extension of these underground services to the building sites;
 - periodic site inspections to ensure effective compliance with required tree preservation measures;
 - meetings as required to resolve any emergent conflicts between building or landscape construction requirements and tree protection.
- Landscaping activities--such as trenching for irrigation or lighting, grubbing of vegetation, distribution of soils and other landscape materials—are another potential source of damage to the sensitive soils and root systems of protected trees.



- The arborist shall coordinate with the landscape consultant to ensure that relevant aspects of the tree protection plan are considered in the development of the landscape plan.
- The arborist shall review a draft of the proposed landscape plan prior to the plan being finalized.
- The landscape consultant and landscape contractor shall meet on site with the project arborist to review all aspects of the landscaping work plan within the TPAs.
- The arborist shall supervise landscape activity within the tree protection areas as necessary.
- At the completion of the redevelopment, the arborist shall ensure that any tree protection or restoration deficiencies are addressed by the owner and building contractor. Once all deficiencies have been repaired, the arborist shall prepare a letter to the City of Victoria confirming successful completion of the project, including resolution of any deficiencies.

CERTIFICATION

This report and the opinions expressed within it have been prepared in good faith and to accepted arboricultural standards within the scope afforded by its terms of reference and the resources made available to the consultant.

APPENDICES

- Tree Inventory Tables
- Tree Management Plan drawing

Respectfully submitted,

Jeremy Gye – Senior Consultant

Gye and Associates, Urban Forestry Consultants Ltd.

Consulting Arborist (Diploma, American Society of Consulting Arborists, 1997)

ISA Certified Arborist (Certification No. PN-0144A)

ISA Municipal Specialist (Certification No. PN-0144AM)

ISA Tree Risk Assessment Qualified

Certified Master Woodland Manager (Small Woodlands Program of BC)



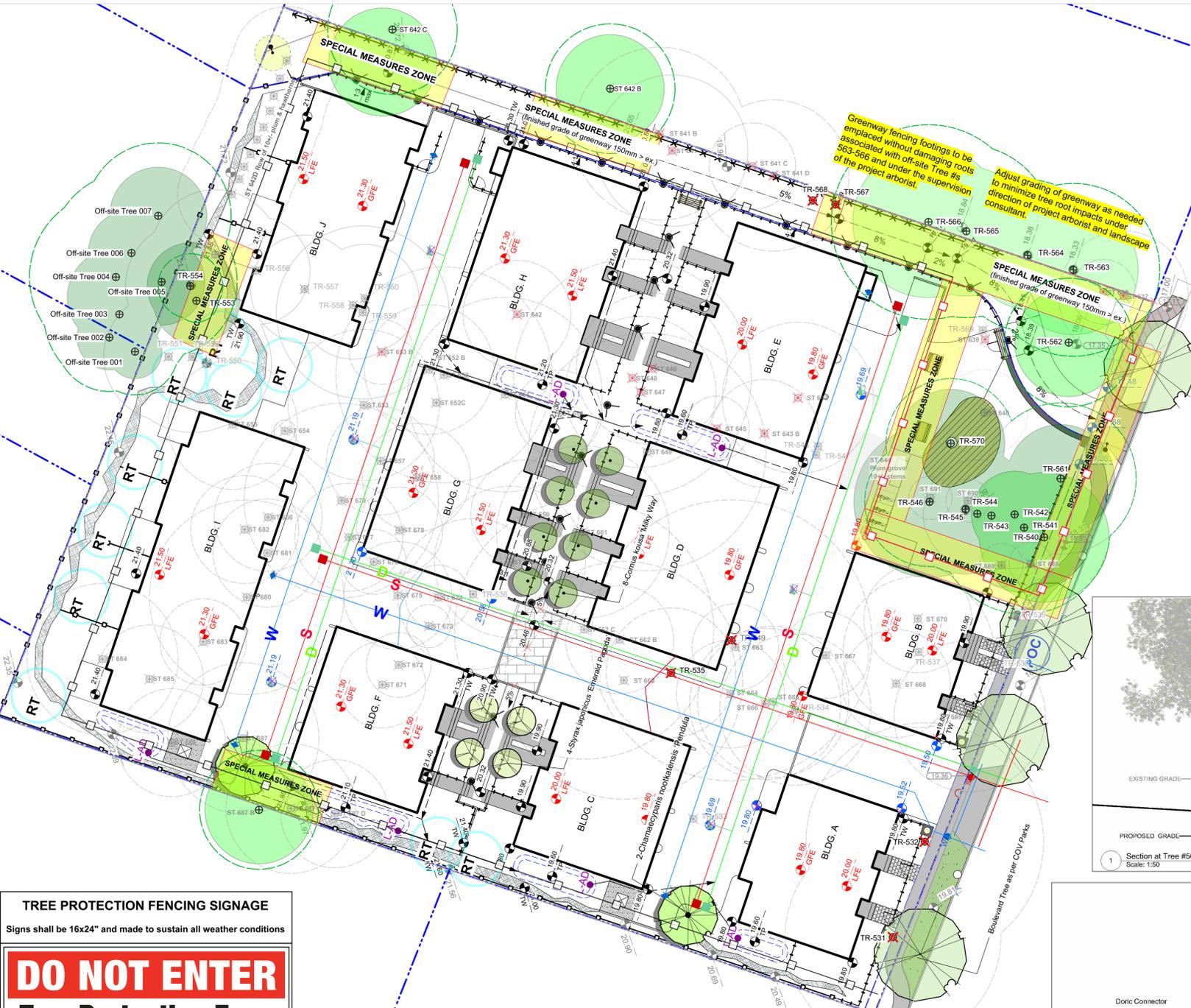
APPENDIX 1 – TREE INVENTORY TABLE

G&A Tree ID	Common Name	DBH (cm)	PRZr (m)	Crown Radius (m)	Health	Structural Condition	Bylaw Protected Tree?	Amenity & Ecological Value	Comments	Action
Tree 01	Douglas fir	25	4	2	Fair	Good	No		Off-site tree (no tag)	RETAIN
Tree 02	Douglas fir	35	5	3	Good	Good	No		Off-site tree (no tag)	RETAIN
Tree 03	Douglas fir	45	7	4	Good	Fair	No		Off-site tree (no tag)	RETAIN
Tree 04	Douglas fir	50	8	4.5	Good	Good	No		Off-site tree (no tag)	RETAIN
Tree 05	Douglas fir	45	7	4	Good	Good	No		Off-site tree (no tag)	RETAIN
Tree 06	Douglas fir	50	8	4.5	Good	Good	No		Off-site tree (no tag)	RETAIN
Tree 07	Douglas fir	45	7	4	Good	Good	No		Off-site tree (no tag)	RETAIN
531	Plane tree	100+	10	8	Good	Fair	Yes	Moderate-to-high		Remove
532	Plane tree	120+	11	9	Good	Fair	Yes	Moderate-to-high		Remove
533	Douglas fir	30	5	4	Fair	Fair	No	Moderate-to-high		Remove
534	Bigleaf maple	40	7	6	Fair	Fair	No	Moderate-to-high	Tree leaning East	Remove
535	Bigleaf maple	28;26;12	6	4	Fair	Fair	No	Moderate-to-high		Remove
536	Douglas fir	38	7	4	Fair	Fair	No	Moderate-to-high		Remove
537	Douglas fir	40	7	5	Fair	Good	No	Moderate-to-high		Remove
538	Ornamental plum	70	13	5	Fair	Fair	No	Moderate-to-high		Remove
539	Ornamental plum	60	11	5	Fair	Fair	No	Moderate-to-high		Remove
540	Chestnut	40;30	8	6	Fair	Fair	No	Moderate-to-high		RETAIN
541	Douglas fir	60	11	6	Fair	Fair	Yes	Moderate-to-high		RETAIN
542	Bigleaf maple	30	5	4	Good	Fair	No	Moderate-to-high	Tree leaning North	RETAIN
543	Douglas fir	48	9	4	Fair	Fair	No	Moderate-to-high		RETAIN
544	Red cedar	30	5	4	Good	Good	No	Moderate-to-high		RETAIN
545	Red cedar	58	10	6	Good	Good	No	Moderate-to-high		RETAIN
546	Douglas fir	50	9	7	Fair	Good	No	Moderate-to-high		RETAIN
547	Chestnut	32	6	5	Good	Good	No	Moderate-to-high		Remove
548	Douglas fir	46	8	6	Fair	Fair	No	Moderate-to-high	Tree leaning North	Remove
549	Douglas fir	72	13	6	Fair	Good	Yes	Moderate-to-high		Remove
550	Douglas fir	34	6	5	Fair	Fair	No	Moderate-to-high		Remove
551	Douglas fir	34	6	4	Fair	Fair	No	Moderate-to-high		Remove
552	Bigleaf maple	38	7	4	Poor	Poor	No	Moderate-to-high		Remove
553	Scots pine	24	4	4	Fair	Fair	No	Moderate-to-high		RETAIN
554	Scots pine	32	6	4	Fair	Fair	No	Moderate-to-high	Tree leaning North-west	RETAIN
555	Douglas fir	36	6	3	Poor	Poor	No	Moderate-to-high		Remove
556	Douglas fir	30	5	3	Poor	Poor	No	Moderate-to-high		Remove
557	Douglas fir	30	5	3	Fair	Fair	No	Moderate-to-high		Remove
558	Douglas fir	30	5	2	Poor	Poor	No	Moderate-to-high		Remove
559	Douglas fir	42	8	4	Fair	Fair	No	Moderate-to-high		Remove
560	Douglas fir	30	5	3	Fair	Fair	No	Moderate-to-high		Remove
561	Red cedar	30;30;16	7	5	Good	Fair	No	Moderate-to-high		RETAIN
562	Bigleaf maple	38	7	5	Good	Fair	No	Moderate-to-high		RETAIN
563	Bigleaf maple	58	10	6	Fair	Fair	No		Off-site tree	RETAIN
564	Bigleaf maple	32	6	5	Good	Good	No		Off-site tree	RETAIN
565	Bigleaf maple	28;26	7	6	Good	Good	No		Off-site tree	RETAIN
566	Bigleaf maple	62	11	7	Good	Fair	Yes		Off-site tree	RETAIN
567	Douglas fir	34	6	5	Fair	Fair	No	Moderate-to-high		Remove
568	Douglas fir	30	5	4	Fair	Fair	No	Moderate-to-high		Remove
569	Golden cedar	38	7	5	Fair	Fair	No	Moderate-to-high		Remove
570	Red cedar	46	8	5	Fair	Fair	No	Moderate-to-high		RETAIN
637	Big-leaf maple	5, 10, 15, 15	6	5	Fair	Fair	No	Moderate-to-high		Remove
638	Golden cedar	15	3	3	Good	Good	No	Moderate-to-high		Remove
639	Laburnum	15,15	4	3	Good	Good	No	Poor		Remove
640	Laburnum	10, 10, 10	4	3	Good	Good	No	Poor		Remove
641a	Fruiting plum	40	7	5	Poor	Poor	No	Poor		Remove
641b	Fruiting plum	20, 30	6	5S	Poor	Poor	No	Poor	Boundary tree (no tag)	Remove
641c	English hawthorn	20	4	4	Fair	Fair	No	Poor	Boundary tree (no tag)	Remove
641d	English hawthorn	20, 25	7	5	Fair	Fair	No	Poor	Boundary tree (no tag)	Remove
642a	Pear	25	5	5N	Fair	Poor	No	Poor		Remove
642b	Crab apple	40	6	5	Fair	Poor-Fair	No		Off-site tree (no tag)	RETAIN
642c	English hawthorn	35	6	5S	Poor-Fair	Fair	No		Off-site tree (no tag)	RETAIN



APPENDIX 1 – TREE INVENTORY TABLE cont.

G&A Tree ID	Common Name	DBH (cm)	PRZr (m)	Crown Radius (m)	Health	Structural Condition	Bylaw Protected Tree?	Amenity & Ecological Value	Comments	Action
642d	Row of 10+/- plum &	30-40 range	various	6	Fair-Good	Fair	No	Poor	(No tag)	Remove
643a	Apple	40	7	7NW	Fair	Poor	No	Poor		Remove
643b	Big-leaf maple	30, 28, 25	11	5	Fair	Fair	Yes	Moderate-to-high	(No tag)	Remove
644	Grove of 10+/- fruiting	10x20	various	6	Fair	Poor-Fair	No	Poor		Remove
645	Laburnum	5, 10, 10	3	3	Good	Good	No	Poor		Remove
646	Laburnum	15, 20, 20	7	3	Fair	Fair	No	Poor		Remove
647	Douglas-fir	40	7	3N	Poor	Poor	No	Moderate-to-high		Remove
648	English hawthorn	25, 25, 30	11	5N	Poor	Poor	No	Poor		Remove
649	Weeping willow	10, 15, 15, 20, 25	11	5	Good	Fair	No	Moderate-to-high		Remove
650	Apple	20	4	2	Poor	Fair	No	Poor		Remove
651	Pear	10, 15, 20, 25	9	4	Poor	Poor	No	Poor		Remove
652a	Pear	20, 20, 30	10	4	Fair	Poor-Fair	No	Poor		Remove
652b	Apple	35	6	4	Fair	Fair	No	Poor	(No tag)	Remove
652c	Fruiting plum	10, 10	3	4	Good	Good	No	Poor	(No tag)	Remove
653a	Apple	40	7	2	Poor	Poor	No	Poor		Remove
653b	Fruiting plum	10, 10	3	2	Good	Fair	No	Poor	(No tag)	Remove
654	Apple	5	1	2	Fair	Poor	No	Poor		Remove
655	Apple	35	6	6SE	Fair	Poor	No	Poor		Remove
656	Fruiting plum	30	5	6W	Poor-Fair	Poor	No	Poor		Remove
657	Fruiting plum	25	5	5N	Fair	Fair	No	Poor		Remove
658	Fruiting plum	25	5	5E	Fair	Poor	No	Poor		Remove
659	Apple	30	5	3	Poor	Poor	No	Poor		Remove
660	Apple	40	7	3	Poor	Poor	No	Poor		Remove
661	Pear	45	8	2	Poor-Fair	Poor	No	Poor		Remove
662a	Laburnum	12X5	11	3	Fair	Poor	No	Poor		Remove
662b	Big-leaf maple	30	5	4N	Fair	Poor	No	Poor	(No tag)	Remove
662c	Big-leaf maple	25, 25, 20, 20	12	4	Poor	Poor	Yes	Moderate-to-high	(No tag)	Remove
663	Laburnum	10, 15	4	3E	Good	Fair	No	Poor		Remove
664	Laburnum	30	5	3S	Fair	Fair	No	Poor		Remove
665	English hawthorn	15, 30	7	3	Fair	Fair	No	Poor		Remove
666	Laburnum	30, 15	7	5SE	Poor-Fair	Poor	No	Poor		Remove
667	Laburnum	20	4	6E	Good	Poor-Fair	No	Poor		Remove
668	Fruiting cherry	25	5	4S	Poor	Poor-Fair	No	Poor		Remove
669	English hawthorn	10X10	7	5	Poor-Fair	Poor-Fair	No	Poor		Remove
670	Camelia (tree form)	6X8	5	3	Good	Good	No	Moderate-to-high		Remove
671	Fruiting plum	20	4	2	Good	Fair	No	Poor		Remove
672	Fruiting plum	15	3	2	Fair	Fair	No	Poor		Remove
673	Fruiting plum	10	2	2S	Fair	Fair	No	Poor		Remove
674	Fruiting plum	15	3	2	Good	Good	No	Poor		Remove
675	Fruiting plum	30	5	4S	Fair	Fair	No	Poor		Remove
676	English hawthorn	5, 10, 10	3	5S	Poor	Poor	No	Poor		Remove
677	Fruiting plum	20, 10	5	5E	Poor	Poor	No	Poor		Remove
678	Fruiting plum	20	4	5S	Fair	Fair	No	Poor		Remove
679	Fruiting plum	15, 20, 30	9	5	Fair	Poor	No	Poor		Remove
680	Apple	30, 30	9	4	Fair	Fair	No	Poor		Remove
681a	Fruiting plum	25	5	6S	Fair	Poor	No	Poor		Remove
681b	Fruiting plum	15	3	6S	Fair	Poor	No	Poor	(No tag)	Remove
682	Fruiting plum	30	5	6S	Fair	Poor	No	Poor		Remove
683	Fruiting plum	15, 15	4	5W	Fair	Poor	No	Poor		Remove
684	Apple	25, 25	7	4N	Fair	Poor	No	Poor		Remove
685	Pear	25	5	3	Fair	Fair	No	Poor		Remove
686	Apple	25	5	3	Poor	Poor	No	Poor		Remove
687a	Fruiting plum	40	7	6N	Fair	Poor	No	Poor		Remove
687b	Fruiting plum	35	6	5W	Fair	Poor	No		Off-site tree (no tag)	RETAIN
687c	Fruiting plum	35	6	4	Fair	Fair	No	Poor	(No tag)	Remove
687d	Fruiting plum	25	5	3	Fair	Fair	No	Poor	(No tag)	Remove
688	English hawthorn	5, 10, 10, 15	15	3	Poor	Poor	No	Poor		Remove
689	Fruiting plum	30	5	7S	Fair	Poor	No	Poor		Remove
690	Big-leaf maple	20	4	3N	Fair	Fair	No	Moderate-to-high		Remove
691	English hawthorn	20	4	3	Poor	Poor	No	Poor		Remove



TREE PROTECTION FENCING SIGNAGE
Signs shall be 16x24" and made to sustain all weather conditions

DO NOT ENTER
Tree Protection Zone

NO DUMPING NO FILL NO STORAGE NO DIGGING NO EXCAVATING

Project Arborist: Gye and Associates Ltd. 250.883.4533

Tree Protection Fencing Detail

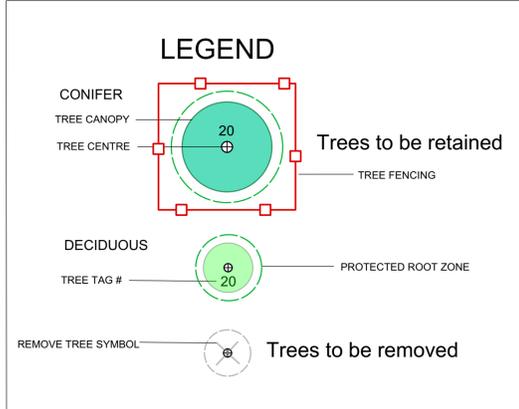
Modular steel panel fencing is recommended in order to reduce land-fill waste post-construction. Fencing panels shall be secured to the ground with rebar wired to panel frame.

All-weather signage will be attached, clearly designating the area within as a TREE PROTECTION AREA – NO TRESPASSING.

In cases where steel-panel fencing is not practical or available, fencing shall be constructed with a wooden 2x4 frame (side, top and bottom rails) and back-bracing supports as required to ensure robust placement. Snow-fencing will then be affixed to the frame using battens, zip-ties, staples, wire or nails.

SUMMARY TREE STATISTICS

CATEGORY	# OF TREES
Total number of trees inventoried	136 +/-
On site trees	119
(Bylaw protected trees under former tree bylaw)	(6)
(non-bylaw-protected trees)	(113)
Off site or boundary trees	17
Boulevard (municipal) trees	0
Total number of trees to be retained	26
On site bylaw-protected trees to be retained	1
On site non-bylaw-protected trees to be retained	11
Off site & boundary trees to be retained	14
Total number of trees to be removed	110
On site bylaw-protected trees to be removed	5
On site non-bylaw-protected trees to be removed	102
Boundary trees to be removed	3
Total number of replacement trees required	10



TREE TABLE

G&A Tree ID	Common Name	DBH (cm)	PRZr (m)	Crown Radius (m)	Health	Structural Condition	On-site Bylaw Protected Tree?	Comments	Action
Tree 01	Douglas fir	25	4	2	Fair	Good	n/a	Off-site tree (no tag)	RETAIN
Tree 02	Douglas fir	35	5	3	Good	Good	n/a	Off-site tree (no tag)	RETAIN
Tree 03	Douglas fir	45	7	4	Good	Fair	n/a	Off-site tree (no tag)	RETAIN
Tree 04	Douglas fir	32	8	4.5	Good	Good	n/a	Off-site tree (no tag)	RETAIN
Tree 05	Douglas fir	45	7	4	Good	Good	n/a	Off-site tree (no tag)	RETAIN
Tree 06	Douglas fir	50	8	4.5	Good	Good	n/a	Off-site tree (no tag)	RETAIN
Tree 07	Douglas fir	45	7	4	Good	Good	n/a	Off-site tree (no tag)	RETAIN
531	Plane tree	100+	10	8	Good	Fair	Yes		Remove
532	Plane tree	120+	11	9	Good	Fair	Yes		Remove
533	Douglas fir	30	5	4	Fair	Fair	No		Remove
534	Bigleaf maple	40	7	6	Fair	Fair	No	Tree leaning East	Remove
535	Bigleaf maple	28,26,12	6	4	Fair	Fair	No		Remove
536	Douglas fir	38	7	4	Fair	Fair	No		Remove
537	Douglas fir	40	7	5	Fair	Good	No		Remove
538	Ornamental plum	70	13	5	Fair	Fair	No		Remove
539	Ornamental plum	60	11	5	Fair	Fair	No		Remove
540	Chestnut	40,30	8	6	Fair	Fair	No		RETAIN
541	Douglas fir	60	11	6	Fair	Fair	Yes	Tree leaning North	RETAIN
542	Bigleaf maple	30	5	4	Good	Fair	No		RETAIN
543	Douglas fir	48	9	4	Fair	Fair	No		RETAIN
544	Red cedar	30	5	4	Good	Good	No		RETAIN
545	Red cedar	58	10	6	Good	Good	No		RETAIN
546	Douglas fir	50	9	7	Fair	Good	No		RETAIN
547	Chestnut	32	6	5	Good	Good	No		Remove
548	Douglas fir	46	8	6	Fair	Fair	No	Tree leaning North	Remove
549	Douglas fir	72	13	6	Fair	Good	Yes		Remove
550	Douglas fir	34	6	5	Fair	Fair	No		Remove
551	Douglas fir	34	6	4	Fair	Fair	No		Remove
552	Bigleaf maple	38	7	4	Poor	Poor	No		Remove
553	Scots pine	24	4	4	Fair	Fair	No		RETAIN
554	Scots pine	32	6	4	Fair	Fair	No	Tree leaning North-west	RETAIN
555	Douglas fir	36	6	3	Poor	Poor	No		Remove
556	Douglas fir	30	5	3	Poor	Poor	No		Remove
557	Douglas fir	30	5	3	Fair	Fair	No		Remove
558	Douglas fir	30	5	2	Poor	Poor	No		Remove
559	Douglas fir	42	8	4	Fair	Fair	No		Remove
560	Douglas fir	30	5	3	Fair	Fair	No		Remove
561	Red cedar	30,30,16	7	5	Good	Fair	No		RETAIN
562	Bigleaf maple	38	7	5	Good	Fair	No		RETAIN
563	Bigleaf maple	58	10	6	Fair	Fair	n/a	Off-site tree	RETAIN
564	Bigleaf maple	32	6	5	Good	Good	n/a	Off-site tree	RETAIN
565	Bigleaf maple	28,25	7	6	Good	Good	n/a	Off-site tree	RETAIN
566	Bigleaf maple	62	11	7	Good	Fair	n/a	Off-site tree	RETAIN
567	Douglas fir	34	6	5	Fair	Fair	No		Remove
568	Douglas fir	30	5	4	Fair	Fair	No		Remove
569	Golden cedar	38	7	5	Fair	Fair	No		Remove
570	Red cedar	46	8	5	Fair	Fair	No		RETAIN
637	Big-leaf maple	5, 10, 15, 15	6	5	Fair	Fair	No		Remove
638	Golden cedar	15	3	3	Good	Good	No		Remove
639	Laburnum	15, 15	4	3	Good	Good	No		Remove
640	Laburnum	10, 10, 10	4	3	Good	Good	No		Remove
641a	Fruiting plum	40	7	5	Poor	Poor	No		Remove
641b	Fruiting plum	20, 30	6	5S	Poor	Poor	No		Remove
641c	English hawthorn	20	4	4	Fair	Fair	No	Boundary tree (no tag)	Remove
641d	English hawthorn	20, 25	7	5	Fair	Fair	No	Boundary tree (no tag)	Remove
642a	Pear	25	5	5N	Fair	Poor	No		Remove
642b	Crab apple	40	6	5	Fair	Poor-Fair	n/a	Off-site tree (no tag)	RETAIN
642c	English hawthorn	35	6	5S	Poor-Fair	Fair	n/a	Off-site tree (no tag)	RETAIN
642d	Row of 10+ plum &	30-40 range	various	6	Fair-Good	Fair	No	(No tag)	Remove
643a	Apple	40	7	7NW	Fair	Poor	No		Remove
643b	Big-leaf maple	30, 28, 25	11	5	Fair	Fair	Yes	(No tag)	Remove
644	Grove of 10+ Fruiting	10x20	various	6	Fair	Poor-Fair	No		Remove
645	Laburnum	5, 10, 10	3	3	Good	Good	No		Remove
646	Laburnum	15, 20, 20	7	3	Fair	Fair	No		Remove
647	Douglas fir	40	7	3N	Poor	Poor	No		Remove
648	English hawthorn	25, 25, 30	11	5N	Poor	Poor	No		Remove
649	Weeping willow	10, 15, 15, 20, 25	11	5	Good	Fair	No		Remove
650	Apple	20	4	2	Poor	Fair	No		Remove
651	Pear	10, 15, 20, 25	9	4	Poor	Poor	No		Remove
652a	Pear	20, 20, 30	10	4	Fair	Poor-Fair	No		Remove
652b	Apple	35	6	4	Fair	Fair	No	(No tag)	Remove
652c	Fruiting plum	10, 10	3	4	Good	Good	No	(No tag)	Remove
653a	Apple	10	7	2	Poor	Poor	No		Remove
653b	Fruiting plum	10, 10	3	2	Good	Fair	No	(No tag)	Remove
654	Apple	5	1	2	Fair	Poor	No		Remove
655	Apple	35	6	6SE	Fair	Poor	No		Remove
656	Fruiting plum	30	5	6W	Poor-Fair	Poor	No		Remove
657	Fruiting plum	25	5	5N	Fair	Fair	No		Remove
658	Fruiting plum	25	5	5E	Fair	Poor	No		Remove
659	Apple	30	5	3	Poor	Poor	No		Remove
660	Apple	40	7	3	Poor	Poor	No		Remove
661	Pear	45	8	2	Poor-Fair	Poor	No		Remove
662a	Laburnum	12x5	11	3	Fair	Poor	No		Remove
662b	Big-leaf maple	30	5	4N	Poor	Poor	No	(No tag)	Remove
662c	Big-leaf maple	25, 25, 20, 12	4	4	Poor	Poor	Yes	(No tag)	Remove
663	Laburnum	10, 15	4	3E	Good	Fair	No		Remove
664	Laburnum	30	5	3S	Fair	Fair	No		Remove
665	English hawthorn	15, 30	7	3	Fair	Fair	No		Remove
666	Laburnum	30, 15	7	5SE	Poor-Fair	Poor	No		Remove
667	Laburnum	20	4	6E	Good	Poor-Fair	No		Remove
668	Fruiting cherry	25	5	4S	Poor	Poor-Fair	No		Remove
669	English hawthorn	10x10	7	5	Poor-Fair	Poor-Fair	No		Remove
670	Camelia (tree form)	6x8	5	3	Good	Good	No		Remove
671	Fruiting plum	20	4	2	Good	Fair	No		Remove
672	Fruiting plum	15	3	2	Fair	Fair	No		Remove
673	Fruiting plum	10	2	2S	Fair	Fair	No		Remove
674	Fruiting plum	15	3	2	Good	Good	No		Remove
675	Fruiting plum	30	5	4S	Fair	Fair	No		Remove
676	English hawthorn	5, 10, 10	3	5S	Poor	Poor	No		Remove
677	Fruiting plum	20, 10	5	5E	Poor	Poor	No		Remove
678	Fruiting plum	20	4	5S	Fair	Fair	No		Remove
679	Fruiting plum	15, 20, 30	9	5	Fair	Poor	No		Remove
680	Apple	30, 30	9	4	Fair	Fair	No		Remove
681a	Fruiting plum	25	5	6S	Fair	Poor	No		Remove
681b	Fruiting plum	15	3	6S	Fair	Poor	No	(No tag)	Remove
682	Fruiting plum	30	5	6S	Fair	Poor	No		Remove
683	Fruiting plum	15, 15	4	5W	Fair	Poor	No		Remove
684	Apple	25, 25	7	4N	Fair	Poor	No		Remove
685	Pear	25	5	3	Fair	Fair	No		Remove
686	Apple	25	5	3	Poor	Poor	No		Remove
687a	Fruiting plum	40	7	6N	Fair	Poor	No		Remove
687b	Fruiting plum	35	6	5W	Fair	Poor	n/a	Off-site tree (no tag)	RETAIN
687c	Fruiting plum	35	6	4	Fair	Fair	No	(No tag)	Remove
687d	Fruiting plum	25	5	3	Fair	Fair	No	(No tag)	Remove
688	English hawthorn	5, 10, 10, 15	15	3	Poor	Poor	No		Remove
689	Fruiting plum	30	5	7S	Fair	Poor	No		Remove
690	Big-leaf maple	20	4	3N	Fair	Fair	No		Remove
691	English hawthorn	20	4	3	Poor	Poor	No		Remove

LEGEND: Rows in grey highlight RETAINED trees; Cells in yellow highlight ON-SITE bylaw-protected trees.

- TREE PRESERVATION**
- Start-up meeting:** Before demolition, or other site work commences, the Site Superintendent shall meet with the arborist to review the Tree Protection Plan, Arborist Report and associated measures. The Site Superintendent is responsible for ensuring that all relevant sub-contractors and trades are familiarized with the tree protection measures and permit conditions in effect on the site.
 - Plan posting:** A full-size all-weather copy of the Tree Plan shall be posted in the site office in plain site.
 - Tree removal, grubbing & mulching:** Construction/Tree fencing shall be erected after tree removal and grubbing within the TPAs is completed but prior to other site work commencing. The on-site portion of the TPAs shall be grubbed under supervision of the arborist and top-dressed with 10cm of disease-free tree chip mulch. The tree planting areas indicated on the Landscape planting plan around the site perimeter shall be fenced to protect growing soils, as indicated on the tree plan.
 - Tree protection fencing:** Tree fencing and signage shall be inspected by the project arborist, approved by the City of Victoria and remain in good condition throughout the duration of the project.
 - Prohibition of disturbance:** All forms of disturbance to the protected trees or their habitat within the fenced protection areas (TPAs) is prohibited.
 - Temporary access to TPAs:** Temporary construction access to a Tree Protection Area (TPA) must be approved and supervised by the project arborist. This includes landscaping.
 - Soil armouring:** If it should prove necessary to reduce the tree fencing, the exposed TPA outside the fencing shall be armoured with 3/4" plywood or a temporary cover of geo-textile and 200mm of road-base, moderately compacted with a plate compactor.
 - Prohibition of material storage within TPAs:** No equipment, materials, waste products or excavated soil shall be placed or stored within the TPAs. THIS PARTICULARLY INCLUDES HOARDING OF EXCAVATED SOILS NEEDED FOR BACKFILLING OF THE FOUNDATION.
 - Arborist supervision of site works:** The arborist shall be present to oversee stump removal, excavation, sub-grading, lane or pathway base preparation, service trenching, blasting or any other form of disturbance within, or adjacent to, the tree protection areas (TPAs). Any tree roots or branches damaged shall be pruned back to undamaged tissue by the arborist. (Grading of greenway has been designed to minimize tree impacts as much as possible within existing constraints.)
 - Covering excavated cuts:** Any excavated cut within or adjacent to a TPA shall be securely covered with heavy-gauge plastic to prevent soil desiccation and erosion.
 - Site monitoring:** The Project Arborist shall monitor the site on a regular basis during the site preparation, construction and landscaping phases to ensure ongoing and effective compliance with the tree protection measures specified in this tree plan and in on-site meetings with the General Contractor and relevant consultants and sub-contractors.
 - Pre-blasting meeting:** The site superintendent and blasting sub-contractor shall meet with the arborist to review the blasting plan prior to drilling. Modified blasting practices or rock removal techniques shall be utilized where considered necessary by the arborist to minimize impacts to protected trees.
 - Procedure for blasting near tree root zones:**
 - When blasting is required immediately adjacent to a Tree Protection Area, the blasting contractor shall work with the arborist to develop a blasting plan and deploy best practices that minimize impacts to protected trees.
 - Blasting vibrations in the vicinity of the Tree Protection Areas are not to exceed a peak particle velocity of 25 mm/sec.
 - Use DYNAMITE as the explosive product. No fertilizer-based explosive is permitted, due to its toxicity to tree roots.
 - The contractor shall prevent rock debris from the blast site from entering the TPA.
 - Irrigation of TPAs:** Mulched TPAs shall be irrigated once every two weeks during the dry summer period (May 1 - Sept 31) to a minimum effective depth of 30cm. The General Contractor shall ensure that a temporary water service for irrigation purposes is employed on site.
 - Pre-landscaping meeting:** The General Contractor, Landscape Contractor and Landscape Architect shall meet with the arborist to review the landscaping workplan prior to landscape construction or site preparation commencing. Potential impacts to sensitive tree habitat will be identified and measures provided to eliminate or mitigate the impacts.
 - Replacement tree requirements:** 10 replacement trees shall be planted on the subject property and adjacent road allowance as shown on the Landscape plan. See Landscape Plan for proposed species and planting locations. All replacement trees shall meet or exceed the minimum size requirements set forth in Section 17(g)(ii) of the City's tree bylaw (1.5m in height or 4cm caliper diameter). If there are an insufficient number of plantable species available to accommodate all replacement trees, the applicant may discuss a cash-in-lieu payment to the City for trees surplus to requirements.
 - Post-construction inspection and sign-off:** A post-construction inspection and assessment of the site and protected trees shall be conducted by the Project Arborist in the company of the General Contractor. Any deficiencies will be identified. Once all deficiencies have been addressed to the satisfaction of the Project Arborist and the City of Victoria, a post-construction letter of completion will be prepared by the arborist and submitted to the City.



PROJECT
3080, 3082 & 3090 Washington Avenue, Victoria, BC

SHEET TITLE
Tree Management Plan for Development Permit

REV NO	DESCRIPTION	DATE
8	REVISED DP	Nov 15, 2020
7	REVISED PP	Oct 29, 2020
6	FOR SUBDIVISION APP.	Aug 6, 2020
5	FOR SUBDIVISION APP.	Jul 24, 2020
4	FOR SUBDIVISION APP.	Mar 10, 2020
3	FOR SUBDIVISION APP.	Feb 12, 2020
2	FOR SUBDIVISION APP.	Oct 23, 2019
1	FOR SUBDIVISION APP.	Oct 13, 2019

PROJECT NO. 18-030
DATE September 16, 2019
SCALE 1:225
DRAWN BY JG
SHEET NO. T - 1

November 16, 2020

City of Victoria
No. 1 Centennial Square
Victoria, BC V8W 1P6

Attn Mayor and Members of Council

Re Application Revisions in Response to COTW Motion
3080, 3082, and 3090 Washington Avenue

Dear Mayor and Members of Council,

In accordance with the motion adopted on October 8, 2020 by the Committee of the Whole, we have revised the Rezoning and Development Permit Application for the properties located at 3080, 3082, and 3090 Washington Avenue. The details below provide a description of how we have responded to each portion of the motion:

Item 2b

Revisions to the design of the greenway to ensure that it is wheelchair accessible, to the satisfaction of the Direction of Engineering and Public Works.

Applicant Response

The design of the greenway has been revised to ensure it meets accessibility guidelines, resulting in a grade no greater than 8%. The majority of the pathway is at a grade less than 5%.

Item 2c

Consideration of revisions to the design of the attached dwellings on the north and/or south property lines to achieve a sensitive transition to, and minimize impacts on, adjacent neighbours.

Applicant Response

The height of all units along the north property line are now two storeys. The two northern most units of Buildings E and H (units #16 and 27) have been reduced from three storeys to two storeys. This will reduce shadow impacts and potential privacy and overlook concerns into the property to the north. The setback to the north property line is also generous at 5.47m (17'-11"). With this revision, the setback to the three-storey portion of those buildings are now 10.25m (33'-7").

We also reviewed the transition along the south property line. Building A at the front of the proposed development was previously reduced from three storeys to two storeys to offer more visual prominence to the house to the south (3070 Washington Avenue). We have also provided a

section to illustrate the relationship of Building C to 3070 Washington. This shows the height difference is only 0.76m (2'-6") which we feel is a contextual relationship. Further west along the south property line, Building F (tree storeys) is next to the driveway of existing townhouses, and Building I is proposed at two storeys. Overall, we feel our transition approach to the southern edge of the property is contextual and respectful of the existing conditions.

Item 2d

Explore potential design changes to the greenway to see if it is possible to both retain trees and make it wheelchair accessible, to the satisfaction of the Director of Engineering and Public Works.

Applicant Response

The pathway at the eastern end of the property, closest to Washington Avenue, has been relocated and now meanders through the retained greenspace to retain trees along the north property line and to meet accessibility guidelines.

More specifically, the big leaf maple trees #563, #564, #565, and #566 are now being retained.

Item 2e

Revisions to the design of the greenway fencing to address neighbouring safety and privacy concerns to the satisfaction of the Director of Engineering and Public Works.

Applicant Response

The fence along the north property line is now proposed as a 6-foot-high solid galvanized steel fence. This will ensure safety and privacy is maintained for the property on the north side of the greenway.

Development Permit Item 2

The applicant revise the proposed Phasing Plan to ensure that the outdoor amenity space and Doric Connector are constructed in Phase 1 and provide more details on potential interim conditions of each phase, to the satisfaction of the Director of Sustainable Planning and Community Development.

Applicant Response

The phasing plan has been revised, which now includes two phases with the greenway and the outdoor amenity space being included in phase 1.

—

Sincerely,

Sam Ganong
Curate Developments

Katie Lauriston

From: Leanne Taylor
Sent: November 2, 2020 8:37 PM
To: Katie Lauriston
Subject: FW: OCP amendment for 3080 Washington

Hi Katie,

Below is correspondence concerning the Washington OCP amendment.

Thanks,
Leanne

From: Bruce Clarke [REDACTED]
Sent: November 2, 2020 7:34 PM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: OCP amendment for 3080 Washington

Good day:

I do NOT support amending the OCP Bylaw to permit an Urban Residential designation in my neighborhood. I do not want to see a three-story development in this area.

Thank you,
- Bruce Clarke
410-252 Gorge Rd. East

From: Ryan Smith <[REDACTED]>
Sent: November 2, 2020 2:19 PM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: Greetings from 3085 carroll Street

I have just received your post today.

I would like to put my name against this 3 story development.

As it stands we have a nice quiet and secluded backyard, we purchased this property as this was available for us.

The proposed construction will strip that away from us, lessen our property value and now have a 3 story building staring directly into our common areas of our house.

I am all for making more homes for people in Victoria, i know the town needs it.

But not at the sacrifice of many people who live along that property line.

Last we checked it was slated to start 6 feet from our property line giving us zero privacy.

I object in this letter, have in person at the meetings the developer has called and will continue to do as it is not a reasonable plan for the space(the parking allocation is a while other situation)

From: MARY ASHWORTH <[REDACTED]>
Sent: November 3, 2020 12:14 PM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: "It's My Neighbourhood" Burnside-Gorge Area

Dear Ms. Taylor (Leanne),

Thank you for your City of Victoria letter entitled, "It's Your Neighbourhood" dated October 30, 2020.

With this reference one thing you might want to know about me. After living last 11 years on Carmanah Terrace, North Saanich (Dean Park) I have returned to my childhood neighbourhood! My family of six kids and mom and dad, owned house on Steele Street, 1940's through to 1980's but leaves me so emotional regarding the now industrial area.

Yes, and living corner Gorge/Washington condo now daily walks I am in sort of a dream world as I remember the way it used to be. I tell my four sisters (we are all over 60 now) & I am flying solo here. I don't want to move! But before I moved here my brother-in-laws (2 of them) warned me, "It's not a nice area, Miss Mary" !

It is my concern with the proposed 3080, 3082 and 2090 Washington Avenue is Mother Nature.

With that exact spot there are, about and have counted about say, (not many) two or three or even four extremely historic tall evergreens, Douglas fir, & some maple trees. These evergreens or conifers (? not sure) are located exactly on the sidewalk, off the sidewalk by not much. I'm going to leave it there, as I get too emotional about losing any more of these extraordinary landmarks I've remembered since 1960's (Born 1952).

I am in awe of you and your job with its decisions; I worked in Public Service my entire working life.

Please excuse any spelling errors

Katie Lauriston

From: Leanne Taylor
Sent: November 4, 2020 3:17 PM
To: Katie Lauriston
Subject: FW: Washington avenue

Hi Katie,

Below is an email in response to the OCP notice mail out for the Washington rezoning.

Thanks,
Leanne

From: Bob Kilmer [REDACTED]
Sent: November 4, 2020 2:56 PM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: Washington avenue

Leanne Taylor;

I have sent two responses to Mayor and Council previously , responded to by Councillor Isitt, re the development proposal by Curate Developments on Washington Avenue. It seems none of our neighbourhood concerns were accounted in the process as your letter dated Oct30,2020 for new input before Nov 30 seems to show. Now the goalposts have been moved according to the new wording of the OCP. I am not opposed to development of some kind but this one at 3080,3082 and 3090 Washington is just too massive. As I have stated before, the single lot development farther north on Washington Is for 8 single homes extrapolated to Curate's 3 lots would come to 24 units. If the other proposal is economically viable then Curate's should be viable at a much smaller scale.

Thank you for your attention;
Yours truly,R.E. Kilmer(owner of 3070 Washington Ave.)
Sent from [Mail](#) for Windows 10

Katie Lauriston

From: Leanne Taylor
Sent: November 5, 2020 11:20 AM
To: Katie Lauriston
Subject: FW: Washington ave development

Hi Katie,

Below is an email in response to the OCP notice mail out for Washington.

Thanks,
Leanne

From: ALISON [REDACTED]
Sent: November 5, 2020 7:25 AM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: Washington ave development

Hello Leanne,

We live at 425 Cecelia Road. I have concerns about the proposed development at 3080,3082,3090 Washington Ave.

1. I think 3 stories is too high, it will create too much shade for neighbouring properties and look too high compared to buildings around it. I've seen the elevation drawings.

2. A really big issue for me is the traffic on Washington. We already have a congestion problem, one car has to pull over to let the next one pass. As more cars are being parked on that road it is harder to pull over. There are 2 parking spots for each unit meaning 68 additional cars driving on Washington. I just don't see how this will be resolved, I have heard no suggestions about this from the Developer. One side of Washington may have to be a no-parking zone?

Thanks for listening, I have no problem with new developments in my neighbourhood unless they are excessive.

Alison and Matt Gardner

Katie Lauriston

From: Leanne Taylor
Sent: November 9, 2020 8:41 AM
To: Katie Lauriston
Subject: FW: proposed official community plan addresses on Washington Ave

Hi Katie,

Please see correspondence below concerning 3080, 3082 and 3090 Washington Ave.

Thanks,
Leanne

From: Joanne Nicolson <freya1333@hotmail.com>
Sent: November 7, 2020 8:13 PM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: proposed official community plan addresses on Washington Ave

Dear Leanne Taylor,
re: 3080, 3082, 3090 Washington Ave.

I did look at the site but am not an architect so cannot tell what the parking situation is for proposed development.

What I can tell you right now is that parking on Washington Ave is already very tight. Currently cars heading in opposite directions cannot pass on Washington Ave. If cars come in opposite directions, one needs to pull over in order to let the other car pass. If there is increased parking on the street and increased traffic this will become MORE of a nightmare.

On Friday Nov. 3 there was a road closure on Gorge Rd. This caused all traffic to be diverted up Washington Ave. Traffic was backed up almost to Gorge Rd, from Burnside Rd. It took several minutes for me to exit my residence at 3048 Washington Ave. at 8:15 am. Then it took a further 12 minutes for me to make my way to Burnside Rd. I NEVER choose to go that way in the morning due to the fact it is virtually impossible to make that right hand turn onto Burnside due to intense traffic on Burnside Rd. This was a forced situation on Friday.

Traffic that turned off Burnside onto Washington at that time, could not progress down Washington as there was no room to get past the traffic. Traffic heading East had to actually stop all movement to let the oncoming cars complete that turn. Again, I will use the term NIGHTMARE.

So a proposal for 34 more units on Washington Ave. Let's assume 1.5 cars per unit. NO NO NO. The street cannot sustain that increase in traffic.

Already we have 4 new townhouses across the road from this new proposal. It does not appear as tho parking is included on sight for those townhouses. That means we can assume (at a ratio of 1.5 vehicles per unit) an increase of 6 new cars parking on Washington Ave.

Please DO NOT approve this new development. There is no room for more vehicles on Washington Ave.
This is a huge safety concern.

Thank you for using your common sense.
Joanne Nicolson

Katie Lauriston

From: Leanne Taylor
Sent: November 9, 2020 8:41 AM
To: Katie Lauriston
Subject: FW: proposed official community plan addresses on Washington Ave

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Leanne

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Already we have 4 new townhouses across the road from this new proposal. It does not appear as tho parking is included on sight for those townhouses. That means we can assume (at a ratio of 1.5 vehicles per unit) an increase of 6 new cars parking on Washington Ave.

Please DO NOT approve this new development. There is no room for more vehicles on Washington Ave.
This is a huge safety concern.

Thank you for using your common sense.
Joanne Nicolson

Katie Lauriston

From: Leanne Taylor
Sent: November 15, 2020 8:33 PM
To: Katie Lauriston
Subject: Fw: 3080, 3082, 3090 Washington Ave Proposal

Hi Katie's,

Below is correspondence on the OCP mailout for Washington.

Thanks,
Leanne

From: Duncan M [REDACTED]
Sent: 15 November 2020 15:58
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: 3080, 3082, 3090 Washington Ave Proposal

Hello Leanne,

In regards to this proposal, I am not in agreement with it as it stands. I live on Washington Ave, and the current buildings need to be replaced, but this proposal is far too dense, and tall, in addition to not providing for adequate parking. The original LUC, which is still in effect for seven more years indicates a maximum of 24 units. This seems more reasonable, and livable.

Three stories is too tall. Maximum two. The units facing each other are very close. One parking space for two, three and four bedroom units is not reasonable. Street parking is very tight now. Add to the fact that the city approved four homes (on a single small lot), each with a suite, and with NO Provisions for parking!! This complex is near completion, and virtually across the street from this development. Parking on this street and adjoining streets will be severely impacted.

Finally, the proposed Doric corridor for walking/biking through the complex and connected to Cecelia and beyond; Really??!! Why don't you call it what it is, or will be in this neighbourhood; a Crime Corridor.

Thanks for the opportunity to share my views.

Regards,

Duncan Milne

Katie Lauriston

From: Leanne Taylor
Sent: November 21, 2020 12:29 PM
To: Katie Lauriston
Subject: Fw: Comments Re-Zoning Application for 3080 to 3090 Washington Ave, Victoria BC

Hi Katie,

Please see correspondence below concerning the OCP amendment for 3080, 3082 and 3090 Washington.

Thanks,
Leanne

From: Pat Miller [REDACTED]
Sent: 21 November 2020 12:24
To: Leanne Taylor <ltaylor@victoria.ca>
Cc: [REDACTED]
Subject: Comments Re-Zoning Application for 3080 to 3090 Washington Ave, Victoria BC

Ms. Taylor,

As requested in your letter of October 30, 2020 requesting residents of Washington Avenue properties comment on the proposed development planned for 3080-3090 Washington Ave, please find our comments below regarding this Project.

1. Phasing – We would request that the developer change the Phasing to allow Phase 2 to proceed first. It normally would take 4 to 5 years for a project of this size to be completed. We are assuming that Phase 2 is planned to be completed last to allow construction and supply vehicles to access all parts of the property. We would prefer not to live beside a construction zone that a long period of time but do understand that projects do take time.

Thus, we would hope that the developer would be able to flip the phasing (do Phase 2 first) to minimize the time our property is directly impacted by this project.

2. Parking – We would request that the developer secure parking for all construction trades (other than deliveries) in a location that does not utilize parking on Washington Avenue. The street is already full of residences' vehicles and is down to one lane most of the time. If construction vehicles are added to the already dense parking, driving in and out of our development is going to be negatively impacted.

While I understand that Victoria is encouraging residences to walk or bike ride, both my husband and I have mobility challenges and walking long distances or biking are not options for us.

3. Noise – We would request that the developer be respectful of Victoria's noise bylaws and take additional measures for sound mitigation like ensuring compressors are run inside buildings, generators have noise dampening devices, etc.

While we welcome this project and do believe it will benefit the Burnside Gore Neighbourhood in the long run, we as the owners of 3056D Washington Avenue and out of our complex, we will be the ones most impacted by this development thus our concerns addressed above.

Please contact me should you require any further clarification.

Sincerely,

Pat A Miller & Randy R Miller
3056D Washington Avenue
Victoria, BC, V9A 1P6

████████████████████
████████████████

Katie Lauriston

From: Leanne Taylor
Sent: November 25, 2020 3:18 PM
To: Katie Lauriston
Subject: FW: Comments Re-Zoning Application for 3080 to 3090 Washington Ave, Victoria BC

Hi Katie,

Below is correspondence re: Washington.

Thanks,
Leanne

From: Pat Miller [REDACTED]
Sent: November 25, 2020 11:58 AM
To: Sam Ganong [REDACTED]
Cc: Leanne Taylor <ltaylor@victoria.ca>
Subject: Re: Comments Re-Zoning Application for 3080 to 3090 Washington Ave, Victoria BC

Thank you for you're your quick response and explanations. I thought there might be something like that in your phasing. Looking forward to the completed project and its positive impact on the neighbourhood.

Cheers – Pat
Pat A Miller
[REDACTED]

From: Sam Ganong [REDACTED]
Date: Wednesday, November 25, 2020 at 10:58 AM
To: Pat Miller [REDACTED]
Cc: Leanne Taylor <ltaylor@victoria.ca>
Subject: Re: Comments Re-Zoning Application for 3080 to 3090 Washington Ave, Victoria BC

Dear Pat and Randy,

Thank you for providing your feedback. I can understand living next to a construction project is not the most ideal situation. Our current construction schedule is showing a total timeline of just under two years to complete the entire project.

The phasing is primarily governed by the City's request to have the pathway along the north and the greenspace at the front of the property completed in Phase 1. This results in the need to work through the project from north to south.

For construction trade parking, we will do our best to ensure there is enough room on the property for trades to park. Given the property is 1.5 acres we should be able to accommodate on-site parking to minimize congestion on Washington Avenue.

I will make sure the construction team adheres to the noise bylaw and looks for opportunities to use noise mitigation measures where possible. I recognize we will be building in a quiet residential neighbourhood, and we will be as respectful as possible.

Please feel free to reach out if you have any questions at any time.

Regards,

Sam Ganong
[REDACTED]

Curate Developments
841 Fort Street
Victoria, BC V8W1H8

On Sat, Nov 21, 2020 at 12:24 PM Pat Miller [REDACTED] wrote:

Ms. Taylor,

As requested in your letter of October 30, 2020 requesting residents of Washington Avenue properties comment on the proposed development planned for 3080-3090 Washington Ave, please find our comments below regarding this Project.

1. Phasing – We would request that the developer change the Phasing to allow Phase 2 to proceed first. It normally would take 4 to 5 years for a project of this size to be completed. We are assuming that Phase 2 is planned to be completed last to allow construction and supply vehicles to access all parts of the property. We would prefer not to live beside a construction zone that a long period of time but do understand that projects do take time.

Thus, we would hope that the developer would be able to flip the phasing (do Phase 2 first) to minimize the time our property is directly impacted by this project.

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While I understand that Victoria is encouraging residences to walk or bike ride, both my husband and I have mobility challenges and walking long distances or biking are not options for us.

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While we welcome this project and do believe it will benefit the Burnside Gore Neighbourhood in the long run, we as the owners of 3056D Washington Avenue and out of our complex, we will be the ones most impacted by this development thus our concerns addressed above.

Please contact me should you require any further clarification.

Sincerely,

Pat A Miller & Randy R Miller

3056D Washington Avenue

Victoria, BC, V9A 1P6

██████████

██████████

Katie Lauriston

From: Leanne Taylor
Sent: November 25, 2020 12:21 PM
To: Katie Lauriston
Subject: FW: Proposed development on Washington Street

Hi Katie,

Below is correspondence in response to the OCP mail out notice for Washington.

Thanks,
Leanne

From: Van Buchanan [REDACTED]
Sent: November 25, 2020 12:03 PM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: Re: Proposed development on Washington Street

Dear Ms. Taylor:

I am writing in response to the "It's Your Neighbourhood" letter recently circulated in my neighbourhood.

I live in Washington Co-op Housing which consists of a four storey apartment building on Burnside Road East and several three and four bedroom townhouses on Washington Avenue. I have lived here for 22 years. I am intimately familiar with Burnside Road East, Washington Avenue and Gorge Road.

I have walked on the Galloping Goose Trail, accessing it from Cecilia, almost every day since living here. It was one of the attractions when I considered living in this neighbourhood. I also walk often on Washington Avenue when heading for Gorge Road to access the park. My building consists almost entirely of older adults who, like me, have chosen to live here for the proximity to the Galloping Goose.

The proposed development with a density of 34 dwelling units, replacing the two or three single family dwellings currently there, is entirely unacceptable!

Consider this: 34 households, each with two vehicles, attempting to access Washington Avenue two or three times daily. Both Gorge Road & Burnside Roads are main traffic routes in and out of Victoria. The increase on both Gorge & Burnside, to say nothing of Washington, currently with vehicles parked on both sides of the street every day, will create traffic bedlam, entirely unsafe for pedestrians, cyclists & vehicular traffic.

Add to this bedlam the specter of at least two children per unit, add in pets, and the entire personality of Burnside, Washington, Gorge & Carroll Streets are altered forever. Yes Burnside Road is busy and home to much traffic; Washington & Carroll are not. Peaceful & quiet, mostly single family

dwellings, and not close to schools. Please Google "Personality of a Neighbourhood" for excellent definitions. This is what I'm talking about!

I strongly object to this proposal as do many residents of Washington Co-op but who may not write; such is human nature.

I urge Victoria City Council to deny this proposed change to the OCP and to retain the single family residences on Washington.

(Ms.) Van M. Buchanan
304, 373 Burnside Road East
Victoria BC V9A 1A7

[REDACTED]
[REDACTED]

Katie Lauriston

From: cameron burton <[REDACTED]>
Sent: November 26, 2020 9:29 PM
To: Leanne Taylor; Bob Kilmer; Todd Buchanan; [REDACTED]; Sam Saprunoff
Subject: RE: Application to Amend Official Community Plan (OCP) for 3080, 3082, 3090 Washington Ave
Attachments: Application to Amend Official Community Plan (OCP) for 3080, 3082, 3090 Washington Ave.docx

Good Evening Leanne,

Please find attached my comments on the Application to Amend Official Community Plan (OCP) for 3080, 3082, 3090 Washington Ave.

I do not support amending the OCP nor granting a variance for height to this development for the reasons identified in the attached letter.

Please contact me if you have any questions.

Cameron Burton
Owner, 3065 Washington Ave
[REDACTED]

Dear Mayor, Council & Planners
c/o Leanne Taylor

RE: Application to Amend Official Community Plan (OCP) for 3080, 3082, 3090 Washington Ave

I am the owner of 3065 Washington Ave, a 109-year-old character home. My family and I have lived on Washington Ave for 28 years (1991) and my house is located across the street from the proposed development. My home is of Historical Merit along with the six others that immediately border the subject properties on 3 sides.

In my two previous letters to Mayor and council I outlined the ways the development, as proposed, does not align with neither the OCP nor the Burnside Gorge Neighbourhood Plan (BGNP). I am against amending the OCP bylaw to change the urban place designation from Traditional Residential to Urban Residential, specifically to support three-storey attached dwellings, for the reasons listed below:

1. The proposed development is not adjacent to Urban Residential housing (BGNP - 12.5.2).
 - a. The proposed development is located at the mid-point of this local street.
2. Washington Ave is designated as a Local Street (Section 7, Map 4 Official Community Plan, City of Victoria)
 - a. The concept is not appropriate for a local street and, at this height and proximity to the street, will take away from the historical nature and feel of this section of the street which is highlighted in the Burnside Gorge Heritage Walk and The Burnside Gorge Heritage Walking Tour (BGNP 8.2.1).
3. The height of the proposed buildings – specifically Building ‘B’ - in conjunction with the planned setback from Washington Ave, is not consistent with the character of the street (BGNP 2.3, 4.1.4 & 12.5.1).
 - a. Three-storey buildings, specifically Building ‘B’ would destroy the privacy enjoyed by the four 100yr old+ homes situated across the street. Existing setbacks and heights provide distance and solitude from each other. The 3rd floor of this 42-foot tall building, as proposed, would look down and into the top floor rooms of the homes across the street. Most of these are bedrooms. This situation is magnified by the fact the project is located on the ‘high side’ of the street. While some of the buildings have been reduced in height because of similar concerns, I feel all neighbours bordering the development deserve the same consideration and respect.
 - b. Using 3070 Washington Ave, the tallest home on the west side of Washington Ave, as a benchmark for height, is not appropriate (Sheet A-402 of Curate plans). The house at 3070 is set back 70-feet from the sidewalk. Building B of the development, as proposed, is both taller and only 12-feet back from the sidewalk. This would dramatically change the feel of the street for pedestrians, cyclists, drivers and residents.

c. Streetscape (Sheet A-401) *NOTE: Setbacks are very different and not apparent here.*



Rendering (Sheet A-501) *NOTE: the rendering below purposely does not show the existing, adjacent buildings and the development's relationship to them.*



Both of these show views from impossible and non-existent perspectives. Because these perspectives are not possible, they do not accurately portray the visual impact of buildings of such height, so close to the street from the road.

- d. For comparison, the development as proposed, is also both taller, and situated closer to the street, than the two existing, OCP conforming, Urban Residential developments at either end of the street. There are no other buildings of this height and proximity to the road along this street regardless of their designation.

The developer has claimed numerous times that profitability can only be achieved through the increased density achieved by a third storey. I reject this statement for two reasons:

1. As a Project Management Professional (PMP) I understand and exploit scales of economy whenever possible. The development, as proposed, is able to do the same. For comparison, two

developments, currently underway on the same street, both on smaller lots, where the OCP and BGNP are being followed (3120 & 3103 Washington Ave), are both profitable even at a much smaller scale, demonstrating that building outside of our existing community plans is not necessary.

2. This neighbourhood is not responsible for, nor should it bear the permanent burden of, a poorly negotiated, conditional deal between the owner and the developer, requiring construction outside of the OCP and BGCP in order to be profitable.

Many of us neighbours worked hard on the BGNP. While the OCP was 7-years old at the time (2012), when the Developers first proposal was submitted in September of 2019, the ink was still wet on the 2-year-old BGNP (2017). The BGCP was developed knowing the Doric Connector would be a priority for the City of Victoria (BGNP 12.10.1, 12.16.2). Despite specifically identifying the Doric Connector 8 times in the BGNP:

- Nowhere does the BGNP give concession or suggest relaxed rules for developers when including the connector in a development.
- The choice to develop these lots does not create a quid pro quo relationship with the City. The BGNP and OCP still apply.

For years, my neighbours and I have been expecting and looking forward to the change a developer can bring to these properties. When we all worked on and developed the BGCP, we created a document we were proud of and one that reflected the direction in which we wanted our community to grow. These lots were specifically mentioned in our plan for this reason. The design considerations Curate has made to visually match the heritage nature of the street should be commended and does give us hope.

I need to point out that the 'It's Your Neighbourhood' letter sent by the city to the neighbouring properties has created some confusion. The City's letter was dated October 30th, 2020 and requested feedback by November 30th, 2020. The letter also refers the recipients to view the plans on the City's online Development Tracker. In mid-October we heard rumours that the plans had changed once again (even after the Committee of the Whole meeting) and Curate confirmed this when asked. The city also confirmed this when asked via email. In the City's email it was mentioned that the plans had changed and had just been received (November 16th, 2020) and they would be posted to the development tracker in a day or two. I'm concerned that two different sets of plans were available to be commented on during this time and no notification was given to inform stakeholders that the plans had changed. I fear this has resulted in both less feedback, due to time allotted to provide comment being cut in half, as well as feedback that is irrelevant due the plans having changed. Notification of changes and more time should have been allotted for this process.

The development, as proposed, already oversteps the BGCP in so many places, I cannot support amending the OCP.

I am happy to meet with any of you, with COVID-19 protocols in place, to explain my concerns, in person, at the site of the proposed development. Please contact me if you have any questions.

Cameron Burton, PMP
Owner – 3065 Washington Ave

████████████████████
████████████████████

Katie Lauriston

From: LINDSAY BRUCE [REDACTED]
Sent: November 27, 2020 10:06 AM
To: Leanne Taylor
Subject: Washington Ave. three properties

Hello Leanne,

A few weeks ago I wrote to the City of Victoria about this proposed property development, 3080, 3082, and 3090 Washington Ave. I spoke of my feelings about the offshoot of the Galloping Goose going through to Carroll St and beyond. Particularly, I was hoping that you would push that path through on the side of the house **most preferred** by the house owners on Carroll St. If you would refer to my email I would be most appreciative. What I failed to add in that email was my concern of increased traffic going down Carroll St, since more drivers intent on going to the proposed site means more cars on Carroll. Vehicles that cannot turn left onto Washington from Burnside tend to go down Carroll and then drive up Washington, or they begin to drive down Carroll and do a U-turn in someone's driveway. I am hoping that you will look into allowing a left hand turn onto Washington from Burnside (or figure out a way to mitigate the problem). We already get dozens of pizza cars, among dozens of other drivers, going down Carroll due to the disallowed left turn onto Washington. Carroll St is already congested - we don't need to exacerbate the problem. Please.

Thank you for your consideration of the above.

Jill Holden-Bruce
3054 Carroll St.
Victoria BC
V9A 1P9

Katie Lauriston

From: Carmen Parry [REDACTED]
Sent: November 28, 2020 4:16 PM
To: Leanne Taylor
Subject: 3080, 3082 and 3090 Washington Ave

Good afternoon,

I wanted to write a quick note to express my thoughts on the bike path on Washington Ave. It is already a congested street with very little extra space or parking. Crime has sharply risen in our neighbourhood as it is and this rezoning only serves to add another path for people to evade the police. I am not supportive of the rezoning or the bike path for this area. There are lots of great areas to add density and more bike routes in the city, this is not one of them.

Thank you for your time.

November 25, 2020
 408-373 Burnside Rd E
 Victoria BC V9A1A7

Dear Ms Taylor, Senior Planner:

Re: “It’s Your Neighbourhood” and input on the proposed Official Community Plan Amendment for 3080,3082 and 3090 Washington Avenue.

In my general comments (Part A) I express why I believe it would be regressive for the City to allow a change of zoning from Traditional Residential to Urban Residential in order to accommodate this proposed development. My specific comments express why I believe this re-zoning application needs to be rejected and reference the vision and goals described in sections of the Burnside Gorge Neighbourhood Plan and specifically from the section on Gorge Residential Sub Area (where this development is sited).

Part A. My general comments:

The Burnside Gorge Plan was carefully developed. Despite the best of intentions and some developments i.e. the Playground on Cecelia Street, there has been a lack of attention on the part of the City to what is actually happening to this particular sub area of Burnside Gorge. Despite the specific reference to land use within the Neighbourhood Plan to not use Gorge Rd for SRO housing, there has been an increase in SRO as well as using motels to house the homeless. There has also been the loss of green space when one of the few parks and green space in the area, Cecelia Ravine Park, was designated as a homeless encampment. This area of the city needs support to retain its character and its sense of community.

Yes, there could be more housing in this area, suitable for families, but it needs to be carefully planned. Changing zoning to make a development fit is not the way to do it. Make the development fit the Traditional Residential Zoning. That is the way to support this community and its well thought out urban plan. The Burnside Neighbourhood Plan does identify the large lots on Washington (12.5.4) and refers to townhomes (not necessarily multi-storey) that could allow for families. But this provision remains under the heading for meeting ground-oriented housing policies. Those provisions include “minimum open space and maximum lot coverage should provide for landscaped front and back yards and access to individual or shared open space for units.” (pg. 52) and “Rear lot setbacks should respect the existing pattern of landscaped back yards, respect privacy and provide sufficient building separation under current and potential development patterns.” (pg. 52)

The Burnside Gorge Neighbourhood plan is sound, well thought out; the members of the community took into consideration the land use policies for the sub area and the social aspect of living here. It was developed by residents of the community. sThe Plan talked about how to

1. maintain a sustainable community,
2. develop a better transportation network (and suggests ways of moving away from dependency on single occupancy automobiles). (13,000 cars travel Burnside per day; 40,000 cars travel Gorge per day)
3. maintain a green residential area with ample tree coverage.
4. value and maintain the natural heritage of this community with the possibility of having more homes in the sub area of Gorge and Sumas recognized with heritage designations. Rightly so, this is one of the last traditional residential areas with many still livable homes from the early 1900’s.

The Burnside Gorge plan recognizes the need to provide infill housing but it also identifies the need to keep the traditional community feel, trees, setbacks, back yards, lower density and managed traffic on local streets

and busy corridor streets to maintain this area as a livable one despite being on the edge of heavy and light industry areas.

Certainly, additional infill housing could contribute to the community but the density proposed in this development, with this proposal of 34 units that require the cutting down of more than a 100 trees – Douglas Firs, Big Leaf Maples, Cedars is not appropriate. **The development needs to fit the Traditional zoning not make the Zoning to fit the development.** The current Neighbourhood Plan is quite clear on the vision for this neighbourhood.

The City needs to support the original Burnside Gorge Neighbourhood Plan – particularly the aspects of the plan relating to this sub area of Gorge and **reject the proposed change to zoning to allow this development to in its present form.**

Part B: Specific concerns relate to 3 areas

1. Transportation/infrastructure/traffic

2. Heritage Value

3. Environmental cost to the community in the cutting of more than 100 trees (some protected)

1.Regarding Transportation and routes and local traffic

“The vision for this Residential Sub -Area is as a “stable neighbourhood **bisected by two main arterial corridors.** ...The traditional residential areas include a mix of ground -oriented residence including single-family homes and attached housing such as duplexes and townhomes.” (Pg. 49 of The Plan).

Washington **Avenue is a local street** bounded on the north by one of the arterial streets, Burnside Rd, with truck traffic that comes down from McKenzie and with local truck traffic, this being a neighbourhood with considerable light industry nearby. Burnside and entry to Washington is busy, noisy and dangerous to access. A curb/median was placed at the north end of Washington to attempt to calm traffic that was crossing at the end of Washington at Burnside. (On Burnside Rd 13,000 people travel it by car per day.) As a resident who lives here that curb/median at the end of Washington north at Burnside is regularly ignored as cars use it as a customized roundabout to deal with the considerable traffic coming from Duppelin and wanting to turn left onto Burnside or cross Burnside and travel south on Washington to Gorge Rd. There is a pedestrian light but no traffic light at Washington and Burnside. On the south end of Washington is the busy corridor of Gorge Rd. (with 40,000 people by car per day.) There is a traffic light here. According to the vision of The Plan these roads are to be:

- *Burnside Road improved with bicycle lanes, canopy trees and landscape boulevards separating pedestrians from traffic.*
- *Gorge Road as an “All Ages and Abilities” bikeway consistent with the Bicycle Master Plan (pg20)*

Despite the vision of the above, Burnside remains a busy, dangerous street not suitable for biking. Nothing has been done to meet the above goal yet this proposed development will definitely increase traffic trying to get onto and off Burnside as well as trying to drive along the local street of Washington.

Summary: Washington Street is a LOCAL street, with traffic bumps and narrow road. Already residential parking has cars and light trucks lining the street often on both sides with a one lane through.

- What would a development of an additional 34 housing units mean?
- Across the street there is already a new development with 4 new infill houses.
- And there is a proposed development at lot 3120 for 8 more townhouses.
- All of these units would require access to and increase traffic on Washington, a local street. Local streets are meant to accommodate Traditional Residential.

- Urban Residential zones are located along major traffic corridors as seen on the area maps. Washington Avenue is not a corridor; it remains a local street. Unless there are plans to rebuild the street, the proposal needs to scale down.

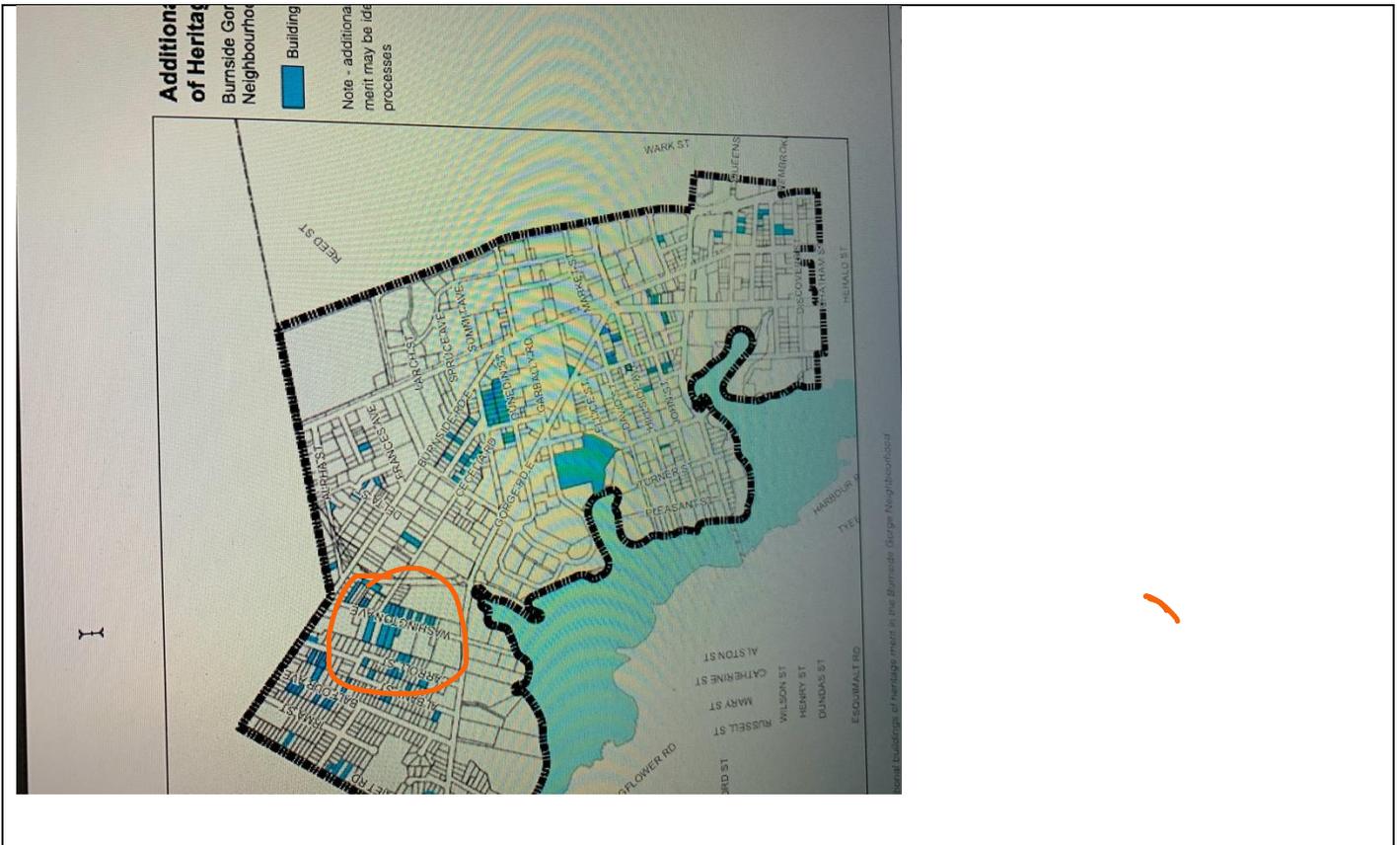
2.Regarding Heritage Policy and Recognition:

This sub area of the Gorge has a long history. Many houses were craftsmen-built homes of the early 1900’s and are listed on the Burnside Heritage Walking Tour. Washington has several homes that are of interest including the one on lot 3082 (see below write up information from walking tour) which lists it as the original home on the lot, built in 1908, one of the earliest homes if not the earliest remaining home, of this area. The other picture shows a restored home at 3070 of the same type as the one of 3082. This home is evidence of what can be done with such homes if the intent is to preserve heritage and not tear it down.

The Neighbourhood Plan goal: (pp39) “8.2.1. **Encourage heritage conservation and sensitive change in the Cecelia-Sumas area and the Gorge Residential Sub-Area, including consideration of Heritage Conservation Areas and appropriate boundaries.** “

3082 as described on Burnside Gorge Heritage Walking Tour of Homes	Edwardian Foursquare of similar era to one on 3082. This one restored to grandeur.
<p>original wood windows</p> <p>3065 1911, built by prolific Washington Av developer Wesley Mitchell for Frederick Mitchell, car dealer. Edwardian Arts & Crafts has hipped roof & 3 heavy dormers, enclosed eaves, porch with slender Tuscan (round) columns, stained glass.</p> <p>3080 1914, simple Arts & Crafts cottage; front-gabled with full-width hip-roofed enclosed verandah. Home of Wm. McKay, 1st janitor of Burnside School.</p> <p>3069 1914, builder Wm. Holt’s last house. His 1st house was built in 1893 at 408 Alpha Tce. This Craftsman Bungalow has open eaves, decorative bargeboard ends, front porch with tapered square posts on shingled piers. Original siding covered by asbestos shingles.</p> <p>3071 1912, side-gabled Edwardian Arts & Crafts has large front dormer, inset porch with square chamfered posts, balanced by box bay with triple window.</p> <p>3082 1908, built by Moore & Whittington for policeman Thomas Hastings, house sits on one of the original ½ acre lots created on this side of Washington Av. Colonial Bungalow, now stuccoed, has hipped bellcast roof & 3 dormers. Full-width recessed porch shelters angled bay.</p> <p>3093 1913 Well-maintained Edwardian Vernacular A&C has a shallow upper oriel box bay, lower angled front bay balanced by inset porch with Tuscan columns. Finished in period colour scheme. Original owner Edward Parsons was an accountant.</p> <p>→ TURN RIGHT ON CECELIA RD, RETURN TO START AT CECELIA RAVINE & GALLOPING GOOSE TRAIL</p>	<p>the same time when was advertising building lots for \$700 and ½ acre lots for \$1,500.</p> <p>3070 Washington Av</p>  <p>photo: Brigitte Clark, 2014</p> <p>3070 1912, handsome Edwardian Foursquare by owner/builder Wesley Mitchell. Hip-roofed dormer & square corner bays. Inset porch, large overhang, exposed eaves & rafters and a variety of original wood windows.</p> <p>3065 1911, built by prolific Washington Av developer Wesley Mitchell for Frederick Mitchell, car dealer. Edwardian Arts & Crafts has hipped roof & 3 heavy dormers, enclosed eaves, porch with slender Tuscan (round) columns, stained glass.</p> <p>3080 1914, simple Arts & Crafts cottage: front-gabled with full-width hip-roofed enclosed verandah.</p>

Concern: Additional Buildings of Heritage Merit are identified as being in the very area slated for development by this project. The lots on Washington are identified in the picture below taken from the Burnside Gorge Neighbourhood Plan.



From the picture above, the houses on the lots for development are identified as Additional Buildings of Heritage Merit in the Burnside Gorge Area.

Summary: This residential area needs to remain zoned Traditional Residential and make the best effort to retain its traditional heritage aspects. The development needs to fit the Present Zoning not the other way around which is to make the Zoning fit the Development.

3. Regarding the Maintenance of a Sustainable, Green Community. How does that fit with cutting down over 100 trees including Douglas Firs, Large Leaf Maples, Chestnut?

One section of the Burnside Gorge Neighbourhood Plan sets as a goal to “Green the Neighbourhood”. Another section refers to the fact that the neighbourhood “lacks a broad variety of easily accessible, quality green spaces. With 75% of housing units in multi-family buildings, access to a variety of open space and activities is essential.” Yet another says: ““The vision of the Gorge Sub-area is of a **green residential area with ample tree coverage. Public realm improvements should enhance this quality...**” (pg. 55)

In particular, Washington Avenue is already a heavily treed street with the 3 lots mentioned for development covered with trees and with orchards at the back. These trees are large and are enjoyed by all of the residents close by and within the area. (In fact, those trees are my green space, they are as valuable as parkland for the neighbourhood, visible for a long way in this neighbourhood.)

Furthermore, one of the assets of this community, old as it is, is the presence of many large trees, a mixture of deciduous and conifers, even many fruit trees from orchards that were common in the back yards of homes. Calling their condition “poor, fair or good health” to justify cutting them all does not stand up to reason. Reasonably, one could destroy almost every tree in the area with this justification; many of them are of the

same type and era as those identified on the report of the trees in the plan for the proposed development. These trees have a long life and if in the event there is some dead branches, they could be pruned and preserved. (In my lifetime, I have planted about one hundred trees; I can't imagine watching the destruction of more than than 100 on just 3 city lots.)

Who would have authorized the cutting of so many large trees, some of them protected by by -law?

The over 100 trees to be destroyed include big leaf maple that have a long life; these are the trees of maple syrup produce. The cutting down of so many large, trees is beyond troublesome. The loss of these trees will impact the entire neighbourhood. Yes, there can be thoughtful development but it must be environmentally sound and support the sustainable, green community. **A city plan that would tolerate the cutting of over 100 trees in a 3-block lot for a development is not acceptable. The loss of this greenery would have an impact far beyond the lifetime of these houses.**

Below is the summary of what is happen to the trees on the 3 lots.

SUMMARY TREE STATISTICS	
CATEGORY	# OF TREES
Total number of trees Inventoried	136 +/-
On site trees	119
(Bylaw protected trees under former tree bylaw)	(6)
(non-bylaw-protected trees)	(113)
Off site or boundary trees	17
Boulevard (municipal) trees	0
Total number of trees to be retained	26
On site bylaw-protected trees to be retained	2
On site non-bylaw-protected trees to be retained	10
Off site & boundary trees to be retained	14
Total number of trees to be removed	110
On site bylaw-protected trees to be removed	5
On site non-bylaw-protected trees to be removed	102
Boundary trees to be removed	3
Total number of replacement trees required	10
On-site trees classified by amenity or ecological value	
Trees of moderate-to-high value	43
Trees of low value	76

136 trees

26 retained

110 removed

By law protected trees 5

Classified for ecological value moderate to high 43

Low value 76

Trees to be removed include

- Plane trees!
- Douglas Fir
- Golden Cedar
- Chestnut!!
- Big Leaf Maple
- Many fruit trees including pears, plums

In closing: Based on the above reasons and the vision for this community as expressed in the Neighbourhood Plan, I oppose allowing the Zoning to be changed from Traditional Residential to Urban Residential. Please:

The requirement: Review the development, address the approach to environmental loss of so many trees, consider the transportation concerns and place a value on preserving a small area of a community that has a long history dating to the early 1900's and require any development to meet the zoning for traditional residential rather than changing the zoning to fit the proposal.

Thank you for the opportunity to provide input on the proposal.

Jeanne Melady
Resident of Burnside Gorge Community

Additional Material for Reference from the Burnside Gorge Neighbourhood Plan expressing the vision for this community.

12.2.5. In order to avoid the concentration of single- room occupancy (SRO) housing in one part of the city, and to support the continued role of Gorge Road for tourism the further conversion of existing hotel and motel buildings to SRO housing are not supported west of Cecelia Ravine.

12.2.6. A mix of housing units, including units attractive to families with children (e.g., 3-bedroom units) is encouraged where appropriate.

12.5 .1 Ground-Oriented Housing Policies (pg. 52)

Ground oriented housing including attached or detached townhouses and fee simple row houses, will be supported subject to the following criteria: a) Setbacks should be based on the following guidance:

- i. Front setbacks should maintain the sense of landscaped front yards and street trees, while creating semi-private space which encourages social interaction.
- ii. Side setbacks should respond to a development's building orientation and facade height in order to mitigate impacts on neighbours and provide sufficient building separation. Where units' primary elevation and living space faces the side lot line, larger side setbacks (approximately 6 metres) are preferred to create usable outdoor amenity space and sufficient access to light and air. On the other hand, side setbacks for units fronting the street may be reduced for consistency with adjacent zoning and development patterns.
- iii. Rear lot setbacks should respect the existing pattern of landscaped back yards, respect privacy and provide sufficient building separation under current and potential development patterns.

12.5.5. The retention of homes with heritage designation, listed on the Heritage Register, or of heritage merit (see Map 7) is encouraged as a condition of a rezoning which adds density. Ways of incentivizing heritage conservation may include added density or the relaxation or varying of requirements (such as on-site parking or maximum lot coverage) if a heritage property is designated.

12.5.6. For redevelopment of townhomes, consolidation of deeper lots is encouraged. This results in more efficient densities, circulation and site layouts. Development sites should have sufficient width and depth to accommodate the desired character identified in 12.5.1.

12.7 Gorge Sub Area Ground-oriented Housing Urban Design Policies The City will adopt design guidelines for ground-oriented residential infill development to guide new housing with consideration for the following:

- 12.7.1. present a friendly face, with units adjacent to the street or other public spaces
- 12.7.2. be a good neighbour to adjacent homes, with massing mitigating impacts on neighbours
- 12.7.3. encourage street vitality and social interaction amongst neighbours, with useable semi-private space or front porches along streets
- 12.7.4. ensure livability and considerations for outdoor space
- 12.7.5. contribute positively to the unique character and identity of the neighbourhood
- 12.7.6. emphasize green building and site sustainability approaches
- 12.7.7. provide sufficient building separation to create an attractive living environment. Separation between buildings on one lot should generally be equal to the height of building facades for a unit's primary living spaces and should provide opportunities for landscape along interior drive (pg. 54)

Regarding Placemaking and Public Realm: Enhance Cecelia Ravine Park as a gathering place with features such as an enhanced amphitheater, picnic shelter, seating or other features for live music, theatre, movies, block parties and informal gatherings. (Note: this development has not happened.)

On dealing with Burnside Road

12.11. Burnside Road Burnside Road is to be prioritized as a people place characterized by sidewalks separated from traffic by planted medians and canopy trees, by on-street parking and by redevelopment creating a positive environment along the street. Burnside Road is also part of the City's secondary bicycle network.

12.11.1. Interim Improvements

- a. Complete detached sidewalk along length of Burnside Road, with treed boulevards where voluntary easements can be acquired. Evaluate removal of an eastbound lane to accommodate on-street parking or a bicycle lane (with Saanich)
- b. If the proposed Cecelia Road Greenway is not completed in due course, bicycle facilities on Burnside Road should be prioritized in place of on-street parking from Harriet Road to Douglas Street.

Katie Lauriston

From: Katy Dillon [REDACTED]
Sent: November 28, 2020 1:48 PM
To: Leanne Taylor
Subject: 3080, 3083, 3090 Washington comments
Attachments: Washington development.pdf

Hello Leanne,

I've attached a letter with my comments on the proposed development on my street, Washington Ave.

I am not in favour, as you will see in the letter.

Sincerely,

Kathleen Dillon

Leanne Tayler, Senior Planner

Re: 3080, 3082, 3090 Washington Ave development proposal

Good day.

I live at [REDACTED], just a few houses away from the proposed developments.

There are several things about the proposal which make it impossible for me to support it.

- (1) If you add up the existing construction at 3103 Washington, where one SFD was demolished to be replaced with four, as well as this proposal, where three SFDs are being replaced with townhouses and duplexes for 34 families, plus the proposal at 3120 where one SFD will be replaced with eight homes, the street will cumulatively increase by 41 new families, with possibly as many as 82 new vehicles. It is unacceptable to consider any new development on this street without considering their impacts collectively. I believe the city should do their own traffic impact assessment and consider the 3080/3082/3090 and 3120 developments cumulatively. During rush hour on Burnside (7:45-8:45 and 11:45-1:30) I have waited at the corner of Burnside for a break in traffic for as long as 20 minutes! Adding another 80 cars waiting to turn would make this unbearable. This could be solved by having a traffic light at the corner of Burnside and Washington, but I think the traffic assessment is a must before considering the four properties.
- (2) Point #1 is made worse by the insane traffic on Burnside Road. This road has become a popular route for downtown traffic since Douglas lost a lane in each direction for bus traffic. It is bumper to bumper in rush hour, and isn't much better at other times. Dropping the speed limit on Burnside to 40 km/hr will result in a dramatic reduction of traffic - easing up our ability to turn off Washington for Burnside - and will result in a reduction of traffic noise, which is very loud. This will result in increased property values and enjoyment for everyone on Burnside and those unfortunate enough to live on side streets close to the main road.
- (3) Residential parking on Washington Ave is already seriously over-subscribed. With cars parked on both sides of the road, the available space between them is not wide enough for cars to pass each other. With the existing traffic we can usually find a gap to duck into so someone can pass, but an additional 40+ parked vehicles will make that impossible. There are two possible solutions to this, make the road fronting the three properties time limited and do not grant them access to park overnight on Washington, or make Washington a one-way street. However, I do not support the latter, as the one way exit onto Burnside is already the bane of my existence (see points #1 and 2).
- (4) Although not related to the proposed development and that on 3120 Washington, the impact of the new developments will be exacerbated beyond just the additional 80 cars by the city's decision to allow the residents living at the apartment building at 373 Burnside Road to be able to park on Washington Ave as if they were residents on this street. The 373 Burnside apartment building is owned by the Washington Housing Cooperative, which also has row-houses fronting Washington. Although the properties are owned by the same entity, and considered to be one lot as far as the city is concerned, they do not agree. The apartment and row-houses are two separate entities, with their own parking, garbage, recycling, common areas, and you cannot even travel from the apartment to the row-houses by foot without going around by road. The apartment resident's ability to park is stressing out a situation that will be made immeasurably worse by the new developments underway and proposed.

- (5) The developer has offered a small portion of land to the city to add a pathway known as the Doric Corridor. Presumably this is to have council look more favourably on the development. I can see little to no value in the offer and considerable drawbacks. Most of the people living on Carroll Street will access go by foot via either Burnside or Gorge depending on which end they live on. Only those living in the middle of the street will choose to access the corridor, presumably to get to the Goose, which is a fairly small number of people to begin with. Extending the walking trail further into the surrounding neighbourhoods is going to be virtually impossible as there is nowhere for it to go. It will, however, offer the residents of the Ceclia Valley encampment access to a slew of new homes where they can help themselves to whatever they can find. My property and that of my neighbours has been heavily used with people charging their electronics at our outdoor electricity sources, washing their bodies and belongings at our garden spigots, and removing anything of value that isn't secured. The Doric Corridor extension will make an easy, hidden pathway to bring that unwanted behaviour even further into the neighbourhood.
- (6) The proposals I have seen call for three-storey buildings to front along Washington. I am appalled that this is being considered. The OCP reserves such buildings to downtown city streets, where it fits within the neighbourhood feel. Washington is a sleepy residential street and should not have such a mammoth building here. I realize that my own building doesn't fit this mold, which is why I'm so opposed to it. My building wouldn't be allowed under the current OCP, and I think that is correct. It does not fit, and should not have been allowed.
- (7) The proposal also indicated that the bulk of the land on the three properties will be paved. They are currently mostly grass or garden. This will have a dramatic impact on the amount of water that will run off the property and towards the neighbouring properties, increasing their risk of flooding, and towards the Goose. This is a needless design choice that could have serious impacts. I think the bulk of that paving should be reconsidered to address rain fall with consideration of non-impervious surfaces.

All in all, there are some serious problems on Washington, related to parking and traffic, and the proposed density of housing would make them significantly worse. As for the buildings themselves, they do not fit our neighbourhood feel or the OCP. I don't support amending the OCP to allow them either.

I hope council rejects the proposals as being contrary to the OCP and impractical without considerable re-thinking of the surround roads in terms of max speed, traffic lights, direction of traffic, or parking. While you are at, please reconsider the decision to extend residential parking rights to the residents of the apartment building at 373 Burnside.



Katie Lauriston

From: Amie Shepherd [REDACTED]
Sent: November 29, 2020 6:58 PM
To: Leanne Taylor
Cc: [REDACTED]
Subject: 3080 Washington st proposal

Leanne Taylor, Senior Planner
Victoria City Council

We are quite devastated about the proposed OCP amendment for the development on 3080, 3082, and 3090 Washington avenue. I believe that there is not enough infrastructure in place for this type of development. Driving down Washington st is congested and adding 34 new units to the area would really not change the fact that the road does not support room for vehicles moving in both directions. At the moment first responders have not been able to access emergencies when needed.

Not only is this proposal adding density to Washington Ave it is directly affecting the people that live on Carroll St and Albany st. through the pathway associated with the proposed development. Our community has had trouble with crime that is directly affected from the access to the galloping goose trail. The police have a difficult time dealing with the crime along these pathways and they act as getaway. The difference between the crime on Washington st and Carroll is frightening at best.

When we bought our house 12 years ago we bought it to be our forever house. The stress that this proposal has caused over the last year has been overwhelming to say the least. Not only will we be losing our yard to the pathway, we will also be losing our privacy and security. We will also be dealing with years of noise, and mess from the construction making the use of our back yard with 2 small children unenjoyable.

I know that it is easy to dismiss us because we did buy the house knowing of the easement. We were told that easements are common and that ours looked like an old path that would never happen. Being younger I don't think that we really understood what that meant. A few years ago when the new burnside gorge plan was put into place we were not notified that this was happening. That seems crazy to me as it directly affects us. We only learned of this plan last year when approached by the developer. Still today we have never had the city contact us about the bike path yet the developers tell us that it will be the first thing put in. How is that even possible.

The unit on the far back corner will directly look into our yard, bathroom and bedroom. With 2 small children who spend most days in the yard we will be losing all privacy. We have considered selling but with the pending path no one will buy without losing money and financially as a young couple our goal is to be mortgage free not incur more debt. Along where the path would be there are also some very old beautiful trees that give us privacy from the house next door so really we are losing privacy on 2 sides of our house.

I am the block watch captain for our street. At the moment I am calling the police every few weeks. When we originally moved into the neighborhood we had a scary drug house next door that was eventually stopped. After that the neighbourhood picked up, more owners, more families. The goose trail heading up to Washington st has brought a lot of crime to our neighbourhood. Just yesterday, 3 cars had their windows broken out. Every time the police come to my house we discuss the path. They warn me that it will be so hard on our neighbourhood as it is a direct route for criminals to escape. Every neighbor directly around my house who is around the path has expressed concern to me and they don't want it.

I spoke with another neighbour who was part of the original community for the path. She has expressed to me, to neighbours and to the city that the path was originally agreed upon as access to the school. That school is

no longer there. We have bike paths down the gorge so why a secondary path less than a block away. Also there are plans to do a community bike path and walkway along Gorge rd so this path is so unnecessary. The path itself goes out to a street and has nowhere to go. Our corner has a lot of traffic on it and a sharp corner that is hard to see. Not sure how it was thought that having bikes pop out on the street was a good idea. It feels like maybe the idea is there but the location is not. The path going in will have to take a sharp turn on our property line and it will make it hard to bike and will be a dark corner for scary things to happen.

The reason it has taken so long to write is because we are having a hard time processing this project. We have even considered leaving Victoria completely as we are so disappointed in the direction that our neighbourhood and city are taking. I feel like this won't even be read or considered. It leaves us heartbroken.

Amie and Justin Hardiman
3095 Carroll st.

Katie Lauriston

From: Cathy Bhandar [REDACTED]
Sent: November 29, 2020 9:16 AM
To: Leanne Taylor
Subject: Proposal for 3080. 3082 and 3090 Washington

Dear Ms Taylor,

I am writing in support of the neighbourhood in the Gorge area and specifically the people living on Washington Ave.

This proposal for increased density on Washington is unacceptable and will further destroy the community and put

current residents at further risk of theft and harm.

I believe that the gorge area is far too dense and has a far greater density of homeless people than any other district or municipality in

Victoria. My mother in law lives at 563 E. Burnside . Mrs Americk Bhandar. I hired a garden worker last summer to do some work in her yard off her back alley.

He found many needles and garbage and according to the police I happened to chat with, they used her yard as a dumping place for stolen goods.

She is 90 years old and does not go out alone but I feel sorry for residents with young families in the Burnside Gorge area who are now stuck with

an unsafe neighbourhood and too many homeless unsupported people in our midst.

_This development along with the extension of the galloping goose path through to Carrol st will bring more crime ,more theft, and more harm to undeserving residents.

Please stop this development and the galloping goose from going so near these homes.

As you see, I myself am not directly on this road but I see this every time I drive along Gorge Rd and worry about my safety and am concerned for the whole area as I have had theft in my yard as far away as Harriet and Logan. I was born in Victoria and remember Gorge rd as a lovely place. I am not so proud of living in Victoria anymore and am saddened by what has become of this city.

Cathy Bhandar
54 Logan Ave.
[REDACTED]

Katie Lauriston

From: Leanne Taylor
Sent: November 30, 2020 9:03 AM
To: Katie Lauriston
Subject: FW: Rezoning 3080, 3082, 3090 Washington ave

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Katie,

Below is correspondence regarding the OCP mail out notice for Washington Ave.

Thanks,
Leanne

From: Natasha Reed [REDACTED]
Sent: November 29, 2020 8:00 PM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: Rezoning 3080, 3082, 3090 Washington ave

Leanne Taylor, Senior Planner
Victoria City Council

I am quite concerned about the proposed OCP amendment for the development on 3080, 3082, and 3090 Washington avenue. After reading the proposed amendment and speaking with neighbours I have learned that by changing the zoning, this allows for the **Doric Street Connector** to connect Carroll st. and Washington ave which I think is a terrible idea for our neighbourhood.

Burnside-Gorge neighbourhood has always been an urban neighbourhood with crime and traffic congestion, but in the last six months our police have been run ragged responding to the increase in property crime and theft in our neighbourhood. Creating a connection to the galloping goose that runs straight through to Balfour ave frightens me quite a bit. The last thing our neighbourhood needs is a dark alley!

The **Doric Street Connector** was originally planned to connect our neighbourhood with Burnside school which hasn't been open for years and as a parent to a child who attends school at the Selkirk waterfront I can say that walking down Burnside road for 2 blocks to get to the galloping goose has never been a problem. Mind you in the past 6 months we have become less keen on using the galloping goose trail as the incidence of crime and drug use has sky rocketed and my child no longer feels safe walking home alone, he is 12 years old.

I know the city is still looking to buy houses on Albany and Balfour to connect the pathway, but I still don't understand how bikes would zig zag from Albany to Carrol, and then pop out on Washington or Balfour which are 2 of the most heavily used and sped upon 'cut through' streets in the neighbourhood. Also Washington and Balfour are lined bumper to bumper with cars and visibility of pedestrians and cyclists emerging from between cars would be terrible.

I kindly ask that the city does not move forward on the Doric Street Connector, rethinks the rezoning on the development on Washington and listens to the pleas of the residents of what is wanted and needed in the Burnside-Gorge neighbourhood.

Thank you,

Natasha Reed
Home owner, Balfour ave for 16 years

Katie Lauriston

From: Leanne Taylor
Sent: November 30, 2020 9:40 AM
To: Katie Lauriston
Subject: FW: Curate Development
Attachments: Curate Development.docx

Hi Katie,

Attached is a lettering concerning the OCP amendment proposal for Washington.

Thanks,
Leanne

From: Todd Buchanan [REDACTED]
Sent: November 29, 2020 6:43 PM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: Curate Development

Hi Leanne,

I do not support an amendment to the OCP Bylaw, changing the designation on lots 3080, 3082, and 3090 Washington Ave. to Urban Residential for reasons I have outlined in the letter I have attached.

Hope you are doing well,

Todd.

To Mayor and Council,

We live at 3106 Washington Ave. and this letter regards our concerns with the development proposed for 3080, 3082 and 3090 Washington Ave. We would ultimately like to see these lots developed, but in a way that aligns more closely with Gorge/Burnside Neighbourhood Plan; the plan that we as a community put a lot of thought and energy into creating just a few years ago. Curate developments has made some changes which I think are positive. These changes include the laneway behind buildings D and E; the park next to 3106 Washington; and changing the building orientation of E, H, and J so that they face Washington Ave. and not into the back yard of 3106 Washington. That being said we believe that this revised plan should be the starting point for conversations about making improvements to the redevelopment rather than a finished concept to be supported by the Committee of the Whole. Curate's original proposal and lack of amendments after the original community consultation was insulting.

Some of the concerns we have with Curate's proposal are as follows:

The Gorge/Burnside Neighbourhood Plan States:

8.2.1. Encourage heritage conservation and sensitive change in the Cecelia-Sumas area and the Gorge Residential Sub-Area, including consideration of Heritage Conservation Areas and appropriate boundaries.

and

12.5.5. The retention of homes with heritage designation, listed on the Heritage Register, or of heritage merit (see Map 7) is encouraged as a condition of a rezoning which adds density

Two of the homes on Curate's lots are listed as having heritage merit, but there has been no discussion of preserving either. We know they are in rough shape, but other buildings around Victoria that were also in disrepair that have been moved on the property and utilized in the redevelopment. Curates proposal is in the heart of our street which has a number of character homes that are maintained and add much needed character to our neighbourhood. In particular we would like to see the house on 3082 Washington used in the redevelopment; possibly to a character conversion. In the heritage report, the inspector said that it was in good shape. The inside has lost many of its character features but preserving the exterior would help maintain the character of our street. The proposed building B is too large for the scope of our neighbourhood and with its proximity to the sidewalk and being on the high side of the road, it will tower over all the other homes and be way out of proportion.

12.7.2. be a good neighbour to adjacent homes, with massing mitigating impacts on neighbours

and

The current proposal, not including the corner lots of Washington Ave, will almost double the number of residences along the west side of the avenue. An attempt at a density increase of this magnitude fails to 'mitigate the impact on neighbours through appropriate design' (BGNP 12.4).

The proposed three story buildings will have a negative impact on the surrounding neighbours. As stated in this letter Building B is completely out of scope with respect to the rest of the neighbourhood and will tower over the sidewalk and their neighbours across the road. Even though they have reduced the end units on Buildings E and H to two stories, the buildings remain much too tall as they are built on the higher side of their neighbours at 3106 Washington. The lots were designated as traditional residential in the new Community plan and we feel it should remain so!

Another concern with Curate's proposal is the loss of trees. There will be a net loss of over 100 trees in order for the proposed project to be built. Curate has proposed to put a small strata run park and construct the Doric Corridor. I do not consider the Doric Corridor to be green space as numerous mature trees along the northern property line with would be cut down for its construction and then it will be paved. We would like to see the Doric Corridor jog around these mature trees.

In closing, I know that I have struck a somewhat negative tone about this development and I want to be clear that I think the development of these three lots is really important to the future of our small community. It is so important and so vital that I think it really needs to be done right and with the support of the neighbours and surrounding community. I think this development done right could reinforce a lot of pride many of us feel about Gorge Burnside and placate a growing resentment of not being heard. I think the Curate is getting closer to that with this revision, but I still think there is work to be done. We would like to see some of the buildings reduced in height to reduce their impact on the neighbourhood and the density reduced to allow for less congestion and more green space.

All the best,

Todd and Danielle Buchanan

Katie Lauriston

From: Yoka [REDACTED]
Sent: November 29, 2020 3:05 PM
To: Leanne Taylor
Subject: Application to Amend Official Community Plan (OCP) for 3080,3082, 3090 Washington Ave
Attachments: CoV Nov29 2020.docx

Hello Leanne

The attached letter addresses the Application to Amend the Official Community Plan (OCP) for 3080, 3082, 3090 Washington Avenue and outlines the reasons I do not support amending the OCP or granting a variance for height to this development.

Please let me know if you have questions

Yoka Bailey
3069 Washington Ave
[REDACTED]

November 29, 2020

Mayor and Council
City of Victoria

Re: Application to Amend the Official Community Plan (OCP) for 3080, 3082, 3090 Washington Avenue

As a home owner and resident of Washington Avenue since 1993 I welcome the addition of new family housing in our neighbourhood.

However, I do object to the proposed amendment to the Official Community Plan (OCP) changing the designation of these three properties from Traditional Residential to Urban Residential for the following reasons:

1. The proposed development is not adjacent to Urban Residential housing (BGNP - 12.5.2).
 - The proposed development is located at the mid-point of this local street.
2. Washington Ave is designated as a Local Street (Section 7, Map 4 Official Community Plan, City of Victoria)
 - The concept is not appropriate for a local street and, at this height and proximity to the street, will take away from the historical nature and feel of this section of the street which is highlighted in the Burnside Gorge Heritage Walk and The Burnside Gorge Heritage Walking Tour (BGNP 8.2.1).
3. The height of the proposed buildings – specifically Building ‘B’ - in conjunction with the planned setback from Washington Ave, is not consistent with the character of the street (BGNP 2.3, 4.1.4 & 12.5.1).
 - Three-storey buildings, specifically Building ‘B’ would destroy the privacy enjoyed by the four 100yr old+ homes situated across the street. Existing setbacks and heights provide distance and solitude from each other. The 3rd floor of this 42-foot tall building, as proposed, would look down and into the top floor rooms of the homes across the street. Most of these are bedrooms. This situation is magnified by the fact the project is located on the ‘high side’ of the street. While some of the buildings have been reduced in height because of similar concerns, all neighbours bordering the development deserve the same consideration and respect.
 - Using 3070 Washington Ave, the tallest home on the west side of Washington Ave, as a benchmark for height, is not appropriate (Sheet A-402 of Curate plans). The house at 3070 is set back 70-feet from the sidewalk. Building B of the development, as proposed, is both taller and only 12-feet back from the

sidewalk. This would dramatically change the feel of the street for pedestrians, cyclists, drivers and residents.

- For comparison, the development as proposed, is also both taller, and situated closer to the street, than the two existing, OCP conforming, Urban Residential developments at either end of the street. There are no other buildings of this height and proximity to the road along this street regardless of their designation.

4. Two developments, currently underway on the same street, both on smaller lots, where the OCP and BGNP are being followed (3120 & 3103 Washington Ave), are both profitable even at a much smaller scale, demonstrating that building outside of our existing community plans is not necessary.

Many neighbours worked hard on the BGNP. While the OCP (2012) was 7-years old at the time when the Developers first proposal was submitted in September of 2019, the BGNP (2017) was only two years old. The BGCP was developed knowing the Doric Connector would be a priority for the City of Victoria (BGNP 12.10.1, 12.16.2). Despite specifically identifying the Doric Connector 8 times in the BGNP:

- Nowhere does the BGNP give concession or suggest relaxed rules for developers when including the connector in a development.
- The choice to develop these lots does not create a quid pro quo relationship with the City. The BGNP and OCP still apply.

Please consider the above issues and refuse to amend the OCP Bylaw to change the urban place designation of 3080, 3082 and 3090 Washington Avenue from Traditional Residential to Urban Residential.

Sincerely

Yoka Bailey
3069 Washington Avenue
Victoria BC



Katie Lauriston

From: Leanne Taylor
Sent: November 30, 2020 1:57 PM
To: Katie Lauriston
Subject: FW: Washington Avenue development

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Katie,

Correspondence regarding proposed Washington OCP Amendment.

Thanks,
Leanne

From: Melanie Waltham-Smith [REDACTED]
Sent: November 30, 2020 1:15 PM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: Washington Avenue development

I would strongly prefer this to remain traditional Residential
we have seen the size of urban residential developments
nearby at the end of Carroll st. If you grant this designation change there will
be pressure from further applications from developers to be granted and further erosion of traditional neighborhoods
to the detriment to the environment with greater housing space needed and the loss of a large number of old growth
trees in this case. We need to protect our neighborhoods from these for maximum profit developments
regards
Anthony Waltham-Smith

Katie Lauriston

From: Leanne Taylor
Sent: November 30, 2020 10:36 AM
To: Katie Lauriston
Subject: FW: Washington Development Re-Zoning Request 3080, 3082 and 3090

Hi Katie,

Correspondence concerning the OCP amendment for 3080, 3082 and 3090 Washington Ave.

Thanks,
Leanne

From: Jeanne Melady [REDACTED]
Sent: November 30, 2020 10:24 AM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: Re: Washington Development Re-Zoning Request 3080, 3082 and 3090

Good morning Leanne,

Re: Traffic Congestion and Flow as a result of the Zoning Change

I expressed the concern in my submission about the traffic congestion problem both along the major corridors of Burnside and The Gorge (identified also in the Burnside Gorge Neighbourhood Plan) and the significant congestion that is presently a feature of the local street of Washington Avenue.

Since then, I have heard from people along Carroll Street of the recent (in last year) considerable increase of traffic on their street and on Albany to Burnside from Gorge or vice versa. This is likely the result of the fact that traffic off Washington cannot turn left onto Burnside because of the meridian placed there. So it flows around, moves through residential areas to access the two main corridors of Burnside and The Gorge. Adding more cars on Washington - without taking into consideration traffic flow and increased number of cars on what has become almost a one lane street - narrow to start with and now parking is all along both sides. Emergency vehicles have had to use this street on a regular basis since the increase of SROs and motel and homeless populations have been moved to the Gorge.

To the east of Washington is the ravine so there is no access between Burnside and Gorge and to the west of Washington is Carroll - without a traffic light - and it splits partway down into Albany and Carroll, And then the next west is Balfour but that is a long block .So the vehicles go south on Washington Avenue.

To rezone this development to Urban as though Washington is a major corridor street with lots of space (ie the visual of the streetscape on the development shows an empty street with one parked car and lots of open green space; that is just not accurate.) will result in making this area even more 'disjointed', the word used to describe the state now - and little has been supported by the city to change that description.

To think that creating a bike path will be the solution is unrealistic.

Solutions to 'disjointedness' have been suggested in the Neighbourhood Plan such as using one of the lanes of the Gorge to create a bike path. Another is using a meridian all along Burnside with greenery to calm what has become the major connector off McKenzie to downtown with car, trucks, light and heavy using the road.

But adding a bike path as a feature to this development doesn't deal with the real issue of traffic flow (one of the reasons for the use of 'disjointed' as a descriptor for this area). The City needs to do its part and address the increased traffic flow **from any development in this area** but especially one asking for a change of zoning to Urban Residential - a zoning appropriate for development on a major corridor. Even more of an oversight is needed when the development is sited on a narrow, often one lane, busy local street such as Washington.

A bike path is not a reasonable solution to traffic movement.

Even after a close reading of the proposal I could find nothing other than the talk of the bike path that speaks to the traffic congestion. Furthermore, I could find nothing from the City to demand that the Developer address the increased traffic access Washington Avenue nor any input from the City on the topic.

This expresses my own view and it also reflects comments from some residents who have spoken to me.

Jeanne

Katie Lauriston

From: Leanne Taylor
Sent: December 1, 2020 5:10 PM
To: Katie Lauriston
Subject: FW: Response to proposed development/rezoning for 3080, 3082, & 3090 Washington Ave

Hi Katie,

Below is correspondence re: 3080, 3082 and 3090 Washington Avenue.

Thanks,
Leanne

From: Leanne Taylor
Sent: December 1, 2020 5:08 PM
To: Mark Planiden [REDACTED]
Subject: RE: Response to proposed development/rezoning for 3080, 3082, & 3090 Washington Ave

Dear Mr. Planiden,

Thank you for your email regarding the rezoning proposal for 3080, 3082 and 3090 Washington Avenue, and sharing your comments with us. Your email will be shared with Council for their consideration and form part of the public record.

With respect to underground services, Engineering reviews City servicing (sewer, drain, water) to ensure that the servicing requirements for the development can be met by the applicant. For this rezoning proposal, the applicant would be required to upgrade their service connections for sewer, drain and water from the City main lines in the public right of way to the property line (which is typical of this type of development), at the applicant's expense, at building permit provided that the rezoning is approved by Council. Upgrades to the main lines for these services are not required with this application. The applicant is also responsible for determining third-party infrastructure (i.e. power, phone, internet, gas) requirements. The developer would deal directly with the utility companies on this aspect of the project. The City's involvement in the review of the utility designs is to ensure that there are no conflicts with City infrastructure, trees, etc.

I hope this answers your question below. If you have any other questions, please do not hesitate to contact me.

All the best,

Leanne

Leanne Taylor, MCIP, RPP
Senior Planner
Sustainable Planning and Community Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0561 F 250.361.0386

From: Mark Planiden [REDACTED]
Sent: November 30, 2020 1:23 PM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: Response to proposed development/rezoning for 3080, 3082, & 3090 Washington Ave

Dear Leanne Taylor and Victoria City Council,

I live in the Burnside Gorge community, near the corner of Burnside Road East and Washington Avenue. I do not want to be a NIMBY, but I have some issues with the proposed rezoning and development of 3080, 3082, and 3090 Washington Avenue.

Adding 34 homes with only access via Washington Avenue is going to make that street a lot busier. Access to Washington Ave from Burnside (and vice versa) is restricted and could prove problematic.

Can the existing neighbourhood infrastructure (sewer, water, power, etc) handle this many new homes?

The Doric Greenway could be useful, but it could also fall prey to nefarious use as other alleyways and even the Galloping Goose have at times. I'm not sure it's going to be a benefit to the neighbourhood. It needs to be well lit at the very least

I understand that we need to increase housing in the city, but I feel this development may be a bit too much for this one area. I don't support the rezoning to Urban Residential and feel the properties should remain as Traditional Residential and that the development reduce the total dwelling units to ~20 from 34.

Thank you for the opportunity to provide feedback.
Mark Planiden

Katie Lauriston

From: Leanne Taylor
Sent: December 1, 2020 3:10 PM
To: Katie Lauriston
Subject: FW: 'It's Your Neighbourhood'

Hi Katie,

Below is correspondence concerning 3080, 3082 and 3090 Washington Ave.

Thanks,
Leanne

From: Sheila Mooney [REDACTED]
Sent: November 30, 2020 5:32 PM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: 'It's Your Neighbourhood'

Leanne Taylor, City Planner
City Hall, Victoria

Re: Official Community Plan Amendment for 3080, 3082 and 3090 Washington Ave

Dear Leanne:

In response to your request for feedback I'm most definitely against the proposal to change the zoning on these properties from Traditional Residential to Urban Residential.

In theory it sounds reasonable but in an area such as we have around us in Washington, Gorge and Burnside, approval of such a large influx of families is ill-considered.

We already have developments with milder encroachments going ahead... this would be a stage too far. Whether these are to be three storey buildings or two is hardly the issue; it's the number of units and extent of the development which is out of place.

My main concerns lie in the effects to the general infrastructure (water, sewer lines) and the existing natural terrain.

I've lived in this neighbourhood for over forty years in Washington Co-op which takes up the corner area of about two acres off Washington and Burnside, housing 59 units consisting of 38 apartments in one building facing Burnside and 21 townhouses in a horseshoe format off Washington.

In that time I've become aware of the natural high watershed in the area. It's evident we sit on bedrock and clay and the 'monsoon runoffs' at this time of year cause continual erosion.

Over the years the joint driveways around the townhouses have sunk several feet with the annual loss of soil and debris and rapid erosion and there's obvious runoff further along Washington from the southwest.

The City has had to amend the drainage system along Washington Avenue to cope with the sudden floods.

I've noticed a slight reduction to the quantities of rain runoff in spite of the escalating rainfall and put this down to the growth and number of our trees and vegetation.

This proposed development will see upwards of 100 trees being removed from the landscape and will undoubtedly affect the stability of the region in terms of ground cover as well as the obvious removal of valuable bird and animal habitat.

I hear protests about the additional traffic on Washington but, with residential-owner vehicles already parked along the sides it's been reduced to single lane traffic and the addition of the 'traffic calmer' installation of speed humps, the street could be considered safe for residential use.

That said, it can hardly be considered 'Rural' in any sense of the word, surely?
Trying to qualify that zoning by adding-in 'Residential' makes a mockery of one with the other and flies in the face of the attempt to change it to accommodate this proposed mini community.

It's rather like making room for the proverbial cuckoo in the nest and we know how that turns out, don't we?

Please do reconsider any thoughts to approve a change in the existing zoning.

Too many developments have been allowed to overwhelm our area over the years in spite of 'TownHall-style' meetings with local politicians. I do hope this message you hear from the residents will be given favourable acknowledgement.

Our neighbourhood is suffocating, please don't bury us completely.

I thank you for allowing us the opportunity to speak to the proposal and hope you'll give this full consideration.

Sincerely,
Sheila Mooney (with agreement on the content by next-door neighbours, Witold and Barbara Jaworski)

November 30th, 2002

Katie Lauriston

From: Leanne Taylor
Sent: November 30, 2020 5:04 PM
To: Katie Lauriston
Subject: FW: Feedback re: 3080, 3082, 3090 Washington Ave

Hi Katie,

Correspondence below concerning 3080, 3082 and 3090 Washington Ave (re: OCP amendment and rezoning).

Thanks,
Leanne

From: Wendy Wall [REDACTED]
Sent: November 30, 2020 4:45 PM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: Feedback re: 3080, 3082, 3090 Washington Ave

Dear Leanne Taylor, Senior Planner,

Thank you for the opportunity to provide feedback regarding the proposed development at 3080, 3082, 3090 Washington Ave.

While I am a neighbour living at 3050A Washington Ave, my comments are drawn from my extensive experience in the strata community. I have been a board member of the the Vancouver Island Strata Owners Association for 8 years and am the currently president. In 2016, as a representative of VISOA, I sat on a Technical Advisory Group for the city and their consultant Boulevard Transportation to review the City of Victoria's off-street parking regulations. I understand the anticipated population growth in the coming years and the need to densify neighbourhoods to create housing. As such I am not opposed to the number of units proposed at 34.

The success or failure of a strata community is often decided by the initial building design and the details of the strata plan that is filed at the Land Titles Office. If the long-term well-being of this mini community is not well considered at the outset, the strata can find itself struggling with problems for the life of the strata corporation - problems that could have been easily resolved at the outset

With that in mind I offer the following which I hope will be taken as constructive suggestions:

1. One of the most common issues in stratas are disputes about parking. These are 2-3 bedroom units. Most have only one parking space. Only 7 of the 34 units have 2 parking spaces. And there is no driveway in front of any of them. This is not practical. At some point in the next decade, quite a few of these other homeowners are going to have more than one vehicle.
2. The lack of visitor parking is concerning. Even without the concerns of the rest of the neighbourhood about the congestion of on-street parking, a lack of visitor parking on the property is going to cause issues for this little community. Visitor parking is not only important for the residents, but it is necessary for tradespersons working for the strata corporation and the individual owners. Having no parking to offer tradespersons can cause frustration and operational issues. Some contractors simply refuse to do work in strata complexes that cannot provide parking.

3. There are a large number of trees on the property and very close to buildings. While I am supportive of maintaining a canopy in the city, the long-term health of a strata community is often saddled with very expensive repairs to perimeter drains, sewer lines and irrigation because of tree roots. I implore the planners to envision the size and affects of trees and bushes 40 years from now. It is heartbreaking to spend tens of thousands (potentially hundreds of thousands) of dollars repairing damage to infrastructure that could easily have been prevented by keeping plantings at a distance from this infrastructure.

4. Water shut-offs. The strata insurance crisis has reminded us all that water damage is the number one cause of insurance claims in stratas. Surprisingly many strata units are not built with an easily accessible shutoff for the water supply to each individual unit. I hope that the building design includes water shut offs to each unit that are clearly labelled and easily accessible. The sustainability of the strata model of ownership is in crisis due to skyrocketing insurance rates. Issues in new buildings are a large part of the insurance problem. Mitigating water damage is the number one factor in stabilizing the industry and is easy to address at the planning stage.

5. I also hope that the electrical supply of each strata unit allows capacity for an electric vehicle charging system. This is an emerging issue in many stratas and these new homeowners should not be put in the position of each having to purchase additional electrical equipment to monitor the load of their individual panel when charging their car.

6. I am pleased to see the community bike path, the application of CPTED concepts and the rain gardens. I hope the plan provides the strata with the full discount to their stormwater utility charges. The planning stage is a great opportunity to plan to meet that threshold.

6. While it is likely outside the scope of the City of Victoria's planning department, I highly encourage that the strata plan be checked by a third party before being filed at the Land Titles Office. It is very common for strata plans to be vague, confusing or contradictory and this can cause issues for the life of the strata - decades of fighting - particularly in regards to responsibility for repair and maintenance. Clarity is needed to ensure that the strata plan can be interpreted for ownership and duty to repair for everything from fireplaces, crawl spaces, attics, patios, balconies, fences, garage doors and more. Litigation is very common and could be easily prevented.

I apologize for the length of this letter.

Should you wish to discuss positive steps in creating healthy strata communities, please do not hesitate to contact me.

My personal email address is [REDACTED]. I can also be reached at [REDACTED]

Thank you and good luck with this project.

Wendy Wall

[REDACTED]



November 30, 2020

To: Leanne Taylor
Victoria City, Senior Planner

Dear Ms. Taylor:

Thank you for the opportunity to provide our feedback on the proposed development at 3080, 3082 and 3090 Washington Avenue with the proposed change of zoning from Traditional Residential to Urban Residential.

We are a housing co-operative that was established in 1975 with 21 townhouses on Washington Avenue and a 4 storey apartment building on Burnside. We are a mix of seniors, retirees, single members, couples and families. The Board of Directors have reviewed the proposed development in some detail along with the Burnside Gorge Neighbourhood Plan, and have the following suggestions for consideration:

Parking on Washington Avenue: It is a small, narrow street that is already congested with many vehicles parked on both sides of the street. There is the ability to easily exit at the light on Gorge Road but the same is not true of exiting to Burnside Road East. There is no ability to support the kind of increased parking that would result from the change in zoning.

Traffic Volume on Burnside Road East: Burnside is a major feeder road in and out of the city with rush hours for roughly 6 hours of the day and heavy traffic for the rest of the daytime. Adding the amount of traffic that would result from the zoning change would make a bad situation that much worse. Instead efforts should be made to address the current volumes and congestion.

Neighbourhood feel: Many of our members have lived here for a number of years and seen many changes in our neighbourhood. Some has been positive with the addition of modest new development like the townhouses on Carroll Street while other, such as the current push to house the "hard to house" and camping in our lovely green space on Cecilia Ravine, has led to increased crime and trespassing, lack of safety for residents and the loss of our park. The proposed change of zoning would not remedy any of the current problems but would certainly create even more pressure in the neighbourhood.

Heritage Homes: It is sad to see the lack of historic homes being declared as heritage in Victoria and their subsequent destruction with new developments. One of these houses at 3082 was built in 1908 and it would benefit the community to see houses like these start to be registered and preserved on site or at the very least, moved to a new location. The destruction of these heritage homes forever changes the important history of our community and this is an area with other such homes on surrounding streets. Most do not have heritage status.

Trees: In times of drastic climate changes and the compelling evidence that mature trees provide increased oxygen supply, shade, temperature control, calmness and support for wildlife and birds that every neighbour needs more of, it is disturbing to read that, of the 136 mostly mature trees listed, only 26 will be preserved. Planting new trees is not a solution as Douglas fir, for instance, takes 120 years to mature and create the benefits that we now experience.

Green spaces and parks: These are limited in our community and the proposed development does not go far enough to include increased "green value" to the neighbourhood. Maintaining the current zoning would ensure that green space would be enhanced and provide value in a community currently being subjected to rampant development plans.

Burnside Gorge (BG) Neighbourhood Plan: The plan speaks to the situation in our neighbourhood as a community under pressure on many fronts, the need for sustainability and more trees and the need to provide traffic calming for Burnside Road. We feel this proposed development does not support the BG Neighbourhood Plan.

We would suggest that the city consider using us as a model for development with adequate parking, density supported by the existing infrastructure, green space and playground, mature trees, garden plots and a cooperative that acts as a community within our community.

We would be delighted to have you tour our co-op and to better understand, while we don't oppose development, we don't support this development proposal as it stands and do not support changing the zoning from Traditional Residential to Urban Residential.

Respectfully,



Mark Planiden
On behalf of the Board of Directors
Washington Cooperative Housing Association