E.1.b.c 900-912 Vancouver St and 930-990 Burdett Ave: Development Permit with Variances Application No. 00164 (Fairfield)

Moved By Councillor Thornton-Joe
Seconded By Councillor Andrew

1. That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

   "That Council authorize the issuance of DevelopmentPermit with Variance Application No. 00164 for 900-912 Vancouver Street & 930-990 Burdett Avenue, in accordance with:

   1. Plans date stamped May 11, 2021.
   2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
      i. Reduce the vehicle parking from 97 stalls to 73 stalls.
   3. Registration of legal agreements on the property's title to secure the following:
      i. the removal of the modular classroom building within five years of Council approval of Development Permit with Variance Application No. 00164, to the satisfaction of the Director of Sustainable Planning and Community Development; and
      ii. a 1.5 metre Statutory Right-of-Way adjacent to Rockland Avenue to the satisfaction of the Director of Engineering and Public Works.
   4. Final plans generally in accordance with the plans date stamped April 27, 2021 with the following revision:
      i. amend the site plan to include a statutory right-of-way along a portion of the Rockland Avenue frontage to accommodate a future sidewalk, to the satisfaction of the Director of Engineering and Public Works
      ii. amend the parking layout to accommodate the statutory right-of-way along Rockland Avenue.
   5. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

E.2 900-912 Vancouver St and 930-990 Burdett Ave: Development Permit with Variances Application No. 00164 (Fairfield)

Committee received a report dated May 13, 2021 from the Director of Sustainable Planning and Community Development regarding a Development Permit with Variance Application for the property located at 900-912 Vancouver Street and 930-990 Burdett Avenue.

Committee discussed the following:

- *Social distancing capacity and increased enrolment is encouraging*

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Moved By Councillor Thornton-Joe
Seconded By Councillor Andrew

1. That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:
   "That Council authorize the issuance of Development Permit with Variance Application No. 00164 for 900-912 Vancouver Street & 930-990 Burdett Avenue, in accordance with:
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      ii. a 1.5 metre Statutory Right-of-Way adjacent to Rockland Avenue to the satisfaction of the Director of Engineering and Public Works.
   4. Final plans generally in accordance with the plans date stamped April 27, 2021 with the following revision:
      i. amend the site plan to include a statutory right-of-way along a portion of the Rockland Avenue frontage to accommodate a future sidewalk, to the satisfaction of the Director of Engineering and Public Works
      ii. amend the parking layout to accommodate the statutory right-of-way along Rockland Avenue.
   5. The Development Permit lapsing two years from the date of this resolution."
2. That recommendations be forwarded to the May 27, 2021 daytime Council Meeting so that an opportunity for public comment can be scheduled in June.

CARRIED UNANIMOUSLY

Committee of the Whole Report
For the Meeting of May 27, 2021

To:	Committee of the Whole	**Date:**	May 13, 2021
From:	Karen Hoese, Director, Sustainable Planning and Community Development		
Subject:	**Development Permit with Variance Application No. 00164 for 900-912 Vancouver Street & 930-990 Burdett Avenue**		

RECOMMENDATION

1. That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

   "That Council authorize the issuance of Development Permit with Variance Application No. 00164 for 900-912 Vancouver Street & 930-990 Burdett Avenue, in accordance with:

   1. Plans date stamped May 11, 2021.
   2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
      i. Reduce the vehicle parking from 97 stalls to 73 stalls.
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      i. the removal of the modular classroom building within five years of Council approval of Development Permit with Variance Application No. 00164, to the satisfaction of the Director of Sustainable Planning and Community Development; and
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   4. Final plans generally in accordance with the plans date stamped April 27, 2021 with the following revision:
      i. amend the site plan to include a statutory right-of-way along a portion of the Rockland Avenue frontage to accommodate a future sidewalk, to the satisfaction of the Director of Engineering and Public Works
      ii. amend the parking layout to accommodate the statutory right-of-way along Rockland Avenue.
   5. The Development Permit lapsing two years from the date of this resolution."

2. That recommendations be forwarded to the May 27, 2021 daytime Council Meeting so that an opportunity for public comment can be scheduled in June.

LEGISLATIVE AUTHORITY

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

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the revitalization of an area in which a commercial use is permitted, a Development Permit may include requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variance Application for the property located at 900-912 Vancouver Street and 930-990 Burdett Avenue. The proposal is to place a two-storey modular classroom building at Christ Church Cathedral School. The applicant is willing to provide a legal agreement on title to remove the structure within a maximum of five years. The variance is to reduce the vehicle parking requirements.

The following points were considered in assessing this application:

- The proposal responds to objectives and policies outlined in the *Official Community Plan, 2012* (OCP) that recognize the importance of schools and their role in creating a complete community.
- There are three heritage-designated buildings onsite: Christ Church Cathedral (identified as a heritage landmark building in the OCP), Memorial Hall and Yarrow's Chapel. The landscaped area to the south of the Cathedral is also heritage-designated.
- The proposed building location limits public views of the heritage designated Memorial Hall from Burdett Avenue and interferes with the visual relationship between the hall and the deanery as viewed from Burdett Avenue. This relationship is a character defining element according to the heritage statement of significance for this site.
- The proposal is generally inconsistent with the design guidelines for Development Permit Area 14: Cathedral Hill Precinct, which encourage new buildings to respect the visual prominence and character defining elements of nearby heritage buildings; however, the siting and scale of the building are subordinate to the heritage buildings when viewed from most locations, consistent with the design guidelines.
- The applicant has indicated that the buildings are required to facilitate physical distancing in response to COVID-19 and will also allow for increased enrolment at the School.
- Given the inconsistency with the Design Guidelines, the applicant is offering a legal agreement to secure the building's removal within five years.
- The proposed parking variance is not expected to result in a significant impact on the neighbourhood.

BACKGROUND

Description of Proposal

The proposal is to place a two-storey modular classroom building at the Cathedral School site. The building would be located in the middle of the property between the Memorial Hall and Deanery on a location currently occupied by an artificial turf field. A new replacement play area is also proposed in the parking lot located between the Cathedral and Memorial Hall. Specific details include:

- the two-storey modular building would be 7.31m in height and have a footprint of 180.8m^2 and total floor area of 346m^2
- exterior finishing materials of the modular buildings include hardi-panel siding and metal flashing.

The proposed classroom building generates an additional two stall requirement and the proposed play area and statutory right-of-way (SRW) would result in a loss of 11 stalls; therefore, the application includes a parking variance to reduce the vehicle parking requirement.

Sustainability

The applicant has not identified any specific sustainability features associated with this proposal. However, in their letter to Council the applicant has pointed out the modular buildings will be relocated from another school campus.

Active Transportation

The application proposes ten short-term bicycle parking stalls which support active transportation. The bicycle racks would be located near the public entrance to the school and accessed via the parking lot entrance off Vancouver Street.

Public Realm

No public realm improvements beyond City standard requirements are proposed in association with this application; however, the applicant has indicated in the letter to Council that they intend to plant gardens within the boulevard in accordance with the City's *Boulevard Gardening Guidelines*.

Accessibility

Accessibility measures beyond those contained in the *British Columbia Building Code* are not proposed.

Existing Site Development and Development Potential

The site occupies the full city block bounded by Quadra Street, Vancouver Street, Rockland Avenue and Burdett Avenue. There are several buildings that form the cathedral and school complex, including the following heritage designated buildings:

- Christ Church Cathedral at the corner of Quadra Street and Rockland Avenue
- Memorial Hall at the corner of Rockland Avenue and Vancouver Street
- Yarrow's Chapel located to the south of Memorial Hall facing Vancouver Street

- the landscaped open space at the corner of Quadra Street and Burdett Avenue is also heritage-designated.

In addition to the heritage buildings, there is a two-storey administrative building located on the corner of Vancouver Street and Burdett Avenue and the two-storey dean's residence located mid-block and fronting onto Burdett Avenue.

Data Table

The following data table compares the proposal with the existing CHP-PB Zone, Cathedral Hill Precinct Public Building Zone. An asterisk is used to identify where the proposal does not meet the requirements of the existing Zone.

Zoning Criteria	Proposal	CHP-PB Zone
Site area (m^2) – minimum	**13,624.80**	-
Density (Floor Space Ratio) – maximum	0.025:1 (new building) 0.43:1 (overall)	2:1
Height (m) – maximum	7.31	22.50
Storeys – maximum	2	-
Setbacks (m) – minimum		
North (Rockland Avenue)	41.05	7.50
South (Burdett Avenue)	18.36	7.50
East (Vancouver Street)	51.93	7.50
West (Quadra Street)	120.00	7.50
Parking – minimum	**73***	1 (residential) 7 (office) 74 (cathedral) 13 (existing school) 2 (proposed school building) 97 (total)
Bicycle parking stalls – minimum		
Long term	0	0 (for new building)
Short term	10	2 (for newbuilding)

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on April 29, 2021 this application was referred for a 30-day comment period to the Fairfield and Gonzales CALUC. At the time of writing this report, a letter from the CALUC had not been received.

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

ANALYSIS

Official Community Plan

The proposal is consistent with the *Official Community Plan,* 2012 (OCP) which includes policies that support schools and recognize the importance of their role in creating complete communities. The siting and scale of the proposed modular classroom is also generally consistent with the OCP's placemaking policies which seeks to maintain public views of heritage landmark buildings, such as the Christ Church Cathedral, through careful consideration of new development.

Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP) identifies this property within Development Permit Area 14: Cathedral Hill Precinct. The applicable guidelines are the *Advisory Design Guidelines for Buildings, Signs and Awnings* and the *Downtown Core Area Plan.* These design guidelines encourage new development to respond to and enhance the character of heritage-designated buildings through building design, siting and choice of exterior material and colour.

The statement of heritage significance for the subject site identifies the visual relationship between the Memorial Hall and Deanery as a character defining element. The proposed location for the modular building interrupts the pedestrian view of this relationship from Burdett Avenue. Although the modular building's design and materials do not compliment the heritage-designated buildings and the proposed location diminishes public views of the Memorial Hall from Burdett Avenue, the building is subordinate in terms of scale and is set back a sufficient distance to provide adequate separation from the heritage buildings.

The applicant has indicated that the proposed building is only needed on a temporary basis and is therefore offering a legal agreement to ensure the building is removed within five years. The agreement is supportable given the inconsistencies with the design guidelines noted above. The appropriate language to secure this agreement has been added to the recommendation.

Fairfield Neighbourhood Plan

The *Fairfield Neighbourhood Plan* encourages new development adjacent to the Christ Church Cathedral site to be designed in a manner that compliments the heritage landmark building in terms of building placement, scale, design, massing and use. The proposed modular classroom supports the existing school use on the site and its scale and placement are subordinate to the heritage buildings. As mentioned, the design and massing of the pre-fabricated modular building are not, however, considered complimentary to the characteristics of the heritage buildings.

Tree Preservation Bylaw and Urban Forest Master Plan

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

This application was received after October 24, 2019, so it falls under *Tree Preservation Bylaw No. 05-106* consolidated November 22, 2019. There are five bylaw-protected trees in the vicinity of the proposed modular building and associated servicing, as outlined in the attached arborist report. A bylaw-protected European holly tree is to be removed to accommodate the building and two replacement trees are to be planted.

The proposed underground service installations within the protected root zones of the two giant sequoias and a purple beech will be reviewed by the project arborist prior to building permit submission. Based on a revised arborist report, building permit conditions will outline tree protection fencing, arborist supervision and low impact excavation measures to ensure that negative impacts to retained trees are minimized. Potential green stormwater management measures to mitigate the lack of permeable areas surrounding the two giant sequoia trees to the east of the proposed building will also be considered at the building permit stage.

Statutory Right-of-Way

The applicant is offering a 1.5m wide statutory right of way (SRW) along a portion of the Rockland Street frontage which can accommodate a future sidewalk. The SRW would help fulfill OCP objectives related to accessibility, including improving the pedestrian experience for church patrons, school children and staff. The recommendation includes the appropriate language to secure the SRW, as well as a plan amendment to remove the three parking stalls along the Rockland Avenue frontage that would be within the SRW.

Parking Variance

A 24-stall parking variance is requested with this application to reduce the vehicle parking from 97 stalls to 66 stalls.

Parking Variance Calculation	Parking Stalls
Existing parking shortfall based on current *Zoning Regulation Bylaw* requirements	11
Required for the proposed modular classroom	2
Converted to a children's play area	8
Removed from the SRW area at the request of staff to provide space for a future sidewalk	3
Total	24

It is worth noting that the subject property is located across the street from the core area boundary. If the property were within the core area the parking requirement for the cathedral

would be reduced from 74 stalls to zero stalls and the site would have a parking surplus of 50 stalls with this proposal.

The variance is considered supportable because the applicant has provided additional short-term bicycle parking that goes beyond the *Zoning Regulation Bylaw* requirement. The site is also located in a walkable area near the Frequent Transit Network (FTN) and All Ages Abilities (AAA) bicycle network along Vancouver Street and Rockland Avenue, which will help visitors, students, staff, and faculty consider alternatives modes of transportation to help mitigate the impact of reduced vehicle parking.

CONCLUSIONS

The proposed application to place a temporary modular school building at Christ Church Cathedral School is consistent with the *Official Community Plan* policies related to supporting schools as an important part of complete communities. Although the pre-fabricated building design and materials are inconsistent with the design guidelines, the proposed building location and scale are generally consistent with the guidelines for new buildings in close proximity to heritage buildings. In addition, the applicant is offering a covenant securing the removal of the building within five years, as well as a statutory right-of-way along Rockland Avenue to help advance OCP objectives related to pedestrian accessibility. The proposed parking variance is considered supportable and would have limited impact on neighbouring properties and the wider neighbourhood.

ALTERNATE MOTION

That Council decline Development Permit with Variance Application No. 00164 for the property located at 912 Vancouver Street.

Respectfully submitted,

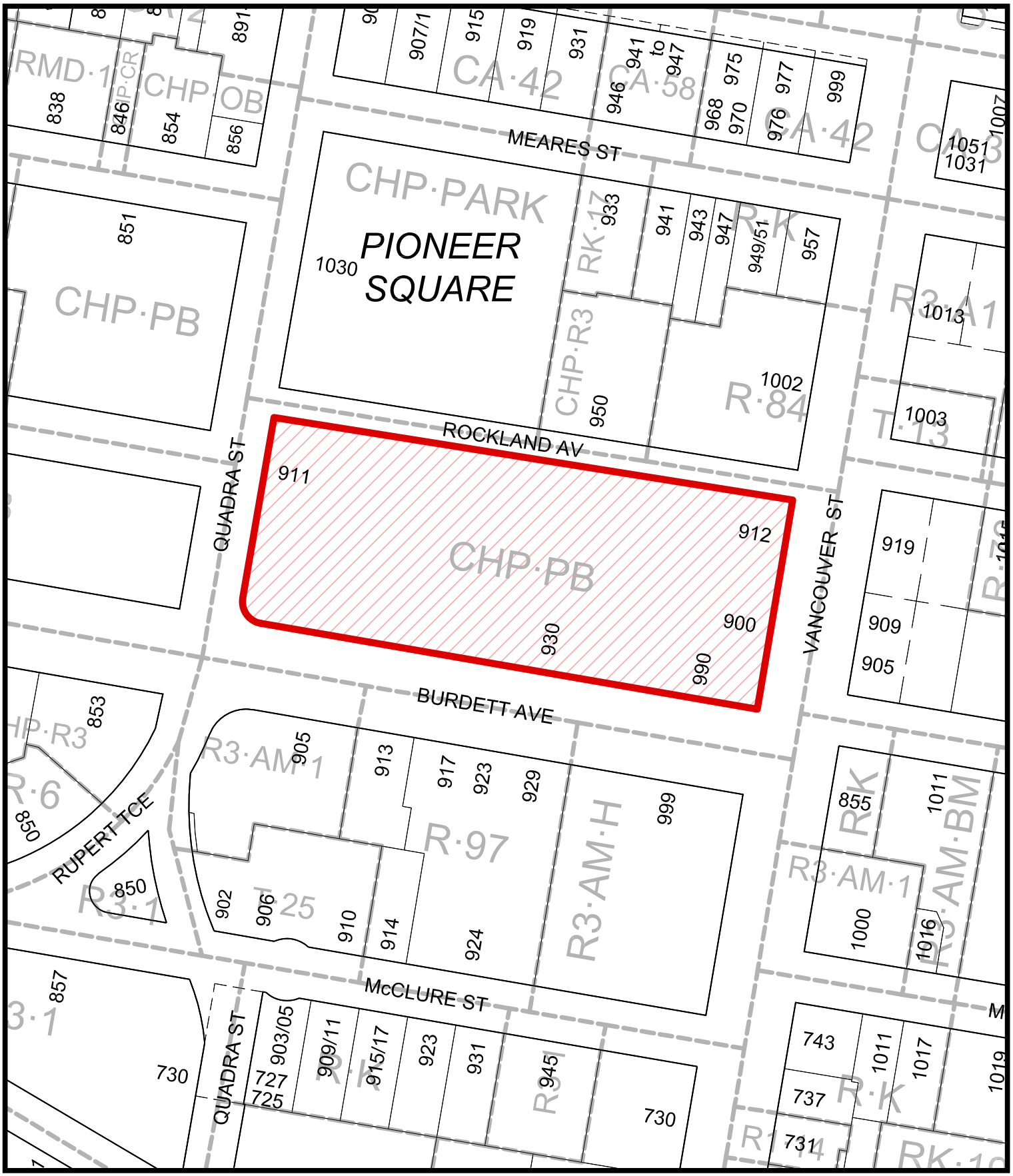
Alec Johnston
Senior Planner
Development Services Division

Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager.

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped May 11, 2021
- Attachment D: Letter from applicant to Mayor and Council dated March 12, 2021
- Attachment E: Arborist report dated April 22, 2021.

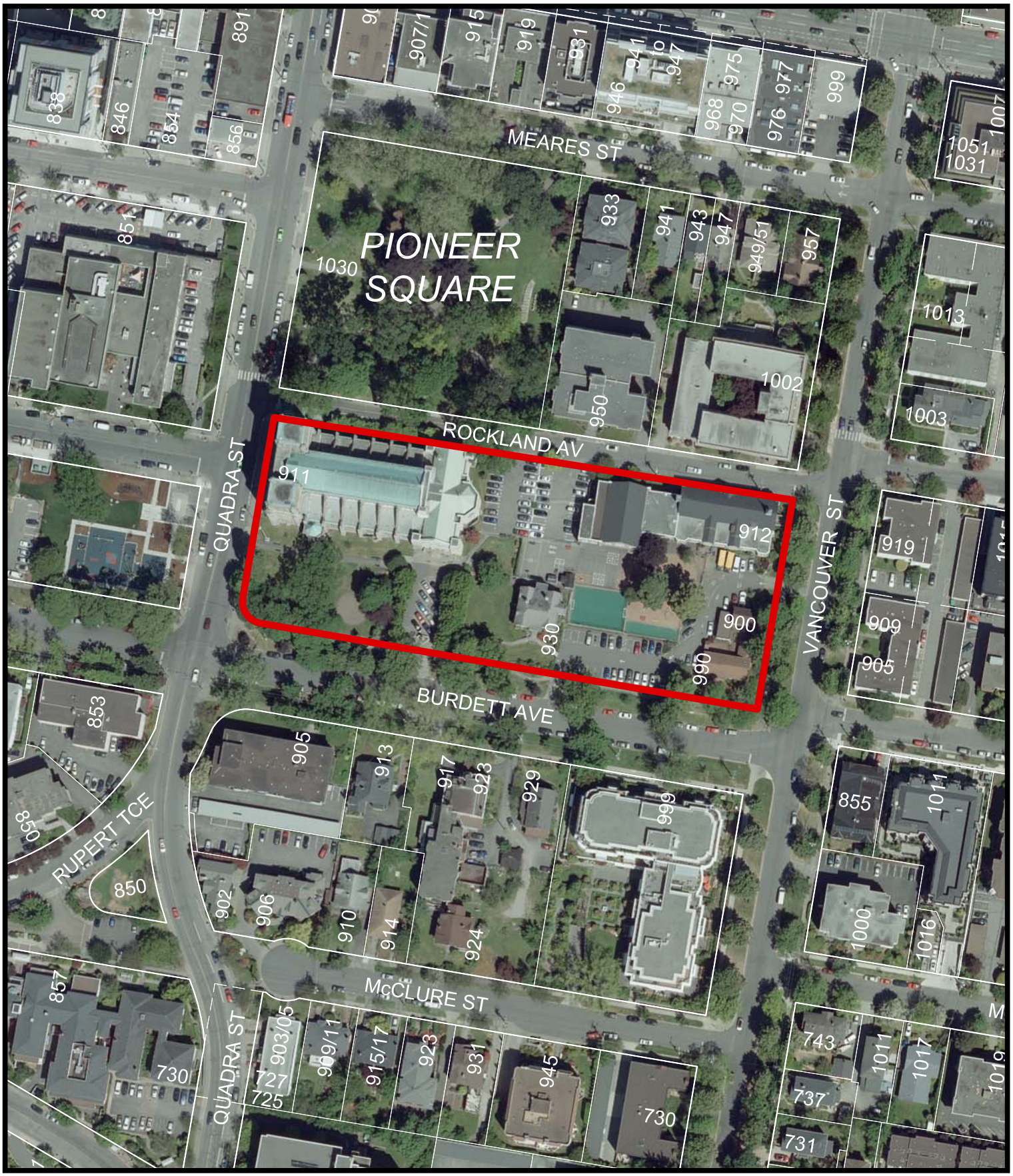


N

900-912 Vancouver Street & 930-990 Burdett Avenue

Development Permit with Variance No.00164

CITY OF VICTORIA



N

900-912 Vancouver Street & 930-990 Burdett Avenue

Development Permit with Variance No.00164

CITY OF VICTORIA

Christ Church Learning Pavilion

Development Permit With Variance

LOT 1 PLAN VIP65806 VICTORIA CHRIST CHURCH TRUST ESTATE CHRIST CHURCH CATHEDRAL AND OTHER BLDGS EXEMPT SEC 339 LGA .
912 Vancouver Street

CITY OF VICTORIA

Revisions
Received Date:
May 20, 2021
Deemed Date:
May 11, 2021

ATTACHMENT C

Drawing List

Architecture Drawings
A-0.00 Cover
A-0.01 Code
A-0.02 Grading Plan
A-1.01 Existing Site
A-1.02 Proposed Context Site Plan
A-1.03 Proposed Site Plan
A-2.01 Floor Plans
A-3.01 Elevations and Section
A-3.02 Street Elevation and Materials Image

Landscape Drawings
L-1.00 Landscape Concept Plan
L-1.01 Landscape Detail

Civil Drawings
C1 Servicing Plan

Project Information Table				
2021-05-11				
	Zone Required	Existing Site	Proposed New Building	Site Total
Zone (existing)	CHP-PB	CHP-PB	CHP-PB	CHP-PB
Site area (m²)	13,624.8	13,624.80	13,624.80	13,624.80
Total built floor area (m²)	-	6,528.7	346.0	6,874.7
FSR Area (m²)	-	5,521.40	346.00	5,867.40
Floor space ratio	2 to 1	0.41 to 1	0.025 to 1	0.43 to 1
Site coverage %	N/A	64%	1%	65%
Open site space %	N/A	71%	70%	70%
Height of building (m)	22.5m	37m	7.3m	37m
Number of storeys	-	2 to 5	2	2 to 5
Parking	96	77 Existing	2 Required	73 Supplied
Parking Loading	60 m2	0 m2	0 m2	0 m2
Bicycle parking long term	-	0	1	1
Bicycle parking number Short term	-	8	2	10
Building Setbacks (m)				
Front yard	7.5	-	120.0m	-
Rear yard	7.5	-	51.9m	-
Side yard South	7.5	-	18.4m	-
Side yard North	7.5	-	41.1m	-

Variances Requested

Parking Number
96 Stalls required for zoning
Stalls 73 proposed
Short 23 Stalls overall

No.	REVISED/ ISSUED/PLOTTED	DATE
04	DEVELOPMENT PERMIT WITH VARIANCE RE-APPLICATION	2021-05-11
03	DEVELOPMENT PERMIT WITH VARIANCE RE-APPLICATION	2021-05-11
02	DEVELOPMENT PERMIT WITH VARIANCE RE-APPLICATION	2021-04-27
01	DEVELOPMENT PERMIT WITH VARIANCE APPLICATION	2021-03-12

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ARCHITECTURAL

CONSULTANTS

SEAL

SEAL

SCALE --

DATE 2021-03-12

Christ Church
Learning Pavilion

PROJECT

Cover

SHEET TITLE

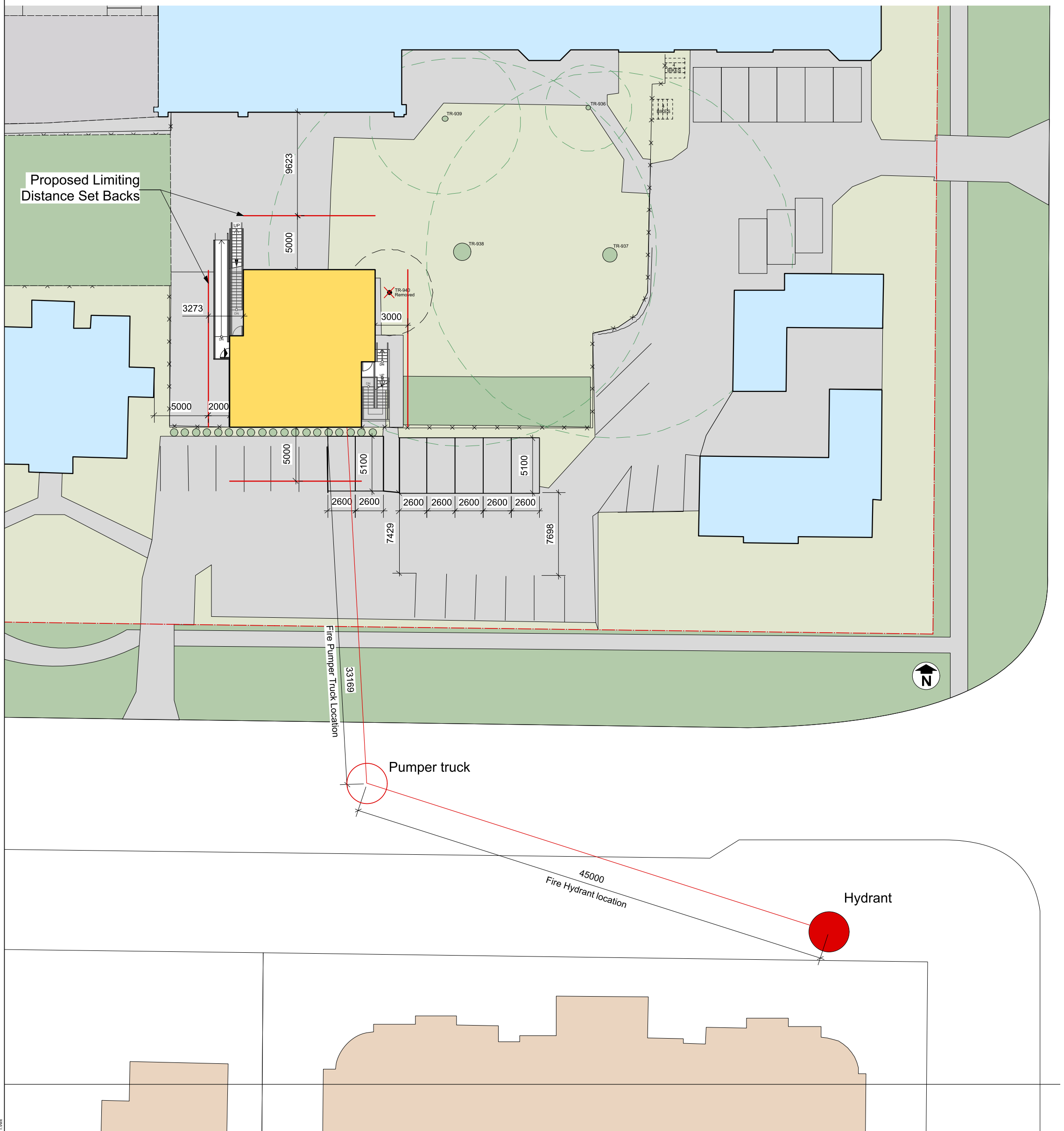
DRAWN BY DS, EL

CHECKED BY BC

CLIENT PROJECT NO.

NTAG PROJECT NO. 2020540

SHEET NO. A-0.00



Name of Project: CCC
Location: Victoria, BC

2021-02-01

Item	BCBC 2018 (Part 3)	BCBC Reference
1	Project Description: - ☒ New ☐ Addition ☐ Renovation Construction of a new 2 storey Classroom building on a site with 5 existing buildings on site.	
2	Major Occupancy(s): Group A, Div 2 - Assembly	3.1.2.1 (1)
3	Building Area: ------ sq.m.	1.4.1.2 (A)
4	Number of Storeys: 2	1.4.1.2[A]; 3.2.1.1
5	Height of Building (m). 7.24m (Average Grade to top of Roof level)	-
6	Number of Streets/Access Routes: 1	3.2.2.10; 3.2.5.4
7	Building Size, Construction, Occupancy: Group A Divisoin 2, up to <2> Storeys,	3.2.2.25
8	Sprinkler System Proposed: ☐ Entire Building ☒ No	3.2.2.25
9	Standpipe Required: ☐ Yes ☒ No	3.2.5.8
10	Fire Alarm Required: ☒ Yes ☐ No	3.2.4.1.4.f
11	Water Service/Supply is Adequate: ☐ Yes (assumed) ☐ No N.A.	3.2.5.7
12	High Building: ☐ Yes ☒ No	3.2.6
13	Permitted Construction: ☒ Combustible ☐ Non-Combustible ☐ Both Actual Construction: ☒ Combustible ☐ Non-Combustible ☐ Both Exterior Wall Cladding: ☐ Combustible ☒ Non-Combustible ☐ Both	3.2.2.25 3.2.3.7.
14	Mezzanine(s) Area: N.A.	3.2.1.1
15	Occupant Load Based On: ☒ m²/person ☐ Sleeping Rooms Classrooms (1.85 sq.m/person) 261sq.m = 141 persons Total Occupant Load 141= persons W/C 2M 3F 2GN supplied in building the rest in the main school	3.1.17
16	Barrier-Free Design: ☐ Yes ☒ No	3.8
17	Hazardous Substances: ☐ Yes ☐ No N.A.	3.3.1.2

18 — Required Fire Resistance Rating (FRR) — BCBC Reference: 3.2.2.25

Horizontal Assemblies FRR (Hours)	3.2.2.25		Listed Design No. or Description
Roof	45 min		See Assemblies (TBD)
Floors	45 min		
FRR of Supporting	45 min		
Floor over Crawl	N/A		

19 — Spatial Separation - Construction of Exterior Walls: 3.2.3.1.-B

Wall	Area of EBF (m²)	L.D. (m)	L/H or H/L	Permitted % of Openings	Proposed % Opening	FRR (hours)	Listed Design or Description	Construction	Cladding
South	45 sq.m	5m	3.3:1	41%	31%	45 MIn.	N.A.	Combustible	Noncombustible Table 3.2.3.7
West hall	8.9 sq.m	2m	1.5:1	21%	0%	1 hr	N.A.		
SW Class	19 sq.m	2m	1.7:1	12%	0%	1 hr	N.A.		
NW Class	19 sq.m	3m	1.7:1	26%	0%	45 Min.	N.A.		
North	45 sq.m	5m	3.3:1	41%	31%	45 Min.			
East hall	8.9 sq.m	3m	1.5:1	46%	45%	45 Min.			
East Class	19 sq.m	3m	1.7:1	26%	0%	45 Min.			

CLIENT

GENERAL NOTES

No.	REVISED/ ISSUED/ PLOTTED	DATE
04	DEVELOPMENT PERMIT WITH VARIANCE RE-APPLICATION	2021-05-11
02	DEVELOPMENT PERMIT WITH VARIANCE RE-APPLICATION	2021-04-27
01	DEVELOPMENT PERMIT WITH VARIANCE APPLICATION	2021-03-12

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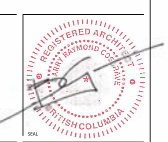


SEAL

SCALE 1:200

DATE 2021-03-12

PROJECT
Christ Church
Learning Pavilion

SHEET TITLE
Code

DRAWN BY DS, EL

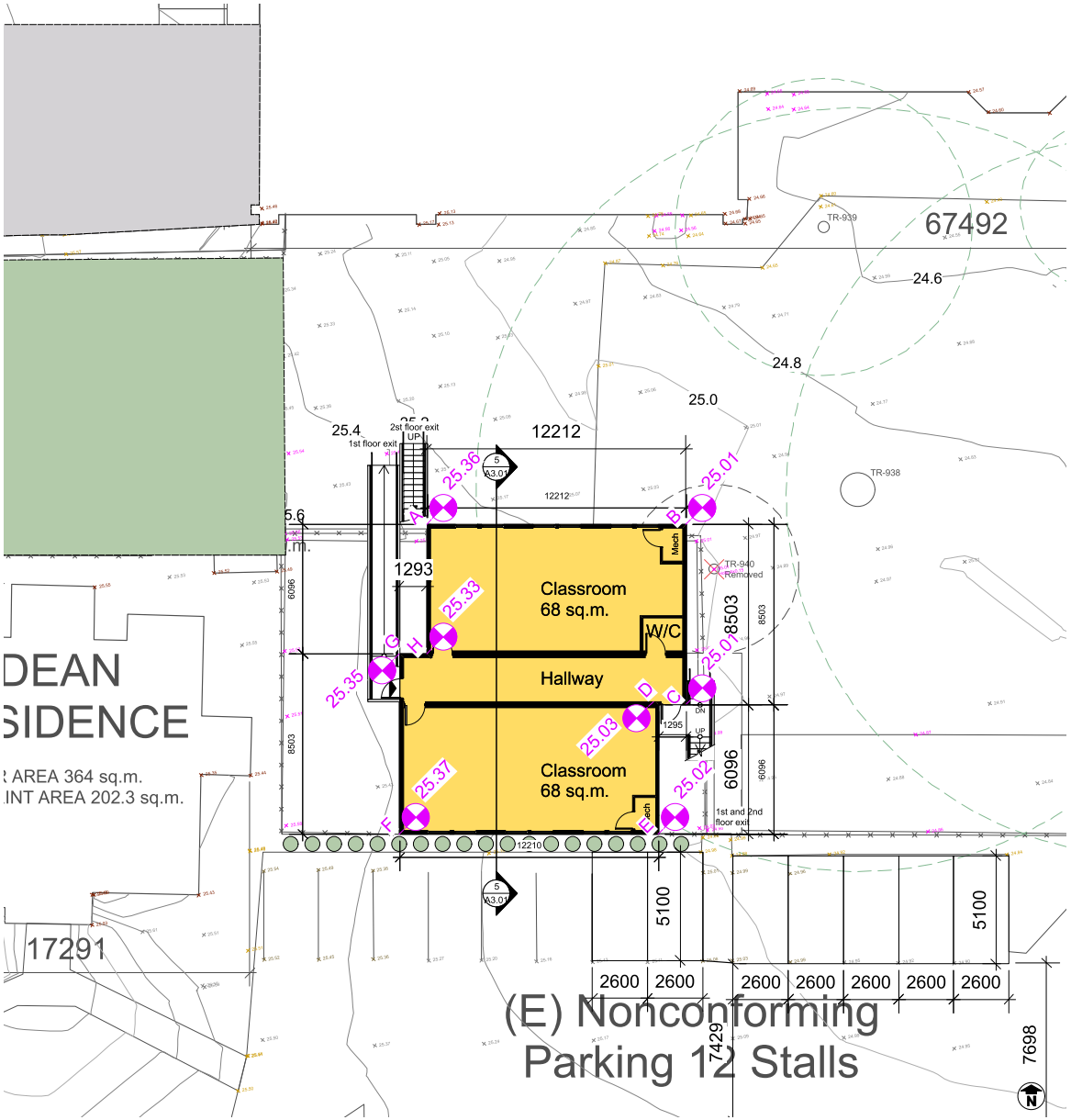
CHECKED BY BC

CLIENT PROJECT NO.

NTAG PROJECT NO. 2020540

SHEET NO. A-0.01

PRINT DATE: MM-DD-YYYY FILE NAME: Drawing 1.vwx



Average Grade Calculation 2021-02-03

A	B	C	D	E	F	G	H
POINTS	EXISTING GRADE ELEV.	FINISHED GRADE ELEV.	POINT TO POINT	SUM OF LOWEST ELEVATIONS (Column A to C) + (Point B LOWEST of	HORZ. DISTANCE BETWEEN GRADE POINTS	AVERAGE GRADE BETWEEN POINTS (Column E ÷ 2)	TOTALS (Column F * Column G)
A	25.36	25.36	A-B	50.37	12.212	25.18	307.553
B	25.01	25.01	B-C	50.03	8.503	25.01	212.695
C	25.01	25.01	C-D	50.04	1.293	25.02	32.350
D	25.03	25.03	D-E	50.05	6.096	25.02	152.549
E	25.02	25.02	E-F	50.40	12.212	25.20	307.712
F	25.37	25.37	F-G	50.72	8.503	25.36	215.640
G	25.35	25.35	G-H	50.68	1.293	25.34	32.764
H	25.33	25.33	H-A	50.68	6.096	25.34	154.485

Average Grade Calculation (Column H total ÷ Column F total) | TOTAL Perimiter 56.208 | Column H TOTAL 1415.749

AVERAGE GRADE = 25.188

CLIENT

GENERAL NOTES

No.	REVISED ISSUED/PLOTTED	DATE
04	DEVELOPMENT PERMIT WITH VARIANCE RE-APPLICATION	2021-05-11
02	DEVELOPMENT PERMIT WITH VARIANCE RE-APPLICATION	2021-04-27
01	DEVELOPMENT PERMIT WITH VARIANCE APPLICATION	2021-03-12

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ARCHITECTURAL

CONSULTANTS

SEAL

SEAL

SCALE 1:100

DATE 2021-03-12

Christ Church
Learning Pavilion

PROJECT

Grade Plan

SHEET TITLE

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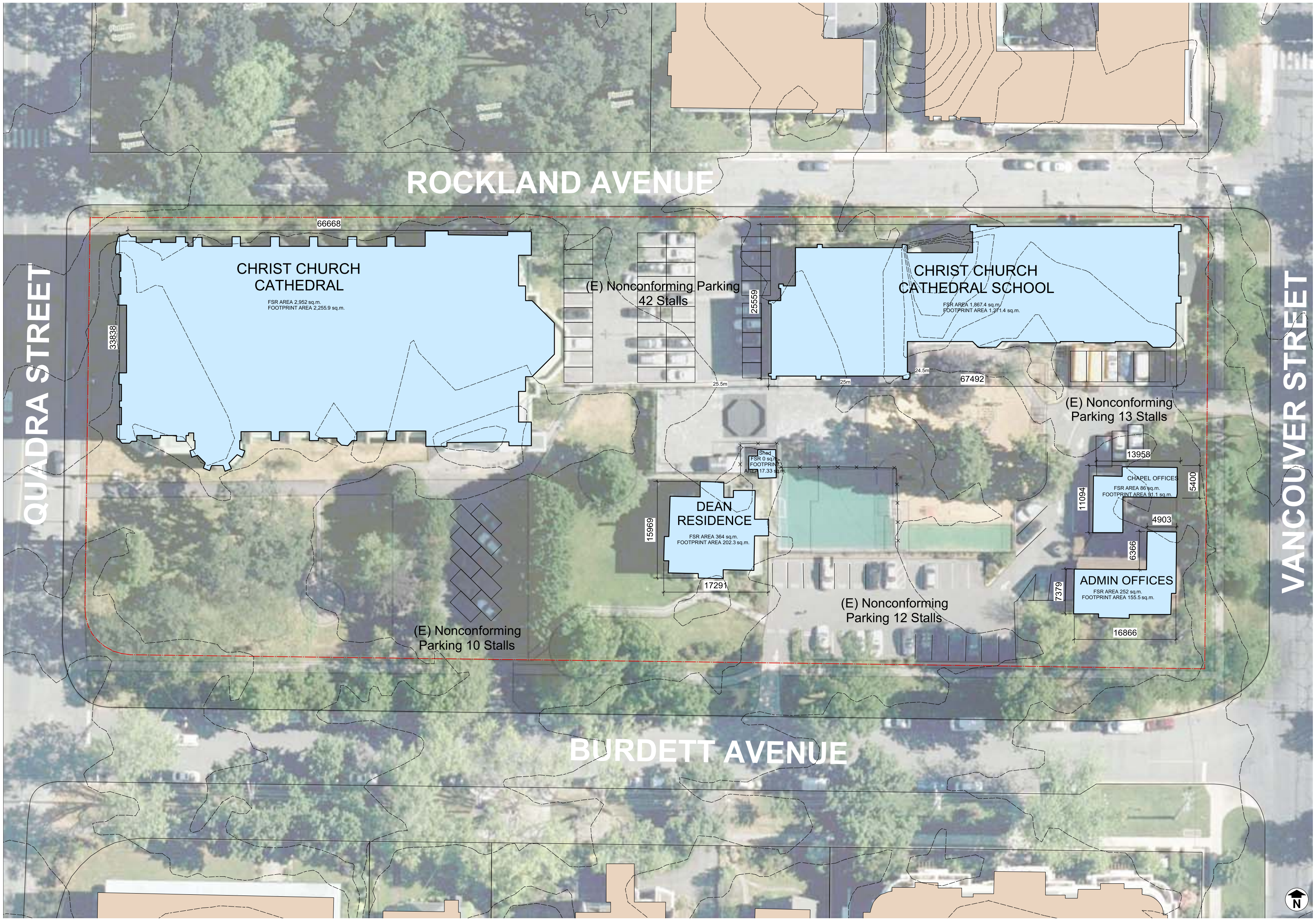
CLIENT PROJECT NO.

NTAG PROJECT NO. 2020540

SHEET NO. A-0.02



CLIENT

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SCALE 1:300

DATE 2021-03-12

Christ Church

Learning Pavilion

PROJECT

Existing Site Plan

SHEET TITLE

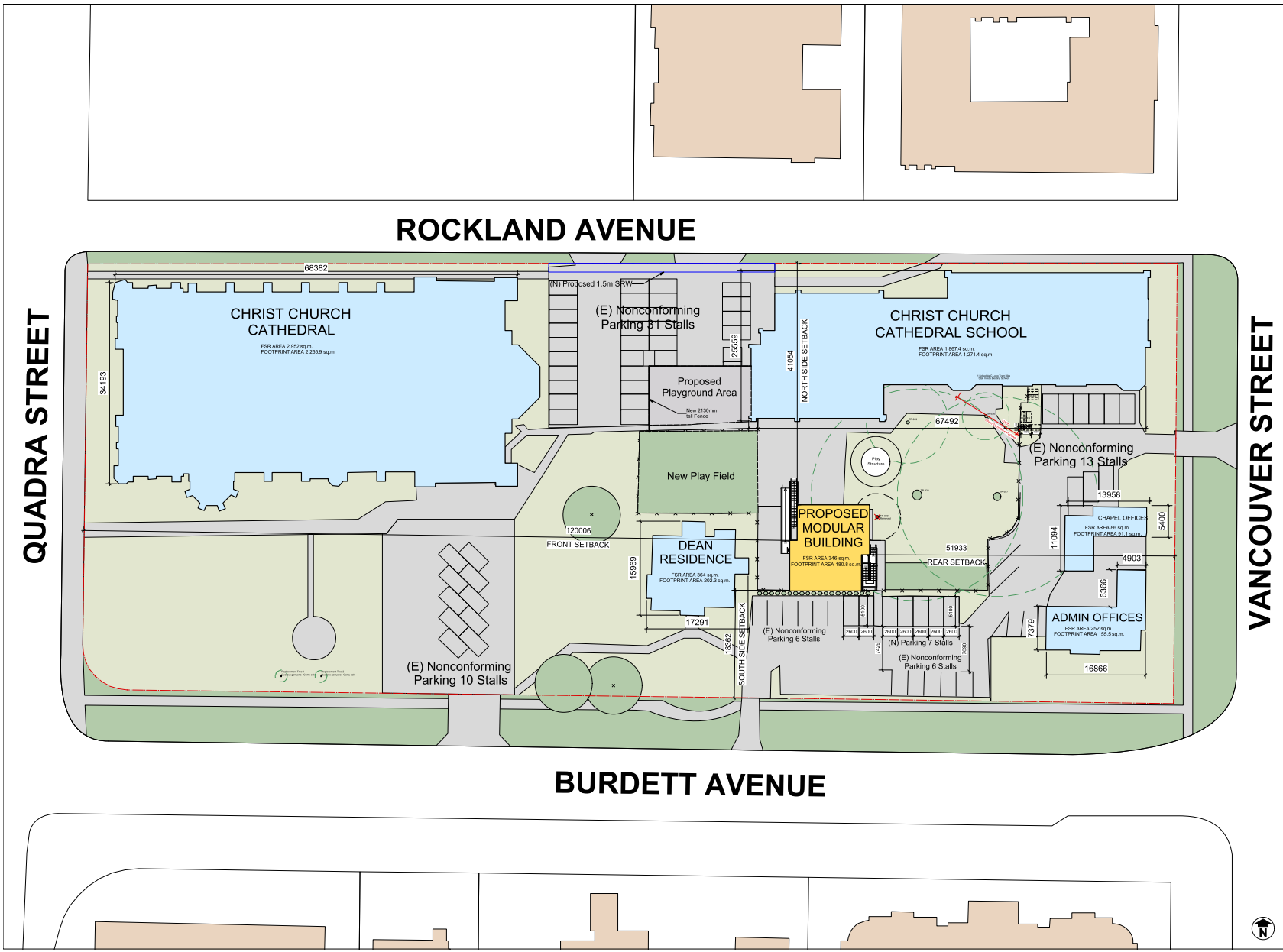
DRAWN BY DS, EL

CHECKED BY BC

CLIENT PROJECT NO.

NTAG PROJECT NO. 2020540

SHEET NO. A-1.01



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GENERAL NOTES

PARKING REQUIREMENTS

Building	Requirement	# of Stalls
Cathedral 2,952 m²	1 per 40m²	74
Yarrows Chapel Offices 91.1 m²	1 per 50m²	2
Existing Offices 252 m²	1 per 50m²	5
Existing Residence 364 m²	1 stall	1
Existing School 1,867.4 m²	1 per 150m²	12
New Modular Building 346 m²	1 per 150m²	2
Total Stalls Required Under Schedule C		96
Existing Stalls on Site		77
Removed Stalls		11
New Stalls		7
New Total Proposed Parking Supply		73
Parking Variance Requested		23

Loading Area Existing Nonconforming Requirement
0m² Required
0m² Supplied

Bike parking
2 New short term required
8 Existing short term nonconforming
1 Long Term required (in existing school).

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PROJECT

Proposed Context Site Plan

SHEET TITLE

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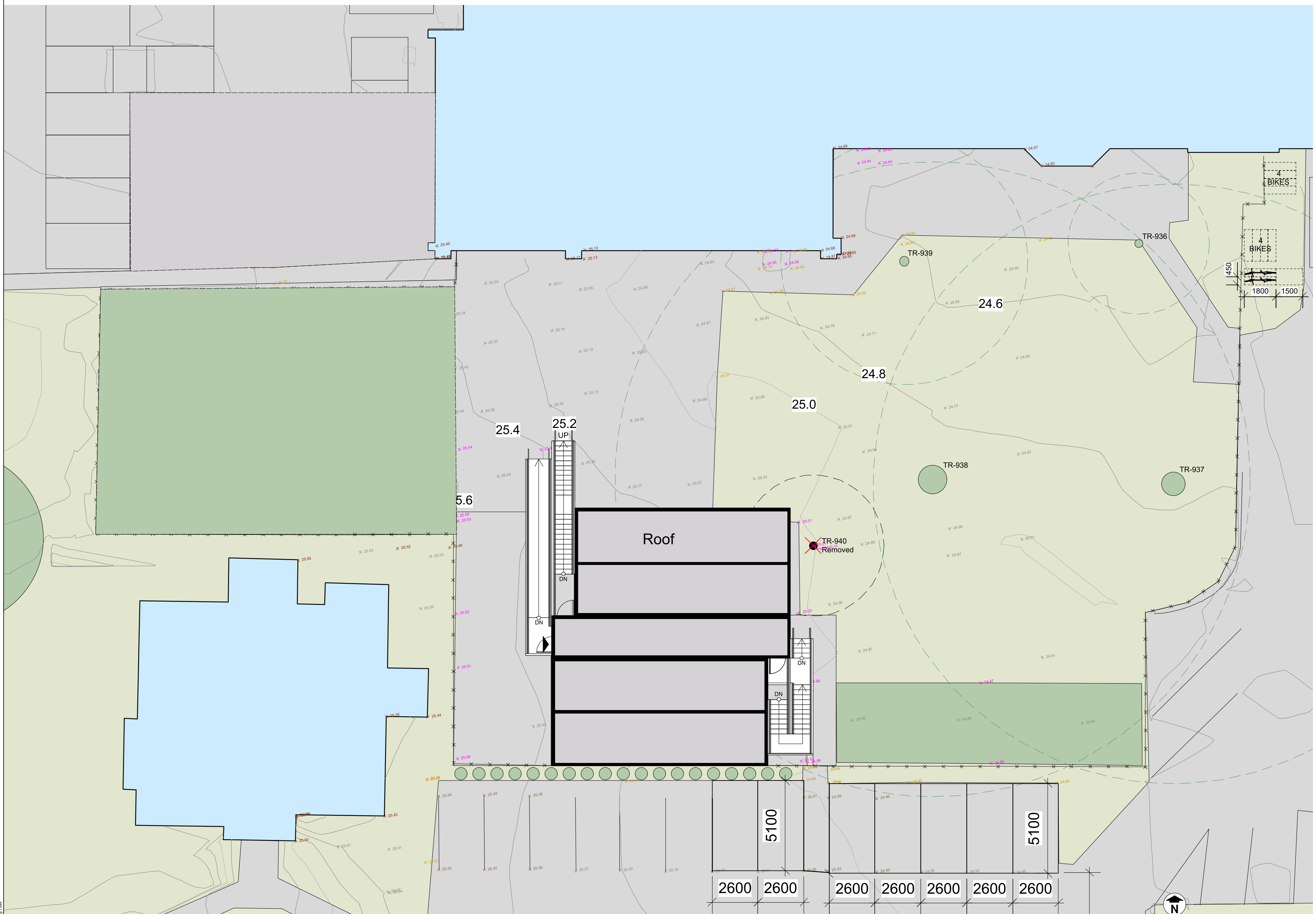
CLIENT PROJECT NO.

NTAG PROJECT NO. 2020540

SHEET NO. A-1.02



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GENERAL NOTES

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PROJECT

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SHEET TITLE

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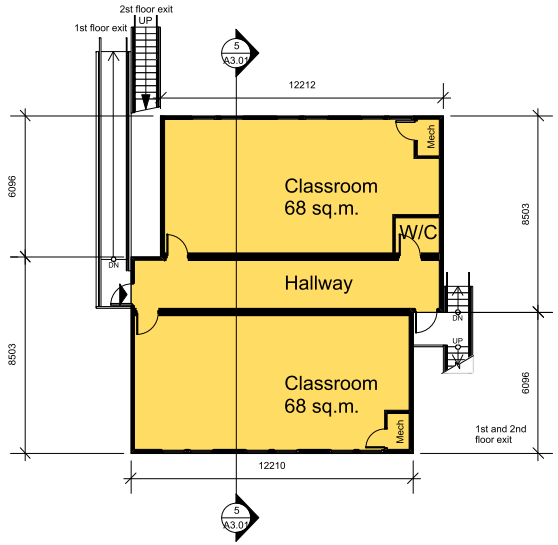
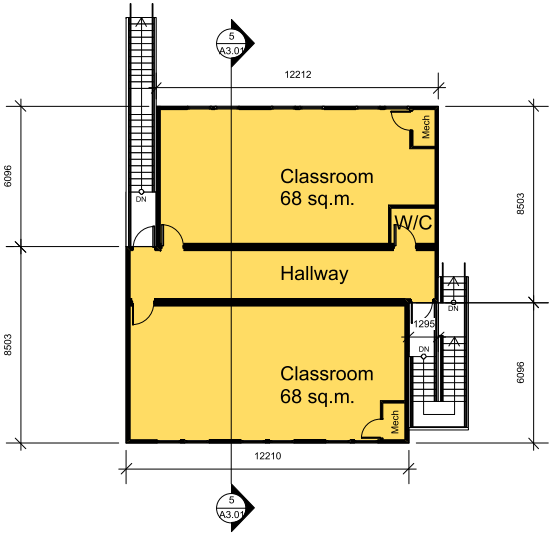
CLIENT PROJECT NO.

NTAG PROJECT NO. 2020540

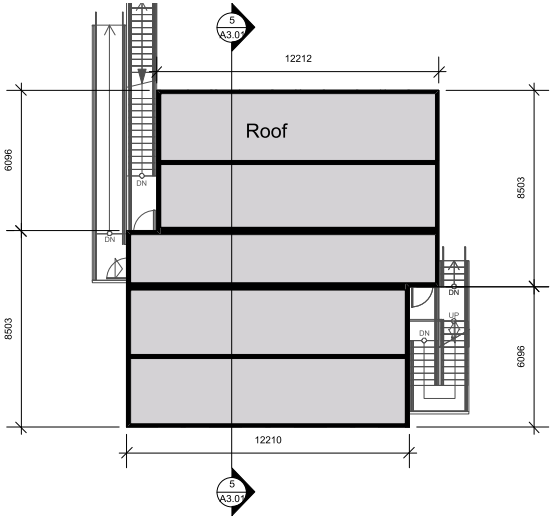
SHEET NO. A-1.03



1 A2.01 1st Floor Plan
SCALE: 1:100



2 A2.01 2nd Floor Plan
SCALE: 1:100



3 A2.01 Roof Plan
SCALE: 1:100

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DATE 2021-03-12

PROJECT
Christ Church
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SHEET TITLE
Floor Plans

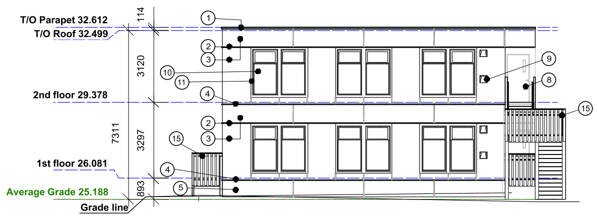
DRAWN BY DS, EL

CHECKED BY BC

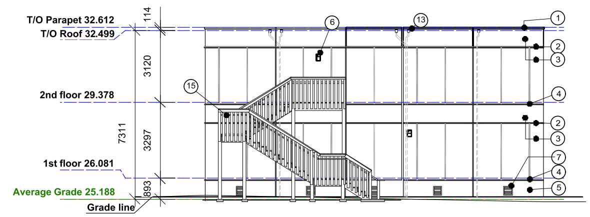
CLIENT PROJECT NO. 2020513

NTAG PROJECT NO.

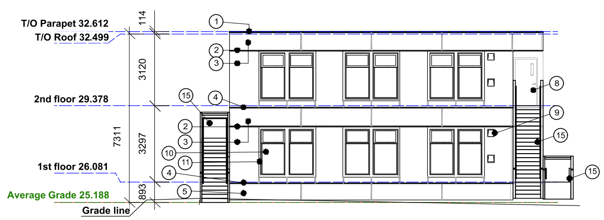
SHEET NO. A-2.01



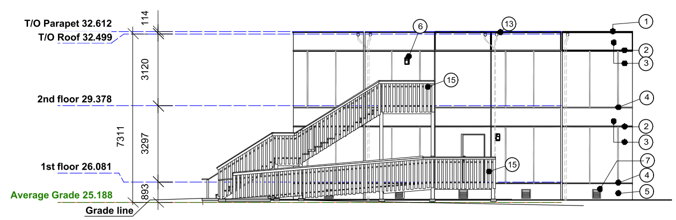
1 A3.01 South Elevation
SCALE: 1:100



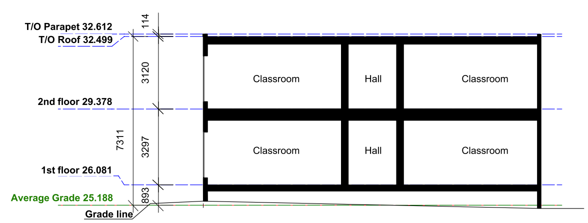
2 A3.01 East Elevation
SCALE: 1:100



3 A3.01 North Elevation
SCALE: 1:100



4 A3.01 West Elevation
SCALE: 1:100



5 A3.01 North South Section
SCALE: 1:100

LEGEND

1. PARAPET FLASHING
2. TOP FLASHING REVEAL
3. HARDIE PANEL SIDING
4. BOTTOM FLASHING REVEAL
5. HARDIE PANEL SKIRTING
6. EXTERIOR LIGHT
7. CRAWLSPACE VENT
8. EXTERIOR DOOR
9. EXTERIOR HVAC HOOD
10. VINYL WINDOW
11. HARDIE TRIM
12. JUNCTION FLASHING
13. RWL
14. CANOPY
15. WOOD STAIR

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DATE 2021-03-12

Christ Church
Learning Pavilion

PROJECT

Elevations and Section

SHEET TITLE

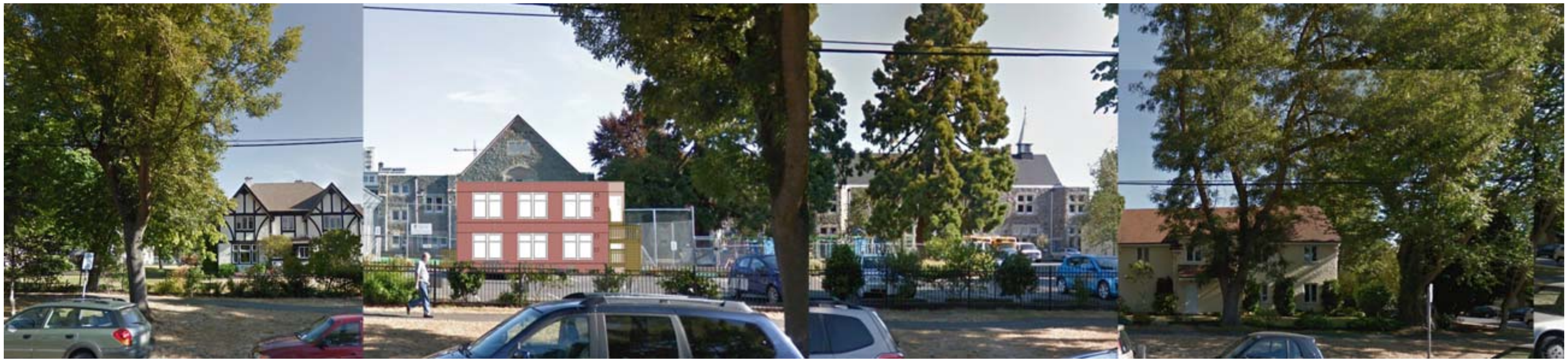
DRAWN BY DS, EL

CHECKED BY BC

CLIENT PROJECT NO.

NTAG PROJECT NO. 2020540

SHEET NO. A-3.01



1 South Street Elevation
A3.02 SCALE: --

2 Image
A3.02 SCALE: --

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SCALE: 1:100 | DATE: 2021-03-12

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PROJECT

Street Elevation and Materials Image

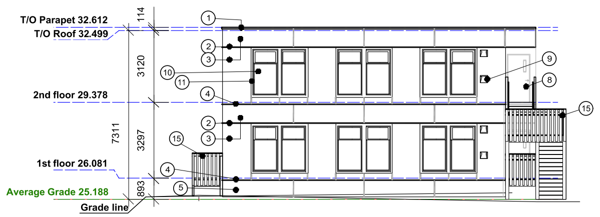
SHEET TITLE

DRAWN BY: DS, EL | CHECKED BY: BC

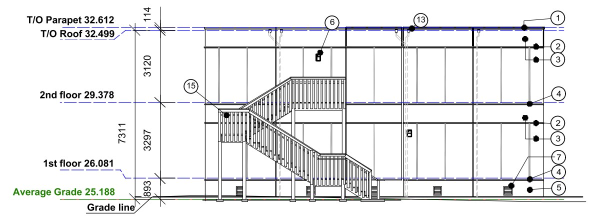
CLIENT PROJECT NO.

NTAG PROJECT NO.: 2020540

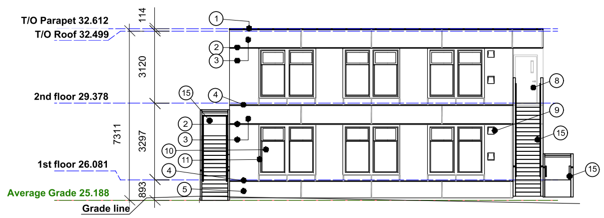
SHEET NO.: A-3.02



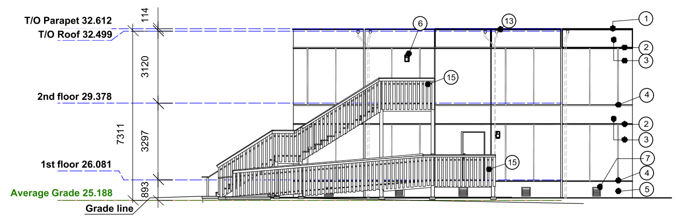
South Elevation
1 A3.01 SCALE: 1:100



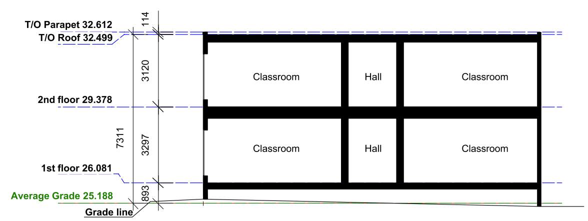
East Elevation
2 A3.01 SCALE: 1:100



North Elevation
3 A3.01 SCALE: 1:100



West Elevation
4 A3.01 SCALE: 1:100



North South Section
5 A3.01 SCALE: 1:100

LEGEND

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Christ Church
Learning Pavilion

PROJECT

Elevations and Section

SHEET TITLE

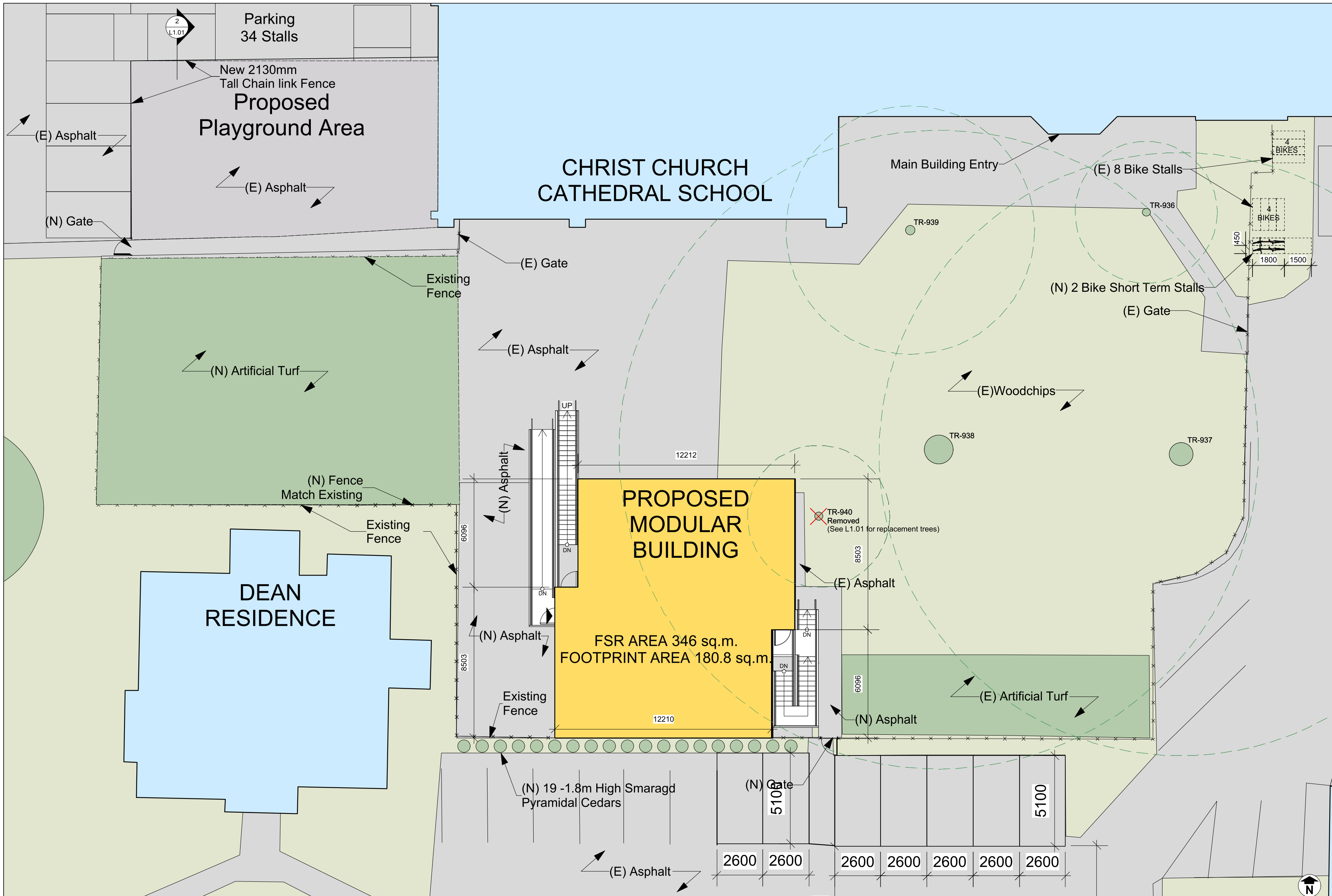
DRAWN BY DS, EL

CHECKED BY BC

CLIENT PROJECT NO.

NTAG PROJECT NO. 2020540

SHEET NO. A-3.01



1 Landscape Plan
1:100

TREE TABLE

G&A Tree ID	Common Name	DBH (cm)	PRZ (m)	Crown Diameter	Health	Structural Condition	Retention Suitability	Species tolerance to Disturbance	Bylaw Protected?	Comments	Recommendations
936	American holly	45.2	4	Fair	Fair	Good	Suitable	Good	Protected	Multistemmed. Mild symptoms of stress manifest in past three years.	Retain and protect
937	Giant redwood	144	17	Fair	Fair	Good	Suitable	Moderate	Protected	Moderate symptoms of stress manifest in past three years. No visible defects in main stem. No history of large branch failure. Small dead branches in upper crown.	Retain and protect
938	Giant redwood	150	18	Good	Good	Good	Suitable	Moderate	Protected	No visible defects in main stem. No history of large branch failure. Small dead branches in upper crown.	Retain and protect
939	European beech	34	7	Good	Good	Good	Suitable	Poor	Protected	No visible defects in main stem. No history of large branch failure.	Retain and protect
940	American holly	48	6	Good	Good	Fair	Suitable	Good	Protected	Multistemmed. Some stems damaged by rubbing together.	Remove and replace with a new tree elsewhere on church property.

Plant list

19 - 1.8m High Smaragd Pyra,idal Cedars
2 - 6 cm caliper Garry Oaks

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PROJECT

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SHEET TITLE

Proposed Landscape Plan

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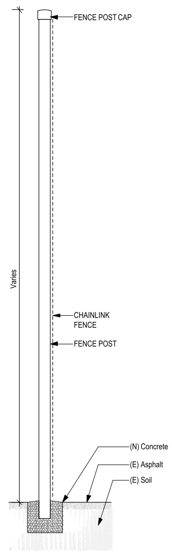
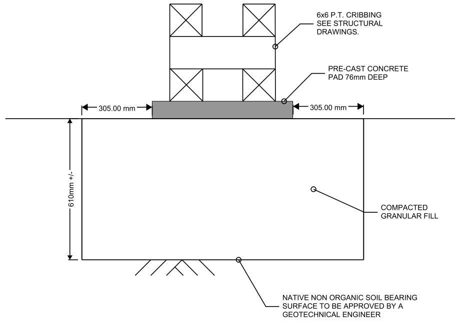
NTAG PROJECT NO. 2020540

SHEET NO. L-1.00



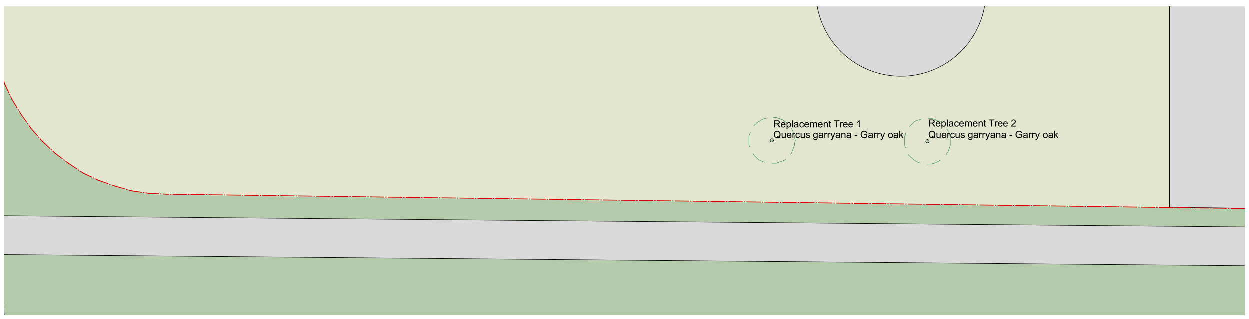
1 Fence Detail
1:10



rjc Engineers

Project Name	Christ Church Cathedral School	Dwg. Ref.	N/A
		Scale	N.T.S.
		Date	2021/04/15
Sketch Title	Portable Footing	Project No.	VIC.020942.0022
		Sketch Number	SSK-01
		Rev.	00

2 Footing Detail
NTS



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PROJECT

Proposed Landscape Plan

SHEET TITLE

DRAWN BY DS, EL

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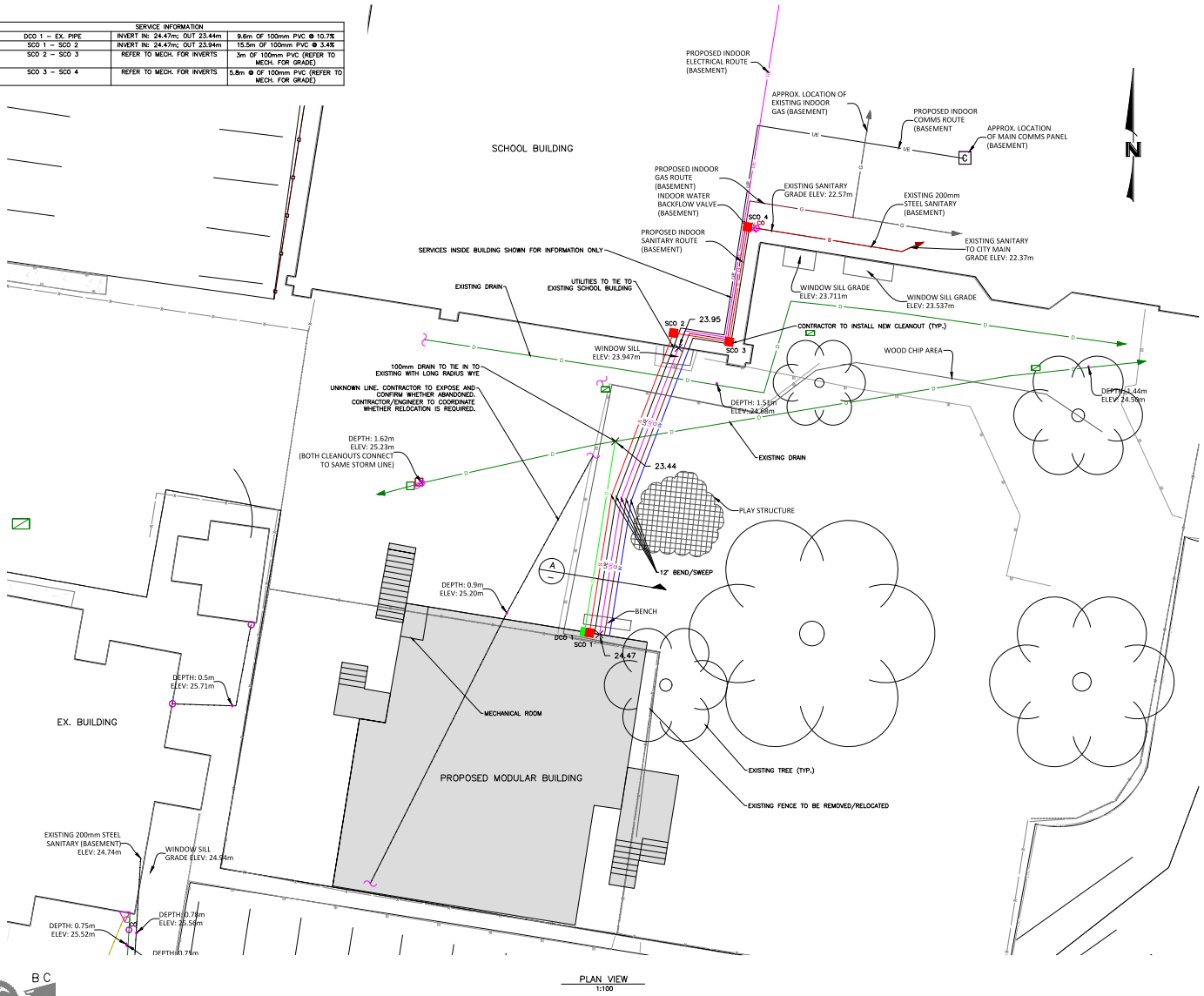
CLIENT PROJECT NO.

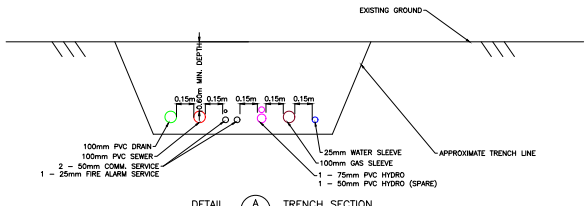
NTAG PROJECT NO. 2020540

SHEET NO. L-1.01

SERVICE INFORMATION		
DCO 1 – EX. PIPE	INVERT IN: 24.47m; OUT 23.44m	9.6m OF 100mm PVC @ 10.7%
SCO 1 – SCO 2	INVERT IN: 24.47m; OUT 23.94m	15.5m OF 100mm PVC @ 3.4%
SCO 2 – SCO 3	REFER TO MECH. FOR INVERTS	3m OF 100mm PVC (REFER TO MECH. FOR GRADE)
SCO 3 – SCO 4	REFER TO MECH. FOR INVERTS	5.8m @ OF 100mm PVC (REFER TO MECH. FOR GRADE)



PLAN VIEW
1:100



DETAIL A – TRENCH SECTION
N.T.S.

GENERAL NOTES

- ALL WATER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW AND SUPPLEMENTARY DRAWING SPECIFICATION SCHEDULE B3–7 – WATERWORKS, OR MMCD STANDARD DETAIL DRAWINGS AS INDICATED IN SERVICING BYLAW (OFFSITE WORKS), AS WELL AS THE LATEST VERSION OF THE BC PLUMBING CODE (ONSITE WORKS).
- IF A CONFLICT BETWEEN THE SPECIFICATIONS AREISES, THE MOST STRINGENT SPECIFICATION SHALL APPLY.
- CONTRACTOR TO OBTAIN PERMIT FROM CITY OF VICTORIA PRIOR TO DEPOSIT OR REMOVAL OF SOILS ON THIS SITE.
- CONTRACTOR TO BE RESPONSIBLE TO PROVIDE CONTINUOUS PEDESTRIAN ACCESS AT THE FRONTAGE DURING THE PROJECT. PROVIDE BARRICADES AND SIGNAGE AT THE OFFSITE WORK AREAS TO THE SATISFACTION OF THE CITY OF VICTORIA. CONTRACTOR TO IDENTIFY AND COMPLY WITH ALL CITY AND WORKSAFE BC REGULATIONS REGARDING SAFE MOVEMENT OF PEDESTRIANS AND TRAFFIC DURING CONSTRUCTION AND TO ENSURE ALL GOVERNING AGENCIES ARE IN RECEIPT OF APPLICABLE PERMITS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO SWEEP PUBLIC ROADS AT THE END OF EACH WORKING DAY, AND PROVIDE TRAFFIC CONTROL WHEN WORKING AT OR ADJACENT TO THE PUBLIC ROADWAY. EXCAVATIONS ARE TO BE FENCED TO PROTECT WORKERS AND PASSERS BY.
- RESTORE ANY PAVEMENT MARKINGS (TRAFFIC ARROWS, CROSSWALKS, ETC.) AFFECTED BY CONSTRUCTION TO THE CITY'S SATISFACTION.
- CONTRACTOR TO OBTAIN THE SERVICES OF A QUALIFIED ARBORIST, AND COORDINATE WORK WITH THE CITY OF VICTORIA PARKS DEPARTMENT REGARDING ANY WORK AROUND EXISTING TREES.
- CONTRACTOR TO MAINTAIN AN UP–TO–DATE SET OF REDLINE DRAWINGS FOR THE PREPARATION OF AS–CONSTRUCTED DRAWINGS. THE REDLINES ARE TO BE DELIVERED TO THE ENGINEER PRIOR TO SUBSTANTIAL PERFORMANCE.
- CONTRACTOR TO ENSURE EXISTING MONUMENTS AND IRON PINS ARE NOT DISTURBED DURING CONSTRUCTION. ANY MONUMENTS OR IRON PINS IN DANGER OF DISTURBANCE ARE TO BE REFERENCED AND, IF DISTURBED, BE REPLACED BY A BCLS AT THE CONTRACTORS EXPENSE.
- FOR BOULEVARD TREES, GRASS, AND IRRIGATION, CONFIRM TO CITY OF VICTORIA SCHEDULE B3–4 SUPPLEMENTARY DRAWINGS – PARKS, AND SCHEDULE C – SUPPLEMENTARY SPECIFICATIONS OF STREET TREES AND IRRIGATION.
- ALL WORK TO BE UNDERTAKEN AND COMPLETED BY THE CONTRACTOR IN SUCH A MANNER AS TO PREVENT THE RELEASE OF SEDIMENT LADEN WATER INTO THE AREA DRAINS OR ANY WATERCOURSES.
- ALL OFFSITE RESTORATION WORKS SHALL BE COMPLETED IN A PROMPT MANNER TO MINIMIZE IMPACT ON LOCAL TRAFFIC.
- REFER TO MECHANICAL FOR ALL WORK WITHIN BUILDING.

WATER

- THE PROPOSED WATER SERVICE SHALL BE INSTALLED AND GENERALLY CONFIGURED AS PER CITY OF VICTORIA STANDARD DRAWING NO. SD W2F AND SHALL BE CONFIRMED BY CoV ENGINEERING DEPARTMENT
- ON–SITE WORKS SHALL BE CONSTRUCTED AS PER THE LATEST EDITION OF THE BC PLUMBING CODE

SANITARY SEWER & STORM DRAIN

- SEWER & DRAIN UP TO AND INCLUDING 150MM DIAMETER TO BE PVC DR28 AND DR35 FOR 200MM AND OVER. PIPE TO BE C.S.A. APPROVED PVC UNLESS OTHERWISE SPECIFIED AND APPROVED.
- ALL ONSITE SEWER AND STORM DRAIN SERVICES TO BE CONSTRUCTED AS PER BC PLUMBING CODE.
- ALL SEWER MAINS TO BE LOW PRESSURE AIR TESTED IN ACCORDANCE WITH MMCD SECTION 33 30 01 3.14
- COMPACTION QUALITY CONTROL REQUIREMENT IN ACCORDANCE WITH MMCD REQUIREMENTS.
- ALL SANITARY SEWER MAINS TO BE FLUSHED AND CCTV INSPECTED IN ACCORDANCE WITH MMCD REQUIREMENTS.

TRENCHING, EXCAVATING, BACKFILLING, AND ROADWORKS

- CONTRACTOR TO EXCAVATE TO CONFIRM LOCATION AND ELEVATION OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS AND CONFIRM ELEVATIONS WITH THE ENGINEER PRIOR TO CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE REQUIRED TO BE CONFIRMED IN THE FIELD. ANY DAMAGE OR REPAIR TO EXISTING UTILITIES SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR.
- DO NOT START ANY BACKFILL OPERATION DURING CONSTRUCTION PRIOR TO THE ENGINEERS INSPECTION.
- CONTRACTOR TO ENSURE THAT ALL THE EXISTING SERVICES REMAIN IN OPERATION DURING CONSTRUCTION.
- AFTER CONSTRUCTION, RESTORE WORK AREAS AND ALL EXISTING FEATURES TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE CITY OF VICTORIA AND/OR PRIVATE PROPERTY OWNER.
- ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET THE FINAL GRADES.
- ALL UTILITY TRENCHING TO BE IN ACCORDANCE WITH CITY OF VICTORIA STANDARD DETAIL SPECIFICATIONS AND MMCD STD. DWG. NO. SS G4 AND MMCD SECTION 31 23 01.
- CONSTRUCT ALL ROADWAYS AS SHOWN ON THE TYPICAL SECTIONS AND DETAIL DRAWINGS.
- ALL PAVING TO BE IN ACCORDANCE WITH MMCD SECTION 32 12 16.
- ALL CONCRETE WALKS, CURBS AND GUTTERS TO BE IN ACCORDANCE WITH CITY OF VICTORIA SCHEDULE B3–1 SUPPLEMENTARY DRAWINGS – CONCRETE AND MMCD SECTION 03 30 20.
- ALL MOUNTABLE CURB (MC) AND NON–MOUNTABLE CURB (NMC) TO BE CONSTRUCTED AS PER MMCD STD DWG C4.
- ALL GRANULAR BASE AND GRANULAR SUB–BASE TO BE IN ACCORDANCE WITH MMCD SECTION 31 05 17.
- ASPHALT THICKNESS SHALL BE 50mm FOR PARKING AREAS AND 75mm FOR FIRE ACCESS ROUTES WITH 150mm SUB–BASE COURSE GRAVEL & 100mm BASE COURSE GRAVEL WITH THE FOLLOWING COMPACTION REQUIREMENT:
  - ROLL ASPHALT PAVEMENT TO AVERAGE DENSITY OF NOT LESS THAN 97% OF 75 BLOW MARSHALL DENSITY WITH NO INDIVIDUAL TEST BEING LESS THAN 95%.
- CONTRACTOR SHALL RETAIN AND PAY FOR THE SERVICES OF A QUALIFIED INDEPENDENT GEOTECHNICAL TESTING ENGINEER TO PROVIDE QUALITY CONTROL SERVICES DURING CONSTRUCTION AND SHALL PROVIDE AT A MINIMUM:
  - SIEVE ANALYSIS OF SANDS AND AGGREGATES SUPPLIED TO THE WORK IF REQUESTED
  - STANDARD PROCTOR DENSITY CURVES FOR BACKFILL MATERIALS IF REQUESTED
  - STANDARD PROCTOR DENSITY CURVES FOR APPROVED FILL MATERIALS IF REQUESTED
  - COMPACTION CONTROL TESTS FOR BACKFILL AND EMBANKMENT MATERIAL INCLUDING:
    - GRANULAR BASE (CURBS) – ONCE PER 50 LINEAL METRES
    - CONCRETE MIX DESIGN AND TESTING
    - CONCRETE STRENGTH TESTS (MINIMUM THREE SPECIMEN [ONE SET] CYLINDERS IN ACCORDANCE WITH CSA A23.1) FOR THE FOLLOWING:
      - CURB AND GUTTER – ONE SET PER 150 LINEAL METRES (MINIMUM ONE SET PER DAY DURING CONCRETE PLACING)
      - ASPHALT MIX DESIGN AND TESTING
  - ASPHALT TESTS FOR THE FOLLOWING:
    - CURRENT AGGREGATE GRADATION CURVE
    - COMPACTION – ONE CORE FOR EVERY 500sq.m PLACED, MAXIMUM THREE.

HYDRO, TELEPHONE, STREETLIGHTING AND GAS

- CONTACT "BC 1 CALL" AT 1–800–474–6886 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
- CONTACT BC HYDRO, TELUS, SHAW CABLE AND FORTIS GAS 48 HOURS PRIOR TO THE START OF ANY EXCAVATION.
- CONNECTION TO, OR ALTERATION OF, EXISTING BC HYDRO, TELUS, SHAW CABLE OR OTHER UTILITIES WILL BE UNDERTAKEN BY THE APPROPRIATE UTILITY ONLY.
- ANY BC HYDRO, TELUS, SHAW CABLE OR FORTIS GAS FACILITIES SHOWN ON THE ENGINEERING DRAWINGS ARE SCHEMATIC ONLY. CONSTRUCT UNDERGROUND HYDRO, TELEPHONE AND CABLE AS SPECIFIED AND IN ACCORDANCE WITH BC HYDRO, TELUS AND SHAW CABLE STANDARD SPECIFICATIONS AND DRAWINGS.

BC 1 CALL
1–800–474–6886
THE CONTRACTOR IS TO CALL B.C. ONE CALL, AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION.

1:20 0 0.4 1.2m
1:100 0 2 6m

MARCH 11, 2021
ISSUED FOR BUILDING PERMIT

ISLANDER ENGINEERING
623 DISCOVERY STREET
VICTORIA, B.C. V8T1G4
PHONE 250.590.1200
www.islanderengineering.com

CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES

THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF ANY EXCAVATION.

LEGEND

Existing Municipal Infrastructure		Drain	—D—	Curb	—C—	Concrete Box	Valve
Proposed Municipal Infrastructure		Ditch	—D—	Sidewalk	S/W	Wood Box	Flush Valve
Existing External U/G Utilities	—e—t—g—c—	Sewer	—S—	Manhole		Catch Basin	Hydrant
Proposed External U/G Utilities		Water	—W—	Cleanout		Culvert	Reducer
Street Lighting	Pole Mount / Standard Mount	Traffic Sign		Silt Trap		Cap / Plug	Air Valve
Post Top	Pedestrian Signal / Traffic Signal	Ctrl Monument		Traverse Hub		Gas Valve	Water Meter

REVISIONS

6	
5	
4	
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1	

REVISIONS APPROVED

REVISION # 1			REVISION # 2			REVISION # 3		
Approved	Date	Signed	Approved	Date	Signed	Approved	Date	Signed
Design Engineer			Design Engineer			Design Engineer		
Manager of Development			Manager of Development			Manager of Development		
Development Coordinator			Development Coordinator			Development Coordinator		

DESIGN APPROVED

Approved By	Date	Signed
Design Engineer		
Manager of Development		
Development Coordinator		

CITY OF VICTORIA
CHRIST CHURCH CATHEDRAL SCHOOL
SITE SERVICING PLAN

B.M. :	X	Elev:	X
Design:	MA	Drawn:	DS
Scale:	Hor: 1:100	Vertical:	
		Checked:	MA
		Date:	2021–03–11

ISLANDER FILE #	2482
MUNICIPAL DESIGN #	–
REV. #	–
DRAWING #	C1
SHEET #	1 OF 1

ISLANDER ENGINEERING: March 11, 2021 / G:\My Drive\Cad\Civil Projects\2482 – Christ Church Cathedral School\3 Drawings\2021–03–11– 2482 – Christ Church Cathedral – Design Base.dwg

Christ Church Cathedral School

912 Vancouver Street
Victoria, British Columbia
V8V 3V7

Telephone (250) 383-5125
Facsimile (250) 383-5128
cathedralschool@cathedralschool.ca

Feb 17, 2021

The City of Victoria
1 Centennial Square
Victoria, British Columbia
V8W 1P6

re: **Development Permit With Variance Application**
Proposed Christ Church Learning Pavilion
930 Burdett Ave, Victoria

Dear Mayor Helps and Council:

The Anglican Diocese is pleased to submit a Development Permit With Variance Application for new classrooms at 912 Vancouver St. The project will add 4 new classrooms to the site in a prebuilt 2 story building that will be shipped to site.

Christ Church Cathedral Overview

Christ Church Cathedral School has done a fantastic job responding to the pandemic and keeping our students, staff, and families safe while continuing to learn together. We offered online learning to our students the first day after spring break 2021. We kept a daycare open through the first few months of the pandemic for essential service workers and kept our out-of-school care program running from March 30 to August 30, 2021 to also support essential service workers in our school community and at large in Greater Victoria. I may be biased, but I think we really 'nailed it'. Nevertheless, it has taken a toll on us.

Our classrooms are crowded because we had to spread out the desks, leaving no white space anywhere in the school. Our band and music classes now take place in the cathedral because we do not have enough space in the school building. We have staggered the start and end of the day as well as our recess and lunch times in order to minimize the number of students on the playground at any one time. Although we are meeting all safety protocols, it feels like we are bursting at the seams.

Recently we were offered a fantastic opportunity when the sale of four modular classrooms was brought to our attention. Our architect at Number Ten Architectural Group has been working with the very helpful staff at the City of Victoria's planning department to help us properly locate the structure on the property.

To meet our schedule for start of School in September, we must start site preparation and placement of these modular classrooms this spring.

A summary of benefits from this project:

- The new space would provide four larger classrooms in which our older students can spread out more – the current middle school classrooms are an average of 44 m2 (470 ft2), the new classrooms are 74 m2 (800 ft2).
- The new building would require the relocation of our mini soccer pitch. Currently this soccer pitch is on an uneven, poorly draining, and sloped surface. The new building provides the opportunity to reinstall the soccer pitch on level ground, with better drainage, thus promoting more safe, active play for children.
- The new building will free up space in our current school building, thereby allowing us to offer an additional kindergarten classroom next fall. There is a lot of demand for this service in downtown Victoria as many new families have moved in nearby or are now working downtown. Our location

provides those families the convenience and security of having their children in a school near to their home and/or work. We also offer after-school-care to our registered families but also to families from outside our school, which benefits the greater community.

- As part of this project, we want to install three to five gardens on the boulevard alongside Burdett St. Our choice of plantings would include those beneficial to pollinators, some herbs and spices, as well as other local plants. All plants would have to be drought resistant to avoid the need for watering during the summer. The students would plant and manage these gardens.

Project Explanation

We hope the following categories give a complete overview of the requested specific topics regarding the proposed project's Development Permit.

Neighbourhood

The school is located between the Downtown core to the North West and a residential area to the South East.

Design and Development Permit Guidelines

Density

The proposed density is an increase of 0.025:1 to existing bringing the overall site to 0.43:1 which is far below the current zoning's allowable Floor Space Ratio for the site of 2:1.

Layout

The site has 5 building on the site currently. The new modular classroom building would bring the site up to 6 buildings. The building contains 4 classrooms and 2 washrooms within a 2-storey building. Each floor has exterior doors that enter a central hallway that accesses 2 classrooms and a washroom on each of the respective floors.

Scale

The scale of the new building will fit into the context of the site itself and neighbours along the Burdett Ave. The site massing is divided from the massing of Christ Church Cathedral and surrounding park lands on the West to the 2-3 storey buildings on the East side of the site. The East side is where we placed the new building to fit into the complex of smaller building massing.

Landscaping

The new building was placed to disrupt the least amount of garden and not take away from the extensive existing landscaping on the site.

Appearance

The new classrooms are compressed into the smallest area possible as not to sprawl across the site. The modular building is painted a brick red with white windows and trim.

Transportation

The project is requesting an 8 car parking variance from the required Schedule C off street parking. However, the new building addition will meet the Schedule C requirements for secure bicycle storage and short-term bicycle stalls.

Green Building Features

The modular building proposed for this site is a reused one saving it from the landfill. It was bought from another school in Greater Victoria and will be moved to the site in modules. Being a modular building, the site waste produced from cut off materials will be minimised.

Site Selection
The proposed site location does not require adding more impervious area to the site. And retains existing gardens.

Innovation and Design
Being a modular building meant it could be reused after it's useful life at the previous school.

Health
Operable windows in the classrooms will allow for fresh air. It is a reused building therefore the VOC's that are present in a new build will have had time to off gas before occupancy.

Transportation
This building is located just outside the official downtown core. The school is surrounded by residential occupancies from single family homes to condos within walking distance. Its proximity to downtown means it is well served by major bus routes and protected bike lanes.

Energy Efficiency
All light fixtures are Light Emitting Diode (LED). Exterior lighting has been designed as not to cause excess light pollution and set to a time clock to reduce wasted lighting time.

Site permeability
The site placement does not create any new impervious surfaces.

Landscaping
This site has many trees creating an urban forest. Building placement allowed for all trees to be retained on the site.

A Development Permit with variance was decided as the appropriate approval process for this project through a variety of communications with the City. We appreciate the City's continued support of this Project.

Sincere regards,

Stuart Hall
Head of School

GYE + ASSOCIATES
Consultants in Urban Forestry and Arboriculture

Arborist Report for Development

Site Address: 912 Vancouver St, Victoria
Christ Church Cathedral

Date of Report: April 22, 2021
Date of Field Work: April 15, 2021

Client Name: Peter Daniel
Email: peter@woodburnmanagement.com
Phone: 250 514 7797

Prepared by Bill Stephen, BSc(F)
ISA Certified Arborist # PN-0350A

On behalf of Gye and Associates, Urban Forestry Consultants Ltd
Tel: (778) 222-0188

Email: bstephensooke@gmail.com

EXECUTIVE SUMMARY

Existing and Proposed Conditions: Christ Church Cathedral occupies a city block within central Victoria, surrounded by Rockland Avenue, Burdett Avenue, Quadra Street and Vancouver Street. The entire parcel is registered as 911 Quadra St, but the proposed work is taking place adjacent to the school building, whose convenience address is 912 Vancouver St. This report addresses a permit application to install a permanent prefabricated classroom structure in a location currently occupied by a small sports court. Access will be from a well-defined crossing off Burdett Avenue, and delivery staging will be from the surface of an existing parking lot. Service connections to the school building have already been installed in an alignment which is not disruptive to retained protected trees.

On site Bylaw-Protected Trees: There are five bylaw-protected trees currently growing near enough to the site to be possibly affected by the work or by access activities. One of these trees is recommended for removal as it is abutting the proposed classroom. The others will be readily protected by measures proposed in this Tree Management Plan.

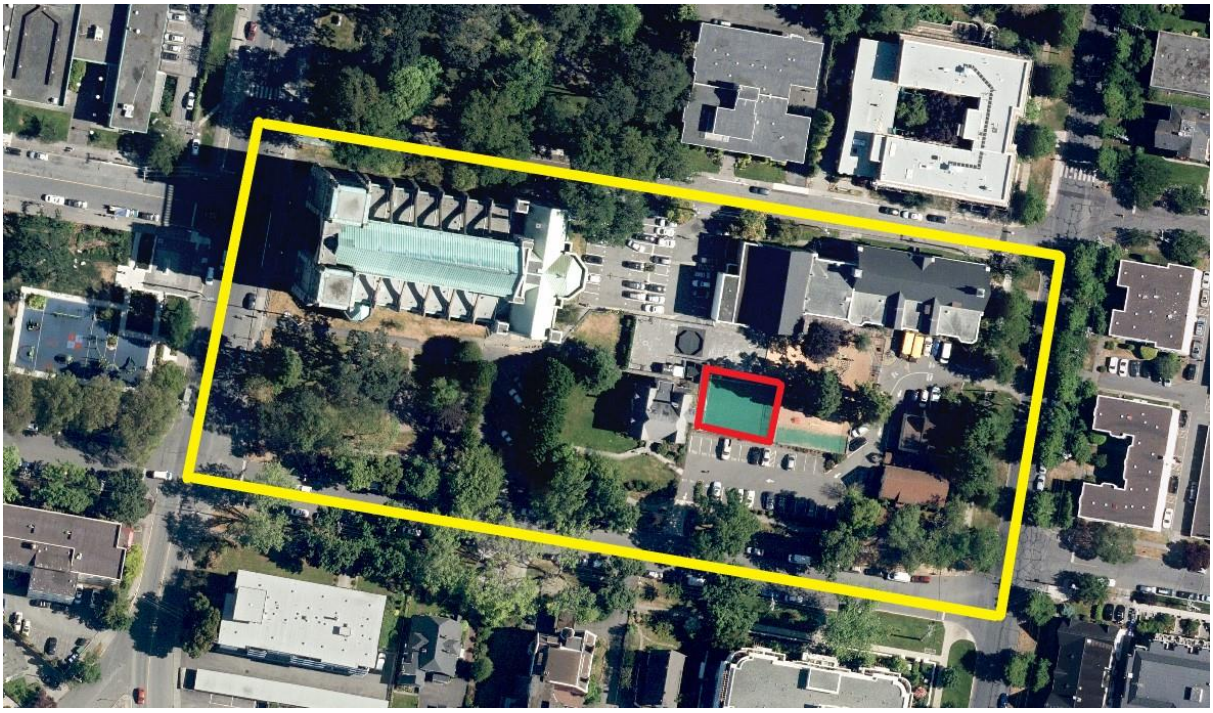
Municipal Trees: No Municipal street trees will be affected by the proposed work. The boulevard crossing route is wide enough that all delivery will remain on the existing hard surface.

Tree Protection Measures: Detailed measures for the protection of trees through all stages of the proposed redevelopment of the site are provided in this report and in the attached Tree Protection Plan drawing.

Tree Status	Total	To be RETAINED	To be REMOVED	To be PLANTED
On site trees, bylaw protected	5	4	1	2
On site trees, not bylaw protected	0	0	0	0
Municipal trees	0	0	0	0
Neighbouring trees, bylaw protected	0	0	0	0
Neighbouring trees, not bylaw protected	0	0	0	0
Total	**5**	**4**	**1**	**2**

ASSIGNMENT

Gye and Associates (G&A) have been retained to assist the proponent and the project design team to minimize tree impacts associated with the placement of a prefabricated classroom structure onto an existing sports court within the Cathedral grounds (area shown in red below). This report has been prepared in accordance with the City's published Terms of Reference for Tree Preservation Plans.



Contextual map

METHODOLOGY

- A site visit was made to identify, measure and assess the condition of relevant trees. The proposed architectural site plan and engineering site servicing plan were reviewed to assess potential tree impacts associated with the project.
- Biometric and assessment data were recorded and are presented in table format (Table 1).
- Protected Root Zone (PRZ) radii were calculated for the subject trees. The PRZ was calculated using a method recommended by Nelda Methany and James Clark,[1] which considers the tree species' relative tolerance to disturbance, its biological age, and the diameter of the tree at chest height. Soil depth and texture, existing land use and the

[1] Nelda Matheny and James R. Clark, Tree and Development, A Technical Guide to Preservation of Trees During Land Development (International Society of Arboriculture, Champaign Il. USA. 1998 pp. 74)

health and condition of the tree were also considered.

- Design and construction drawings were provided to the arborist for review, relevant elements of which are incorporated within the attached Tree Preservation Plan drawing, including the location of existing trees, proposed building, underground services and landscape features.[2]
- The canopy and protected root zone (PRZ) of each tree was plotted to scale on the site plan.
- The site plan was reviewed to identify site grading, servicing, building and landscape elements that may encroach within the PRZs of the trees.

OBSERVATIONS

SITE DESCRIPTION

The property at 911 Quadra St is a large, historically significant church complex which contains the Cathedral, a school, offices, open space and parking lots. The property is located in central Victoria. The terrain of the site is flat. The proposed installation will take place in an existing sports court surfaced with artificial turf, its substrate being uninhabitable to root growth. The adjacent trees are within either a mulched playground or a hardscape. Underground service connections between the school and the proposed installation have already been completed with no expected consequences to on site protected trees. Structure delivery access to the property is through a wide boulevard crossing off Burdett Avenue that can accommodate the turning radius of a delivery truck and trailer.

TREE RESOURCE

Five protected trees are associated with the proposed re-development.

- Two very large Giant sequoia trees grow within the adjacent mulched play area. An inobtrusive ground inspection showed no visible defects in their main stems or at their root flares. School Director Todd Fitzsimmons reports that there is no history of large branch failure in the past ten years. The trees have received regular arboricultural care for the past 27 years. The current professionals responsible are 'Advantage Tree Care'. There are small dead branches in the upper crowns, which are cleaned out from time to time by their arborist. The easternmost of the two trees (tag # 937) is exhibiting symptoms of stress. Mr Fitzsimmons reports that the symptoms first appeared about three years ago, despite there having been no recent disturbances in the area. Many large conifers in the Victoria area were negatively affected by a series of unusual hot dry summers. Tree # 937 was perhaps more affected than tree # 938 because it is closer to the asphalt parking lot. As a species, the Giant sequoia is highly resilient to changing environmental stresses. Both trees can be readily protected through protection measures proposed in the Tree Management Plan.

[2] An undated landscape site plan was received on February 12, 2021 and is used as a base layer for the attached tree plan, along with a survey plan drawing prepared by Summit Land Surveying, dated August 17, 2020.

- One bylaw-protected European beech (tag # 939) is located near the school. It is in excellent condition and can be readily protected through protection measures proposed in the Tree Management Plan.
- One multistem American holly (tag # 936) is located near the school, well away from the work area. It has good structure but exhibits early signs of stress.
- An American holly (tag # 940) is a multistem specimen in fair condition. It is less than one metre from the edge of the proposed installation.

PROPOSED DEVELOPMENT

The installation of a prefabricated classroom structure is proposed. It will be placed upon large concrete blocks embedded in the ground. Underground service connections to the existing school building have already been installed. Access to the work site will be from existing driveways and parking lots.

DISCUSSION, CONCLUSIONS AND RECOMMENDATIONS

ANTICIPATED TREE IMPACTS AND REMEDIATION MEASURES

Installation of the concrete footings and placement of the structure will mainly impact a multi-stemmed holly immediately adjacent to the proposed building location (tag # 940); this tree will need to be removed. The structure will also sit just inside the protected root zone of a Giant redwood (Tree 938) with a stem diameter of 1.6m. The other on-site trees nearby can be isolated from impact of the work with protection fencing. Root impacts to Tree 938 can be minimized by implementing standard tree protection measures, detailed below and on the attached Tree Protection Plan drawing.

Site access from Burdett Avenue will make use of an existing double-wide paved driveway. Turning radius encroachment onto the grass boulevard is readily avoided.

The position of the American holly (tag # 0940) abutting the proposed structure makes its successful retention unlikely. Half of its crown and half of its root system are in direct spatial conflict. Any surviving stems will become unstable in the direction of the active play area or will physically interfere with the building. Trees replacing it in the garden area nearby will make a much more significant contribution to Victoria's urban forest over time.

REPLACEMENT TREES

Two replacement trees are required to be planted on the site to mitigate the removal of Tree 940. There are many optional locations for this block wide property. The park lawn area near the corner of Burdett and Quadra has lost three well located trees recently, these locations are excellent for planting the replacement trees. Gye and Associates recommends large maturing shade trees such as:

Quercus garryana	Garry oak
Gingko biloba	Gingko
Tilia tomentosa	Silverleaf linden
Fagus sylvatica	European beech

Recommended location for replacement trees.

GYE + ASSOCIATES
Consultants in Urban Forestry and Arboriculture

TREE TABLE

Tag #	Common Name	Bylaw status	Stem diameter (DBH cm)	PRZ radius (m)	Crown diameter (m)	Structural condition	Health	Location	Retention suitability	Species tolerance to disturbance	Comments	Recommendations
936	American holly	Protected	45	4	Fair	Good	Fair	On-site	Suitable	Good	Multistem. Mild symptoms of stress manifest in past three years	Retain and protect
937	Giant redwood	Protected	134	17	Fair	Good	Fair	On-site	Suitable	Good	Moderate symptoms of stress manifest in past three years. No visible defects in main stem. No history of large branch failure. Small dead branches in upper crown.	Retain and protect
938	Giant redwood	Protected	162	18	Good	Good	Good	On-site	Suitable	Good	No visible defects in main stem. No history of large branch failure. Small dead branches in upper crown.	Retain and protect
939	European beech	Protected	54	7	Good	Good	Good	On-site	Suitable	Good	No visible defects in main stem. No history of large branch failure.	Retain and protect
940	American holly	Protected	49	4	Good	Fair	Good	On-site	Suitable	Good	Multistem. Some stems damaged by rubbing together.	Remove and replace elsewhere on church property.

Biophysical attributes of trees

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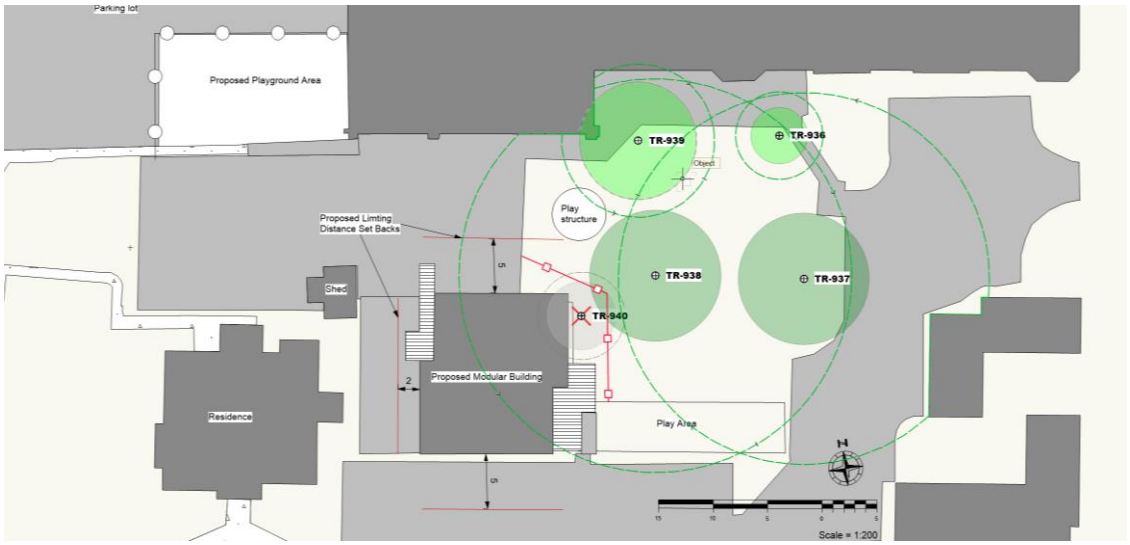
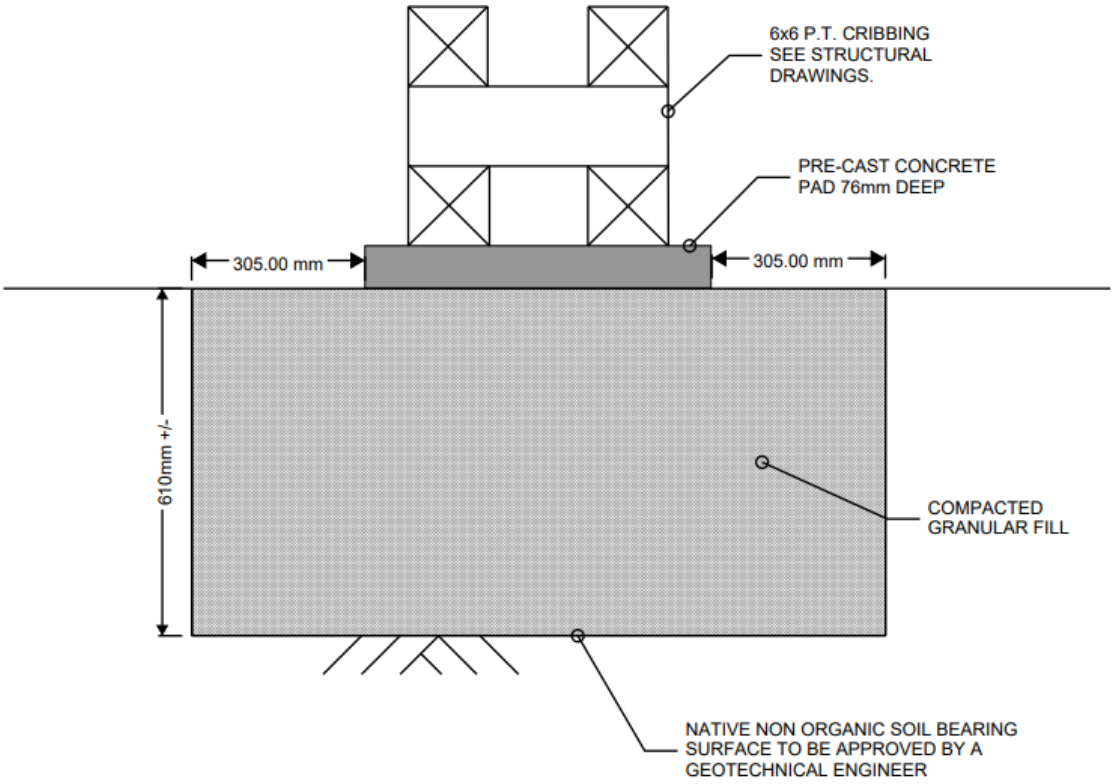
Giant sequoia on right (tag # 937) showing symptoms of stress

Holly # 940 to be removed. Sports Court on its right is location of proposed modular building.



Site plan showing proposed modular building, tree locations, and other landscape features. Tree roots from Sequoias # 937 and # 938 have adapted to the decades old land uses, with preferential feeder root growth within the mulched play area and other softscapes. The artificial turf of the long-established sports court produces an environment that is inhospitable to roots.



Design of support blocks for proposed modular building. Some native soil will be preserved, allowing limited expansion of root system from Sequoia # 938 into the area.

ADDITIONAL TREE PROTECTION MEASURES

Tree protection measures to limit impacts from the construction of the foundation, driveway, in ground services and landscape include the following:

- **Pre-demolition and construction meetings:** Prior to the release of a demolition or building permit by the City, the applicant and the applicant's general contractor are required to meet on site with the project arborist to review the Tree Preservation Plan in detail. The purpose of the meeting is to systematically review the objectives of the plan and the measures required to protect trees designated for retention during the demolition, site preparation, construction, and landscape phases of the project. Areas for material storage and on-site trades parking (if any) shall be identified. The tree protection fencing shall be laid out and standards for fencing and signage shall be confirmed. The meeting will also provide an opportunity to address any logistical constraints and to answer questions.
- **Tree Protection Fencing:** All tree protection areas (TPAs) shall be fenced to prevent soil compaction, rutting and other forms of disturbance within the PRZ. If more working room inside the TPAs is required, the project arborist shall be consulted. If the arborist authorizes alteration of fencing in order to facilitate more working room, the exposed portion of the root zone (now) outside the fencing must be protected to prevent soil disturbance. Acceptable soil protection materials include steel plates or 200mm of compacted road base on top of geo-textile cloth or two layers of ¾" plywood.
- **On site Supervision:** All excavation, trenching or rock removal (including blasting) within or adjacent to TPAs shall be supervised by the project arborist, including trenching for both municipal service connections and extension of these underground services to the building. Where considered necessary by the arborist, hand digging and pneumatic or hydraulic excavation techniques shall be used in place of mechanical excavation.
- **Tree Pruning:** The project arborist shall prune any tree roots or branches damaged during any phase of the project.
- **Pre-construction meeting for the landscape phase:** Landscaping activities – such as trenching for irrigation or lighting, grubbing of vegetation, distribution of soils and other landscape materials – are a significant potential source of damage to the sensitive soils and root systems of protected trees. Prior to any site preparation or construction activity for landscaping, the landscape and general contractor shall meet with the project arborist to review the tree protection plan and measures associated with landscaping.
- The arborist shall supervise all landscape activity within the tree protection areas.
- At 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.

Additional detail is provided in the attached Tree Management Plan. If diligently implemented, the tree protection measures specified in the Tree Management Plan

and in this report will effectively preserve municipal and both on and off-site trees for the long term benefit of the property owner and community.

ROLE OF THE PROJECT ARBORIST

In addition to assisting with tree preservation planning during the design and permit application phases of the project, the responsibilities of the arborist during the construction and landscape phases of the project are described below:

The main role of the project arborist is to assist the contractor in successfully preserving all trees, on and off site, designated for retention as a condition of the building 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 all required on site work.**

1. Pre-construction meeting
2. On site supervision when working around TPAs
3. Pre-blasting workplan meeting
4. Pre-landscaping workplan meeting
5. Periodic site monitoring to ensure ongoing compliance with tree protection measures
6. Post-construction inspection and report to the City of Victoria

End report

Prepared and submitted on behalf of Gye and Associates, Urban Forestry Consultants Ltd.

Consulting Arborist: Bill Stephen, BSc(F)
ISA Certified Arborist (Certification No. PN-0350A)
ISA Tree Risk Assessment Qualified (Current)

Reviewed by:

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 Certified Municipal Specialist (Certification No. PN-0144AM)
ISA Tree Risk Assessment Qualified (Current)

ASSUMPTIONS AND LIMITING CONDITIONS

1. 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. The report provides no undertakings regarding the future condition or behavior of the trees reviewed within it. Tree condition and risk assessments are not an exact science. Both qualities can and do change over time and should be reappraised periodically.

2. Any legal description provided to the consultant/appraiser is assumed to be correct. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

3. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.

4. Care has been taken to obtain all information from reliable sources. All data have been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the information provided by others.

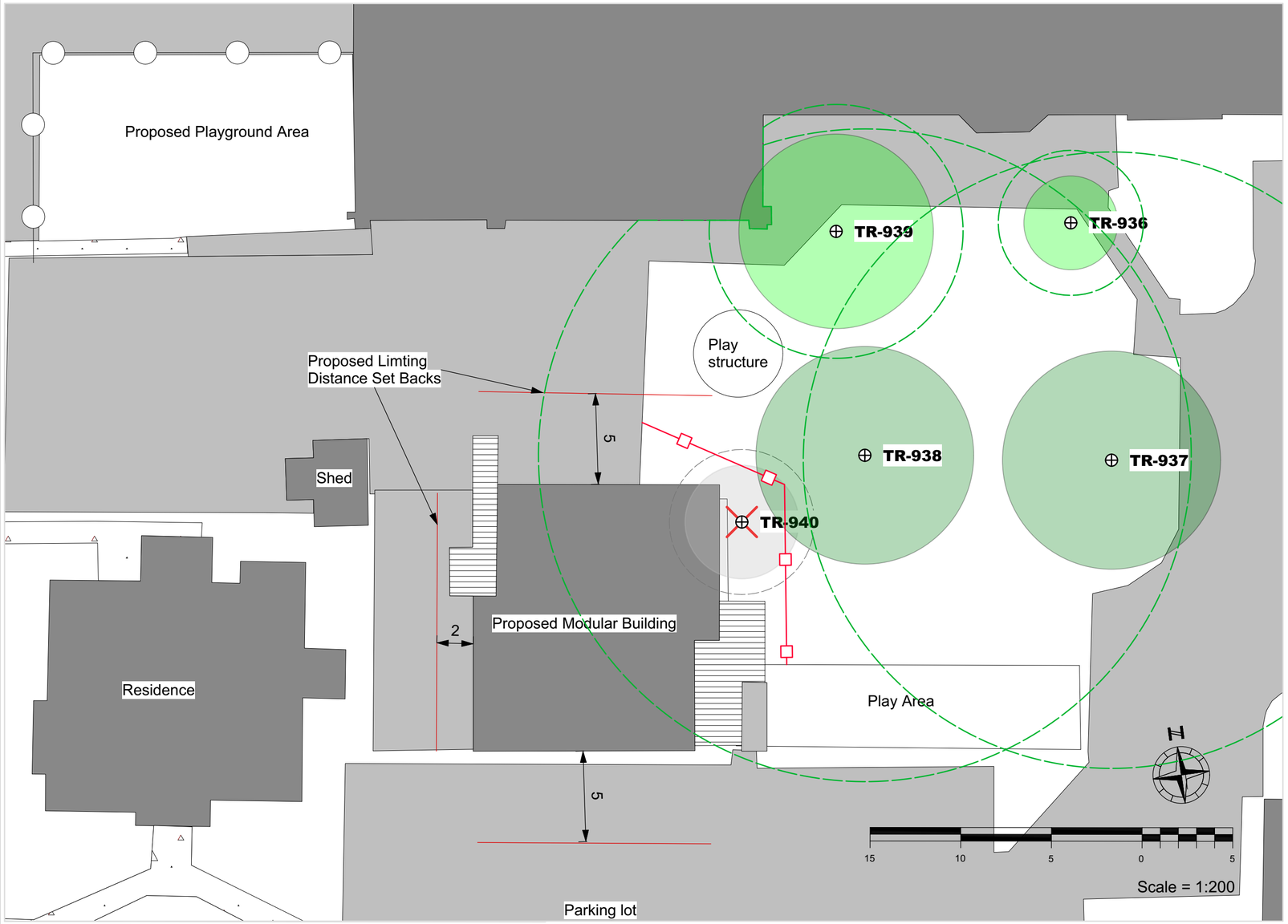
5. The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

6. Loss or alteration of any part of this report invalidates the entire report.

7. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by anyone other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.

8. This report and attached drawings remain the sole property of Gye and Associates, Urban Forestry Consultants Ltd., until all accounts have been paid in full.

9. Neither all nor any part of the contents of this report, nor any copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser – particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant/appraiser as stated in his qualifications.



TREE PRESERVATION MEASURES

1. **Pre-construction meeting:** Before construction begins, the owner and contractor shall meet with the arborist to review the placement of fencing and other tree protection measures within this plan.

2. **Tree Fencing:**
 a) The City of Victoria requires that tree protection fencing shall be installed at the locations indicated on this drawing prior to building permit being issued (see fencing detail on plan).
 b) Requests to temporarily remove or move tree fencing must be reviewed by the project arborist for approval.
 c) If it is not possible to fence the entire PRZ, the unprotected portion of the PRZ shall be armoured with two overlapping layers of 3/4" plywood or a temporary cover of geo-textile and 200mm of road-base, moderately compacted with a plate compactor.
 d) Tree protection fencing and armouring shall be maintained in good condition throughout the duration of the project.

3. **Tree Management Plan posting:**
 a) A full-sized weather-proof copy of this tree plan shall be available on the site office for all to see and consult.
 b) The general contractor shall ensure that all relevant sub-trades are familiar with the drawing and tree protection measures.

4. **Tree removal:**
 a) In order to minimize collateral damage to protected trees, tree removal shall be carried out by qualified arborists familiar with controlled tree removal in urban areas.
 b) All stump removal within the tree protected areas (TPAs) shall be supervised by the project arborist.

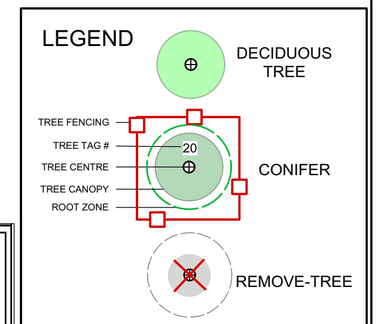
5. **Tree Pruning:**
Any tree pruning required will be carried out by an ISA Certified Arborist or Arboricultural Technician under the supervision of the Project Arborist.

6. **Site servicing and excavations:** The project arborist shall be present to oversee excavation, service trenching, stump removal, site grading or blasting within, or adjacent to, the fenced tree protection areas (TPAs).

7. **Root pruning and protection:**
 a) Any tree roots damaged during site work shall be pruned back to undamaged tissue by the arborist.
 b) The vertical face of excavated cuts adjacent to the TPAs shall be securely covered with non-permeable fabric by the project arborist to prevent soil desiccation and erosion.

8. **Temporary access:** If temporary access is required within a tree protection area (TPA), the contractor shall notify the project arborist in advance and review the access requirements and any additional protective measures prescribed by the arborist.

9. **Storage restrictions:** No equipment, materials or excavated soil shall be placed or stored within the TPA. THIS PARTICULARLY INCLUDES HOARDING OF EXCAVATED SOILS NEEDED FOR BACKFILLING OF THE HOUSE FOUNDATION.



TREE TABLE

G&A Tree ID	Common Name	DBH (cm)	PRZr (m)	Crown Diameter	Health	Structural Condition	Retention Suitability	Species tolerance to Disturbance	Bylaw Protected?	Comments	Recommendations
936	American holly	45.2	4	Fair	Fair	Good	Suitable	Good	Protected	Multistemmed. Mild symptoms of stress manifest in past three years	Retain and protect
937	Giant redwood	134	17	Fair	Fair	Good	Suitable	Moderate	Protected	Moderate symptoms of stress manifest in past three years. No visible defects in main stem. No history of large branch failure. Small dead branches in upper crown.	Retain and protect
938	Giant redwood	162	18	Good	Good	Good	Suitable	Moderate	Protected	No visible defects in main stem. No history of large branch failure. Small dead branches in upper crown.	Retain and protect
939	European beech	54	7	Good	Good	Good	Suitable	Poor	Protected	No visible defects in main stem. No history of large branch failure.	Retain and protect
940	American holly	49	4	Good	Good	Fair	Suitable	Good	Protected	Multistemmed. Some stems damaged by rubbing together.	Remove and replace with a new tree elsewhere on church property.

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.

GyeandAssociates.ca

PROJECT
912 Vancouver St, Victoria, BC

SHEET TITLE
Tree Management Plan

REV NO	DESCRIPTION	DATE
	FOR REVIEW	

PROJECT NO.	21-027
DATE	April 22, 2021
SCALE	1:200
DRAWN BY	LM
SHEET NO.	T - 1

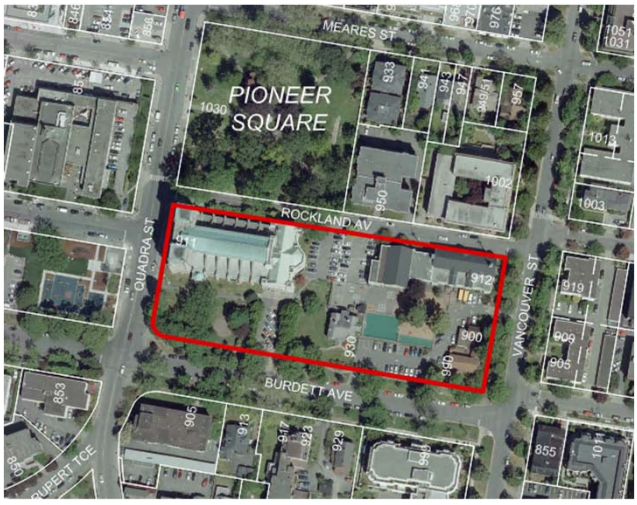
THIS DRAWING IS SCALED TO PRINT ON A 17X22" SHEET

Good Morning
I fully support this development request. . The school is proactive in preparing for the new and future standards pertaining to safety for the students and staff. Re-use of an existing building is huge benefit for all.
The property is well managed,and is a wonderful neighbor.Love to see the children using the grounds and the new park across the street.
Thank you
Catherine Brankston
314 999 Burdett Ave...
Victoria BC
V8V 3G7

Development Permit with Variance Application for 900-912 Vancouver Street and 930-990 Burdett Avenue

1

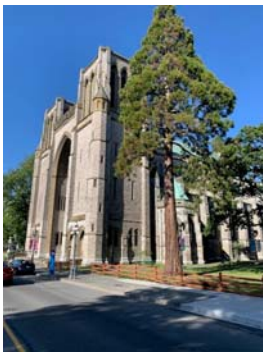
Aerial View



2

Subject Site

3

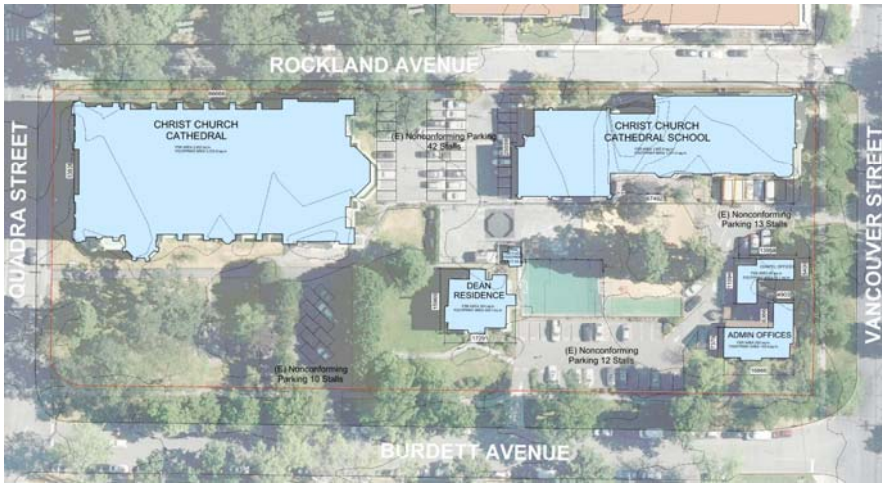




3

Existing Site Plan

4



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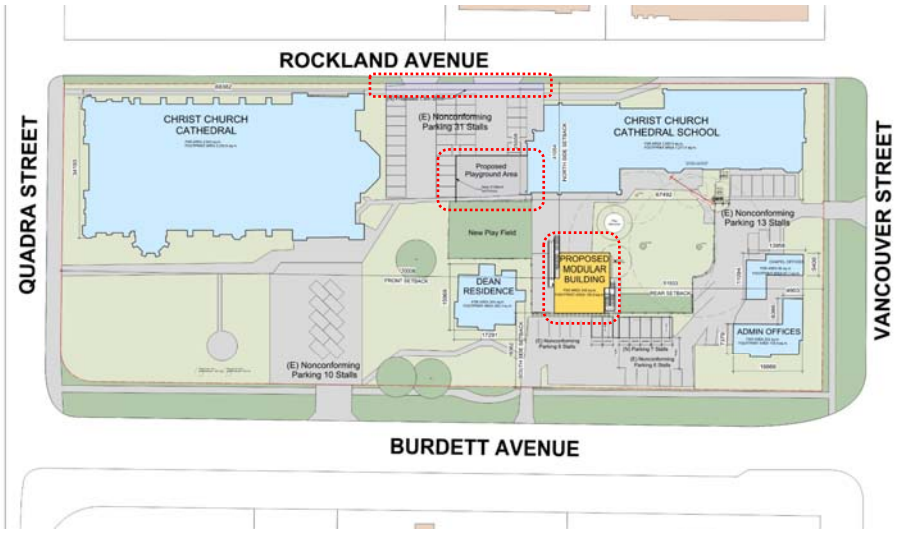
Proposed Site Plan

5



CITY OF VICTORIA

5

Streetscape & Materials

6

South Street Elevation

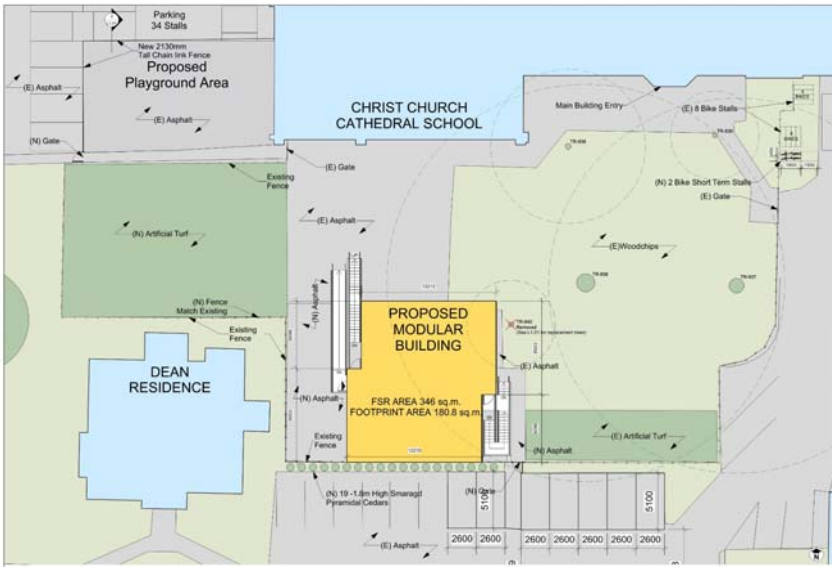
Image

CITY OF VICTORIA

6

Landscape

7



CITY OF VICTORIA

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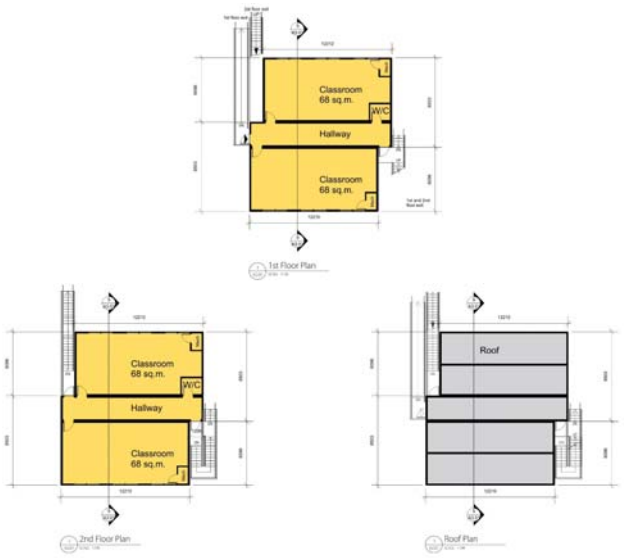
CITY OF VICTORIA

8

Floor Plans

9



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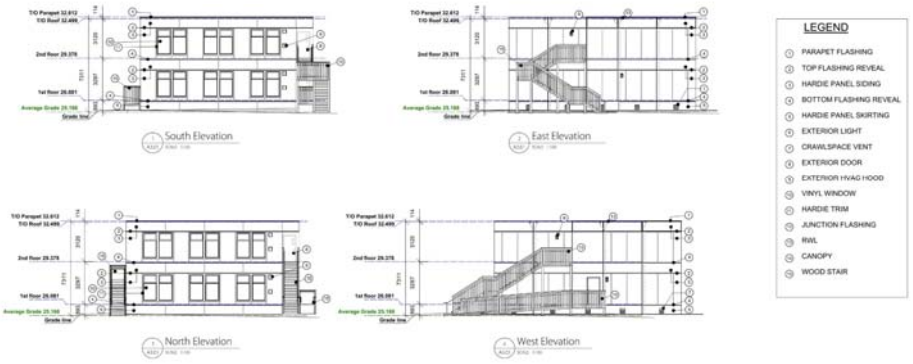
Elevations

10



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10