



PROJECT DESCRIPTION

**CIVIC ADDRESS:**  
1921, 1929, 1933 and 1935 ASHGROVE ST, 1900 RICHMOND RD

**LEGAL DESCRIPTION:**  
• PARCEL A (DD 82534) OF LOTS 39 AND 40 SECTION 76 VICTORIA DISTRICT PLAN 257  
• STRATA LOTS A AND B SECTION 76 VICTORIA DISTRICT STRATA PLAN VIS5007  
• PARCEL A (DD 41125) LOT 38 SECTION 76 VICTORIA DISTRICT PLAN 257  
• LOT 36 SECTION 76 VICTORIA DISTRICT PLAN 257

REGISTERED OWNER

Amica Oak Bay Inc.  
3200-20 Queen Street  
Toronto, ON  
M5H 3R3  
tel: 604-761-5939  
email: drmilliken@millikendevelopments.com

**ARCHITECT**  
de Hoog & Kierulff architects  
977 Fort Street  
Victoria, BC  
V8V 3K3  
tel: Mr. Charles Kierulff Architect AIBC MRAIC  
250-658-3367  
fax: 250-658-3397  
email: crk@dhk.ca

**CIVIL ENGINEER**  
McElhanney  
Suite 500, 3960 Quadra Street  
Victoria BC  
V8X 4A3  
tel: Mr. Colin Davis  
250-370-9221  
email: cdavis@mcelhanney.com

**LANDSCAPE ARCHITECT**  
LADR  
3-864 Queens Avenue  
Victoria, B.C.  
V8T 1M5  
tel: Mr. Chris Windjack  
250-598-0105  
email: cwindjack@ladrla.ca

SITE INFORMATION BASED ON DRAWINGS PREPARED BY

Polaris Land Surveying  
1834C Oak Bay Ave #138  
Victoria, BC  
V8R 0A4  
File: 1332-06  
tel: Ms. Michelle Blake  
250-412-3513

LIST OF DRAWINGS

**Architectural**  
A0.0 Cover Sheet  
A1.0 Project Data  
A1.1 ZONING DATA  
A2.0 Parkade Plan  
A2.1 Main Floor Plan  
A2.2 L2 to L4 Plan  
A2.3 L5 Plan  
A2.4 L6 PLAN  
A2.5 Roof Plan  
A3.0 Elevations  
A3.1 Street Context Elevations  
A3.2 Street Context Elevation (Birch)  
A3.3 Elevation Overlay PH1 on PH2  
A4.0 Building Sections  
A5.0 Model Views  
A5.1 Model Views  
A5.2 Model Views  
A5.3 Model Views  
A6.0 Shadow Study - Summer Solstice, Autumnal Equinox, Winter Solstice  
A7.0 Coulour & Materials

**Civil**  
22036-DP Conceptual Site Servicing Plan

**Landscape**  
L1 Landscape Concept Plan  
L2 Tree Management Plan

BUILDING CODE SUMMARY

REFERENCED DOCUMENT :  
BRITISH COLUMBIA BUILDING CODE 2018 - PART 3

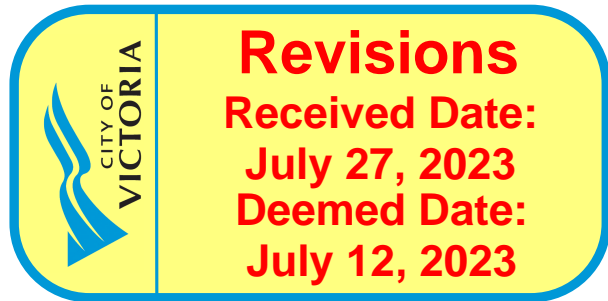
MAJOR OCCUPANCY CLASSIFICATION:  
• RESIDENTIAL - GROUP C  
• PARKADE - GROUP F3  
• EXISTING PH1 - GROUP B3

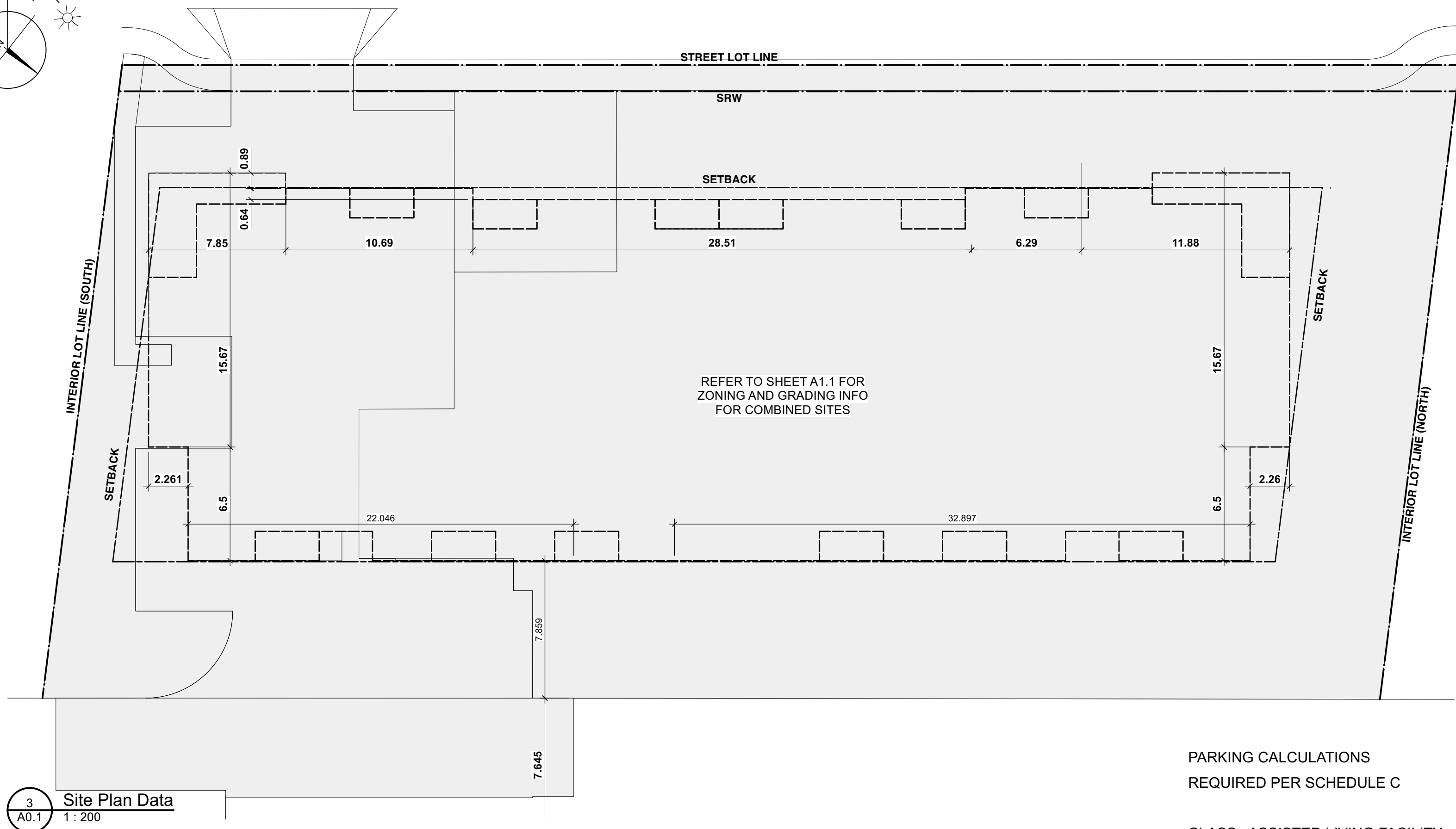
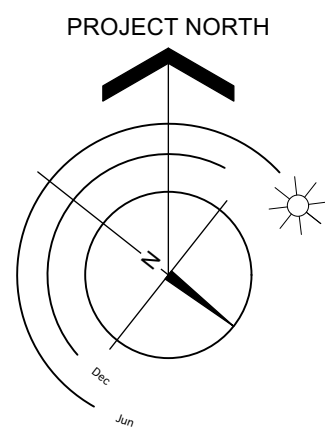
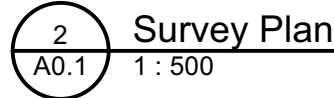
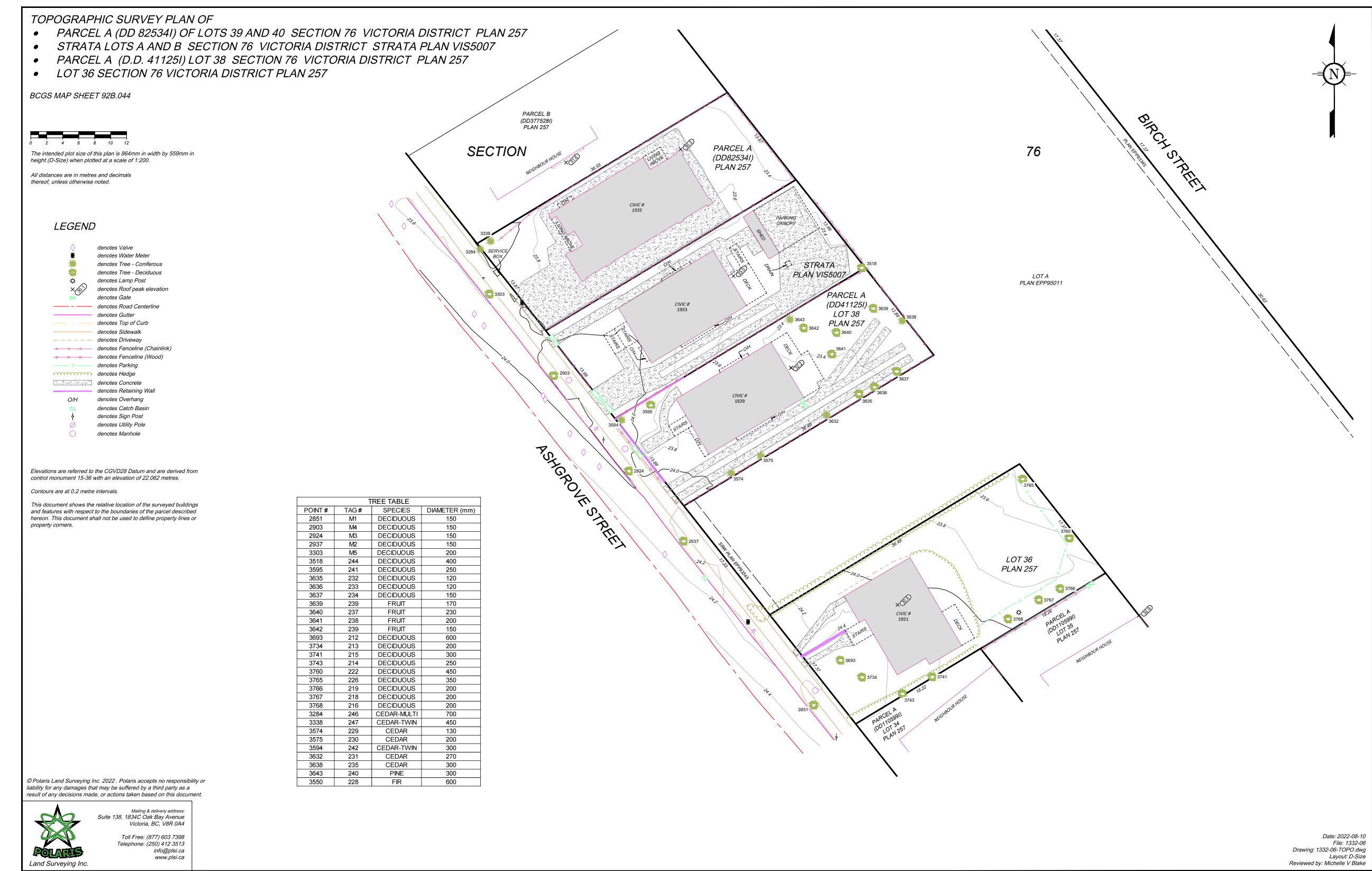
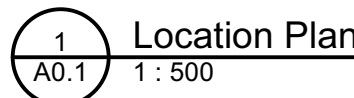
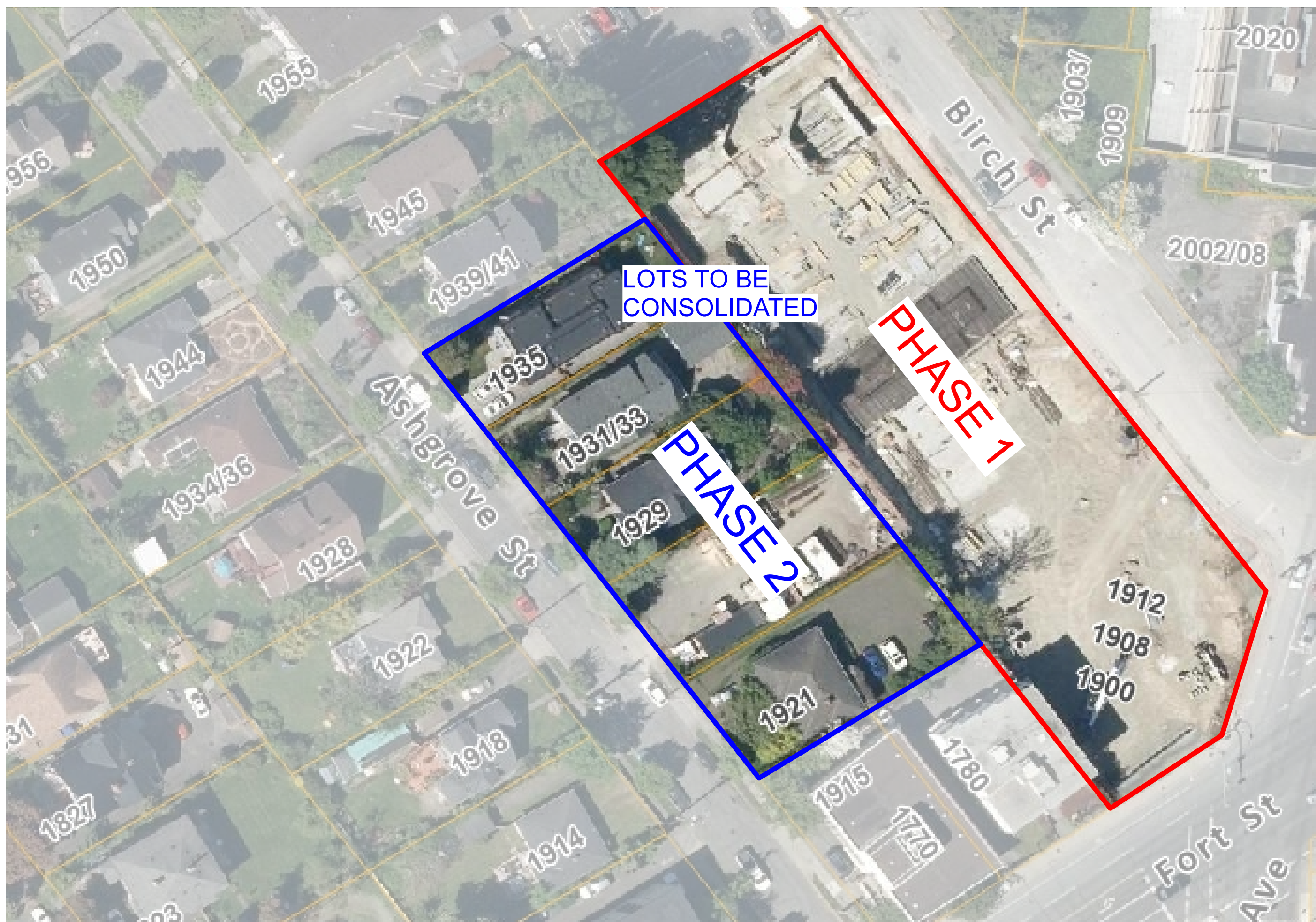
MAJOR OCCUPANCY FIRE SEPARATIONS:  
• C - B3 <-> F3 - 1 hr.

BUILDING AREA:  
• 1 135 m2 (PH2)

BUILDING HEIGHT:  
• 6 STOREYS

NUMBER OF STREETS FACING:  
• 1





### PARKING CALCULATIONS REQUIRED PER SCHEDULE C

CLASS : ASSISTED LIVING FACILITY

PROJECT INFORMATION TABLE		PHASE 2	PHASE 1 EXISTING	COMBINED SITES
ZONE (EXISTING)		R3-2, R1-B, C1-R	C1-R	
PROPOSED ZONE				NEW ZONE
SITE AREA (M2)		2,769 m2	4,065 m2	6834.0 m2
TOTAL FLOOR AREA INCL COMMERCIAL (M2)		6,585 m2	10,771 m2	17,356 m2
COMMERCIAL FLOOR AREA (M2)			170 m2	170 m2
FLOOR SPACE RATIO		2.38	2.65	2.54
SITE COVERAGE (%)		48.6 %	54.4 %	53.3 %
OPEN SITE SPACE (%)		40.9 %	37.1 %	36.2 %
HEIGHT OF BUILDING (M)		26.58 m	20.6 m	26.58 m
NUMBER OF STOREYS		6	5	6
PARKING STALLS (NUMBER) ON SITE		55	47	101 (15 ACCESSIBLE)
BICYCLE PARKING NUMBER	CLASS 1	5	8	13
	CLASS 2	6	2	8

<b>BUILDING SETBACKS (M)</b>	
STREET LOT LINE	7.05 m Project WEST
INTERIOR LOT LINE	5.63 m Project NORTH
INTERIOR LOT LINE	4.27 m Project SOUTH

RESIDENTIAL USE DETAILS	
TOTAL NUMBER OF UNITS	88
UNIT TYPE, E.G., 1 BEDROOM	Studio, 1-Bedroom, 1-Bedroom + Den, 2-Bedroom
GROUND-ORIENTATED UNITS	8
MINIMUM UNIT FLOOR AREA (M2)	43.4 m2
TOTAL RESIDENTIAL FLOOR AREA (M2)	5,165.9 m2

## PHASE 2 - 88 SUITES

PHASE 1 - 125 SUITES

TOTAL - 213 SUITES

VEHICLES - 213 X 0.35 = 74.55

VISITORS -  $213 \times 0.1 = 21.30$

RETAIL PH1 1 PER 50m2= 3.40

TOTAL = 99.25

NEAREST WHOLE = 99 S

## BICYCLES

LONG-TERM

$$213 @ 1 \text{ PER } 20 = 10.65$$
$$= 1'$$

### SHORT-TERM

$$213 @ 1 \text{ PER } 50 = 4.26$$
$$= 4$$

## EV CHARGING

1 PER VEHICLE SPACE = 43 STALLS

(PHASE 2 NEW CONSTRUCTION ONLY)

ACCESSIBLE PARKING :

75 VEHICLES @ 15% = 11.25 = 11 R

(9 REG + 2 VAN

21 VEHICLES @ 15% = 3.15 = 3 V

(2 VISITOR AND 1 VISITOR VAN )

TOTAL VEHICLE UA REQ'D = 11

(9 REG + 2 VISITOR)

TOTAL VAN UA REQ'D. = 3

(2 REG + 1 VISTOR)

TOTAL REQUIRED = 14

TOTAL PROVIDED = 15

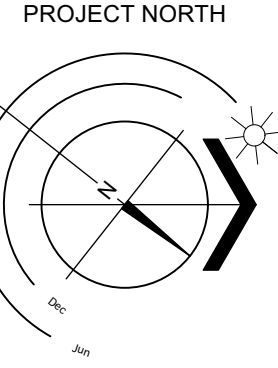


# A1.0

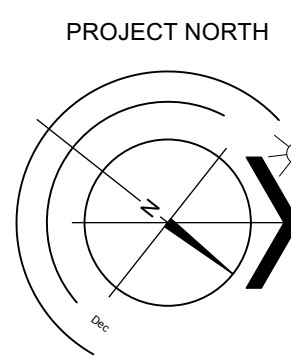
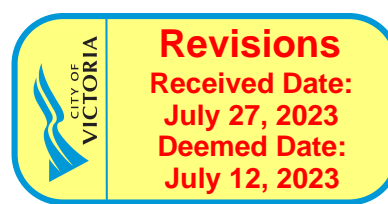




**Revisions**  
Received Date:  
July 27, 2023  
Deemed Date:  
July 12, 2023

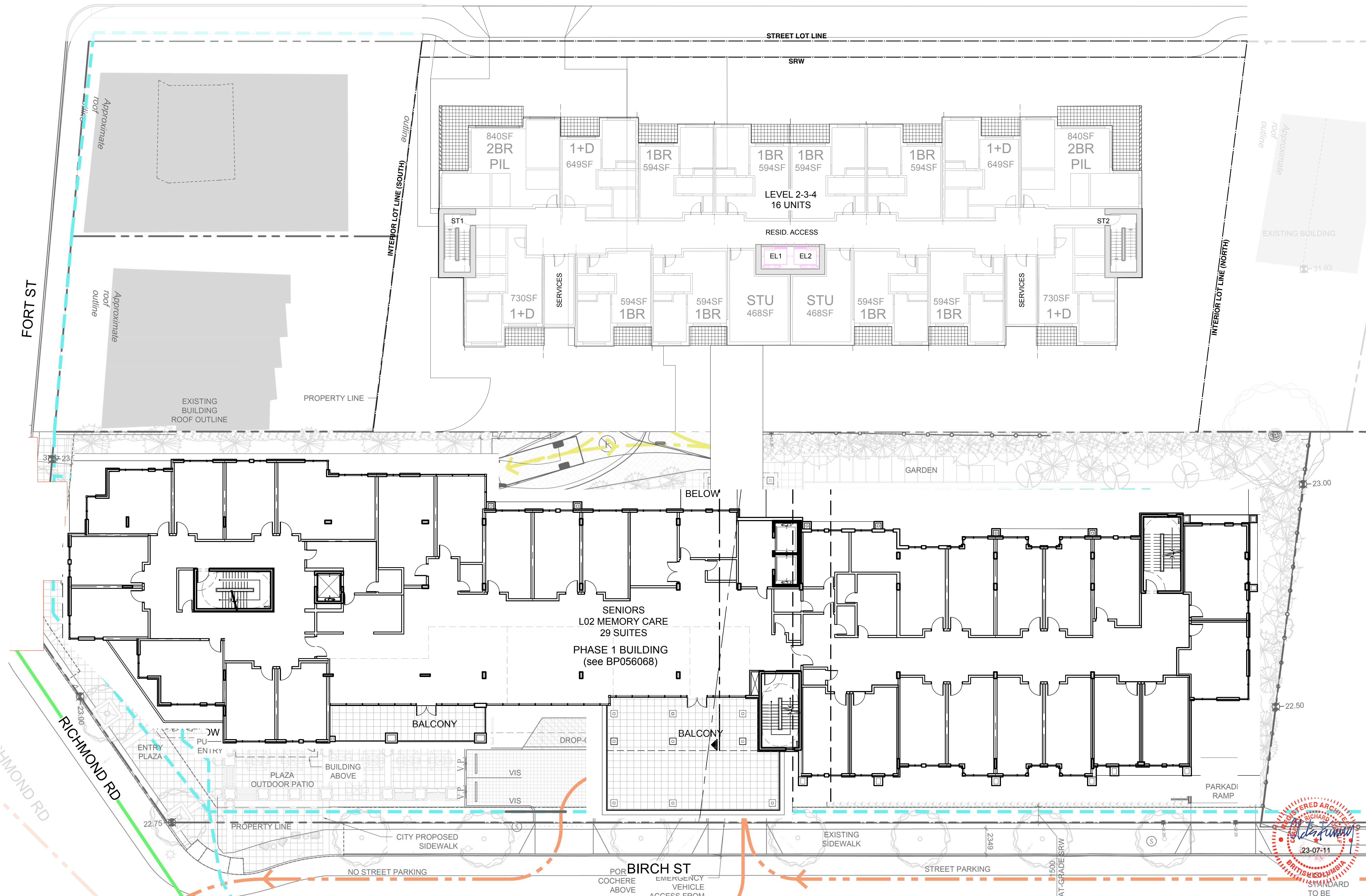


FORT ST



## A2.1

ASHGROVE ST



AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2  
L2 to L4 Plan

RE-ISSUED FOR REZONING &amp; DP : 11 JULY 2023



ASHGROVE ST

FORT ST

RICHMOND RD

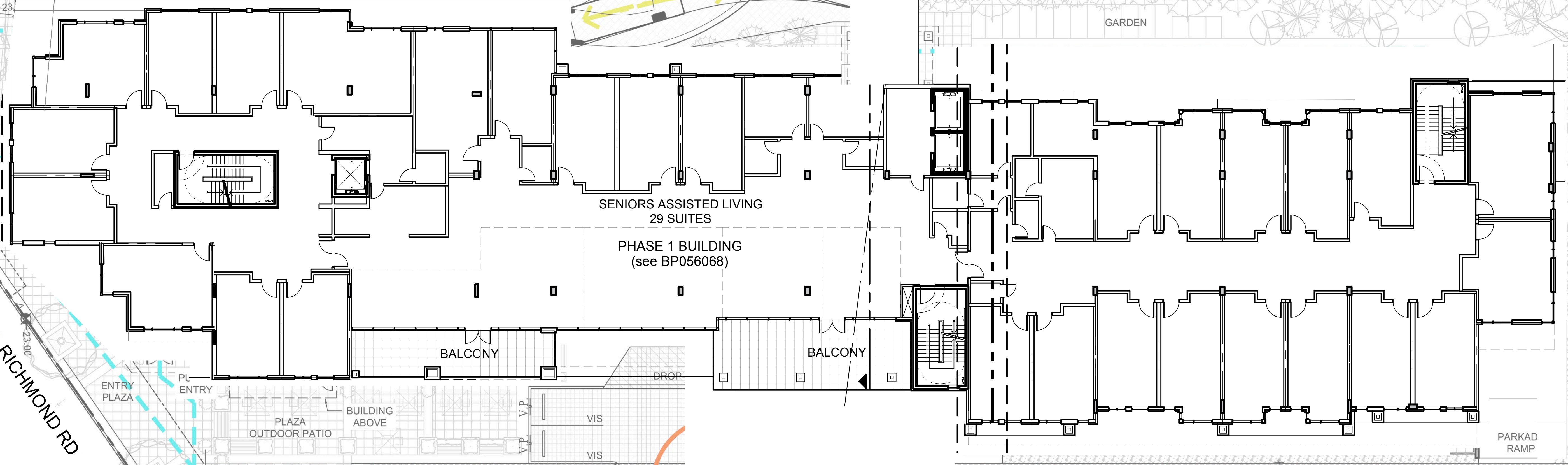
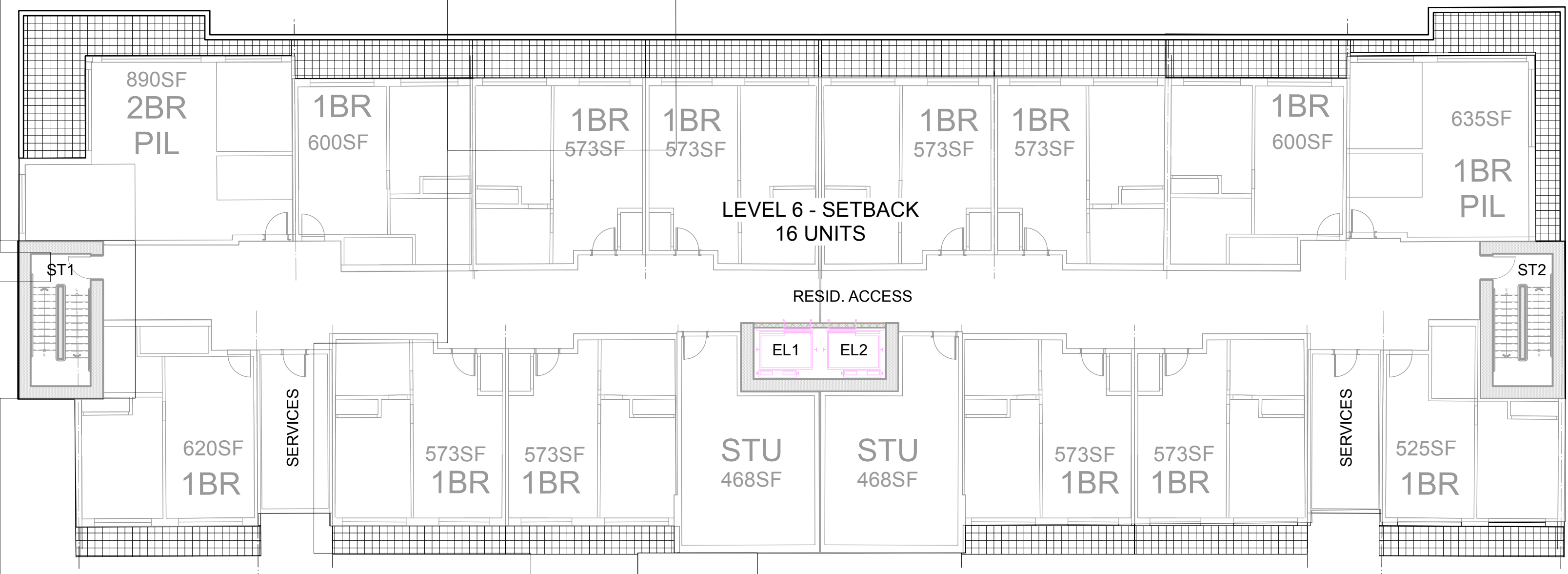
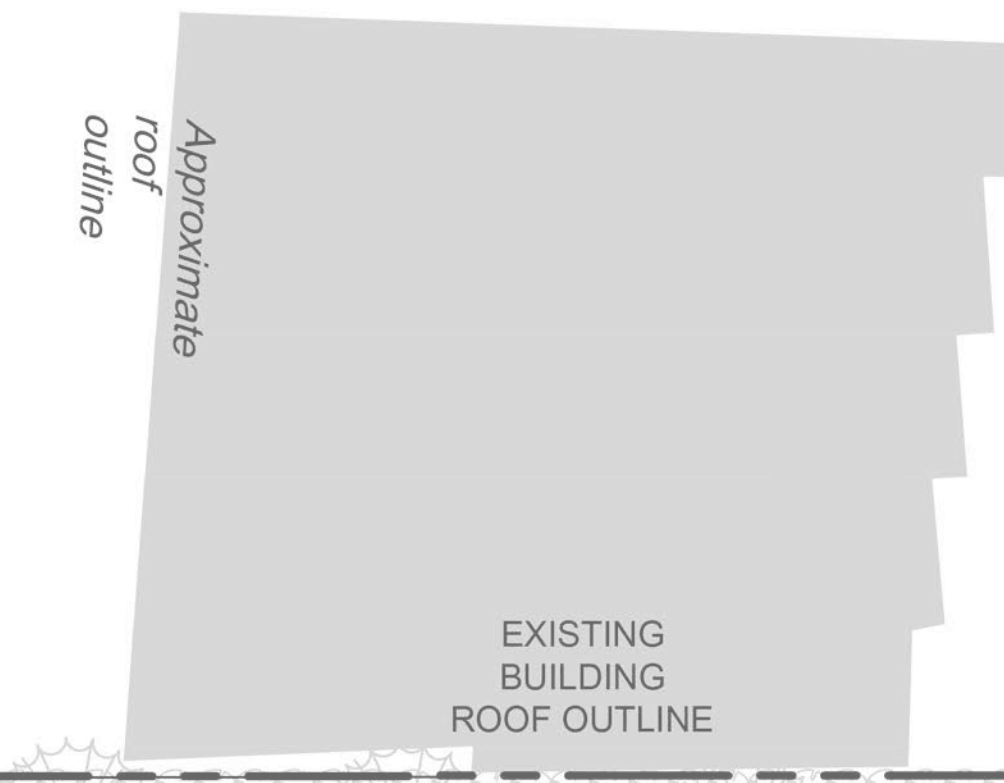
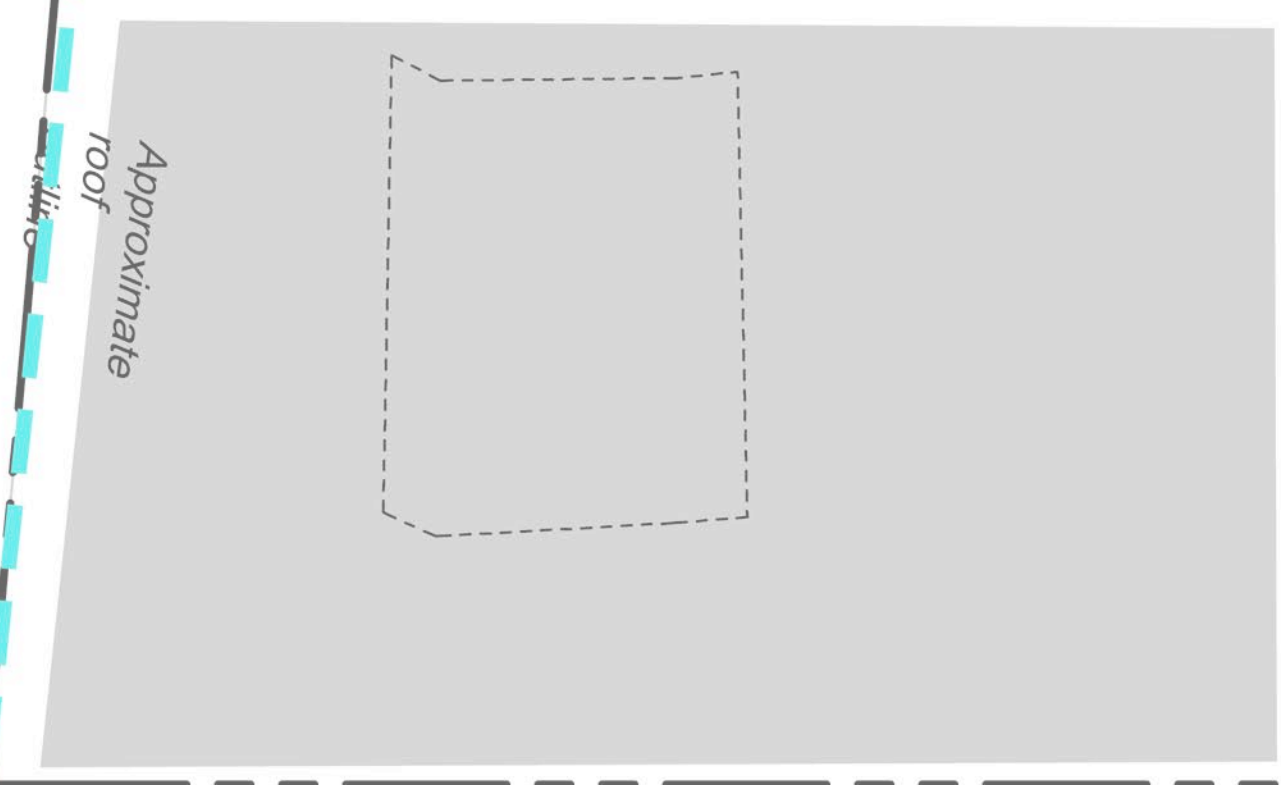
BIRCH ST

STREET LOT LINE

SRW

INTERIOR LOT LINE (SOUTH)

INTERIOR LOT LINE (NORTH)



ENTRY PLAZA

PL ENTRY

PLAZA  
OUTDOOR PATIO

BUILDING  
ABOVE

BALCONY

BALCONY

SENIORS ASSISTED LIVING  
29 SUITES

PHASE 1 BUILDING  
(see BP056068)

GARDEN

PARKAD  
RAMP

EXISTING  
SIDEWALK

CITY PROPOSED  
SIDEWALK

PROJECT NORTH



ASHGROVE ST

FORT ST

RICHMOND RD

BIRCH ST

STREET LOT LINE

SRW

INTERIOR LOT LINE (SOUTH)

INTERIOR LOT LINE (NORTH)

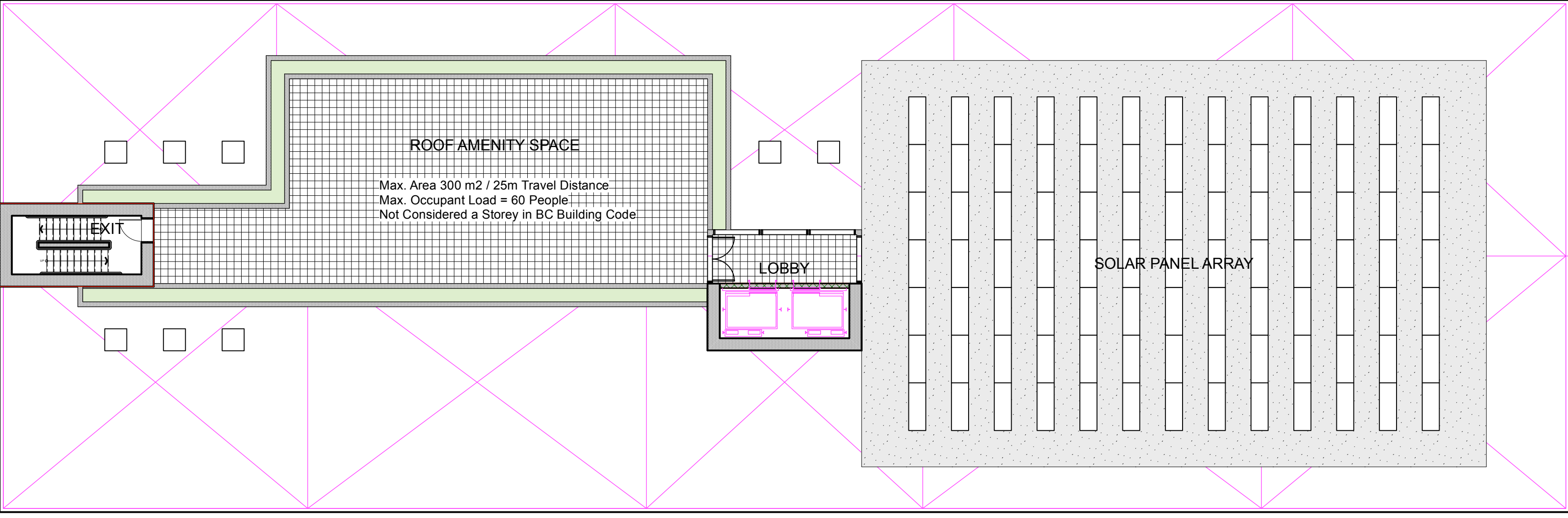
PROPERTY LINE

PROPERTY LINE

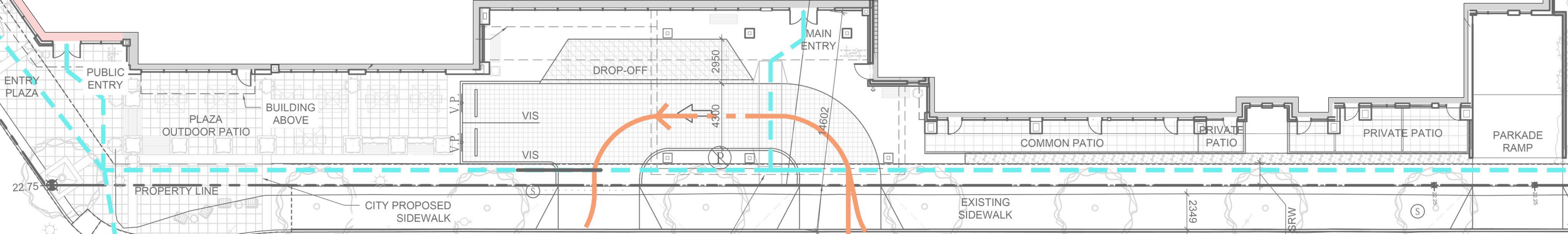
CITY PROPOSED  
SIDEWALK

EXISTING  
SIDEWALK

SRW



PHASE 1 BUILDING  
(see BP056068)



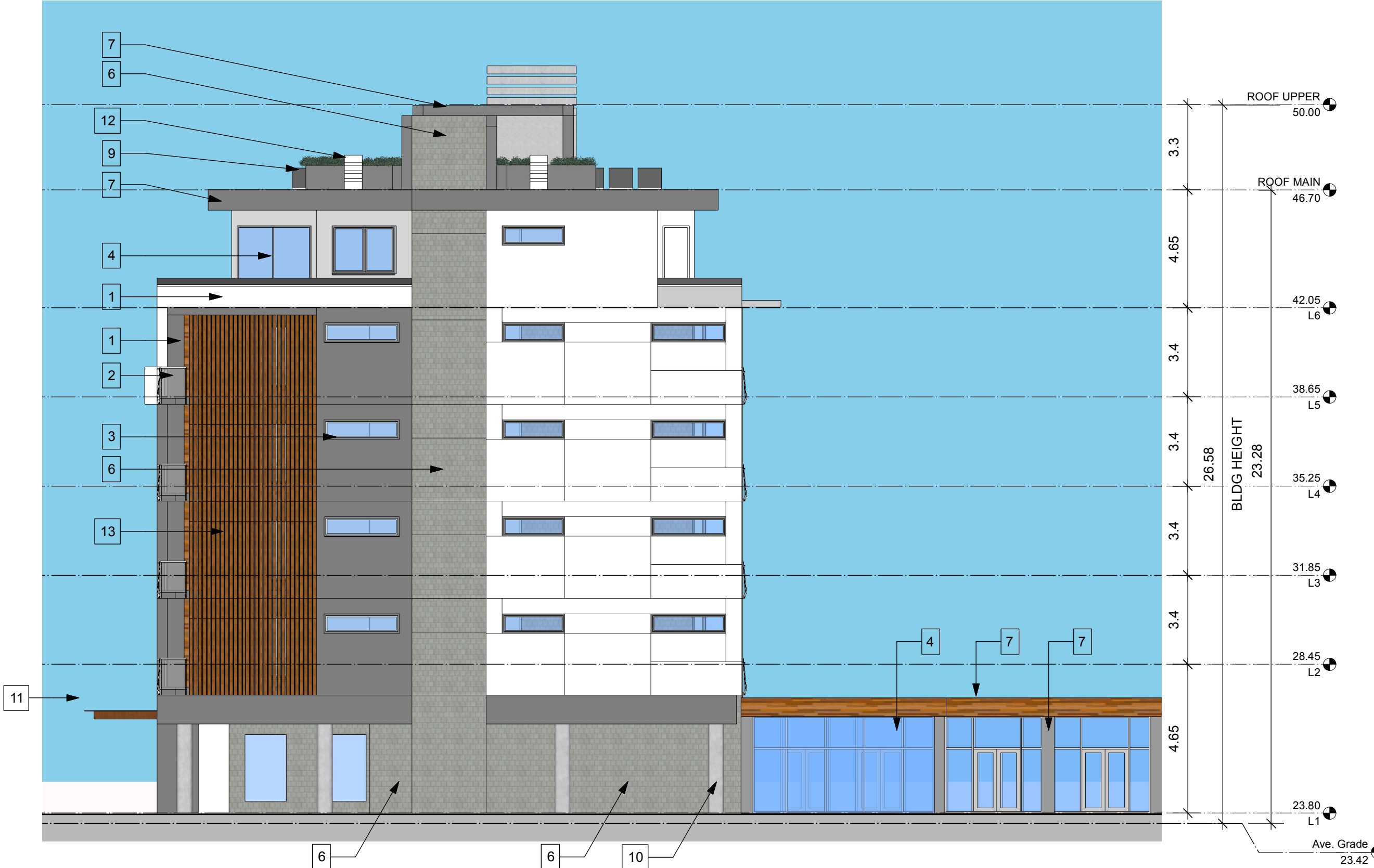
PROJECT NORTH





WEST ELEVATION

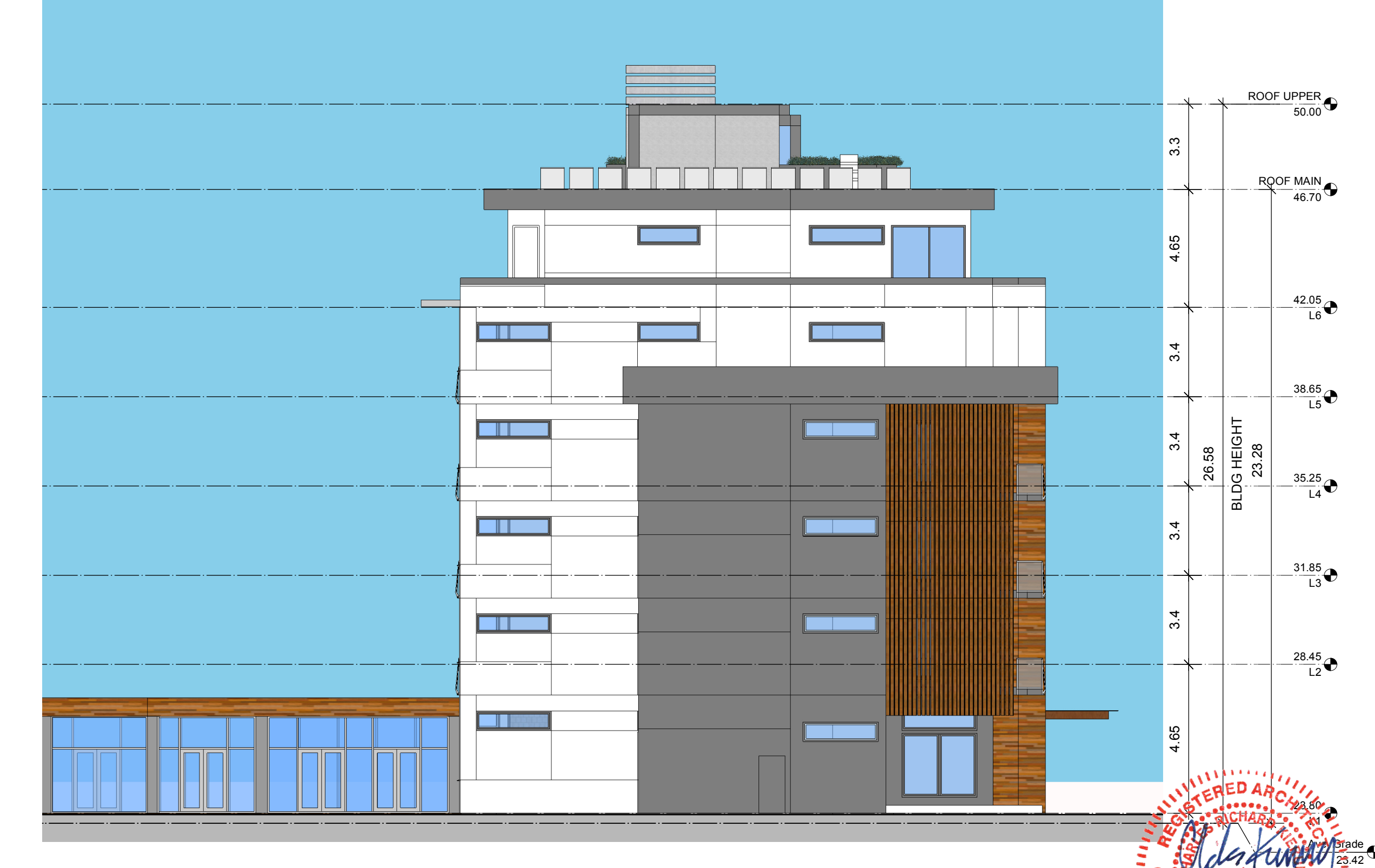
- MATERIALS KEY :
- 1. Cementitious Panel Siding - various colours - with colour-matched trims.
  - 2. Aluminum and Glass guard.
  - 3. High-Performance Vinyl windows with coloured frames.
  - 4. High-Performance aluminum and glass window-wall system.
  - 5. Metal siding with printed wood grain pattern.
  - 6. Smooth face masonry cladding.
  - 7. Prefinished metal cladding.
  - 8. Rooftop solar PV array.
  - 9. Rooftop amenity area with planters.
  - 10. Concrete column.
  - 11. Steel and glass canopy.
  - 12. Rooftop beekeeping hives.
  - 13. Louvre Screen Wall



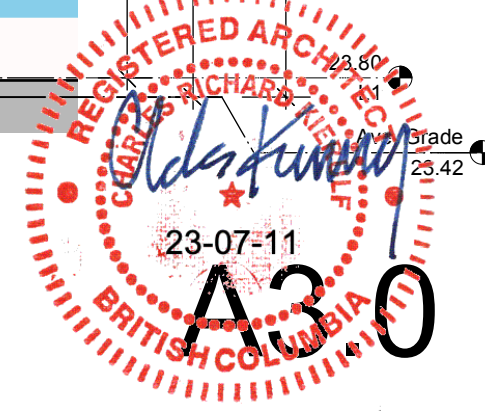
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION





1760 Fort

1914

1918

1922

1928

1934-1936

1944

STREET CONTEXT ELEVATION - ASHGROVE STREET LOOKING WEST



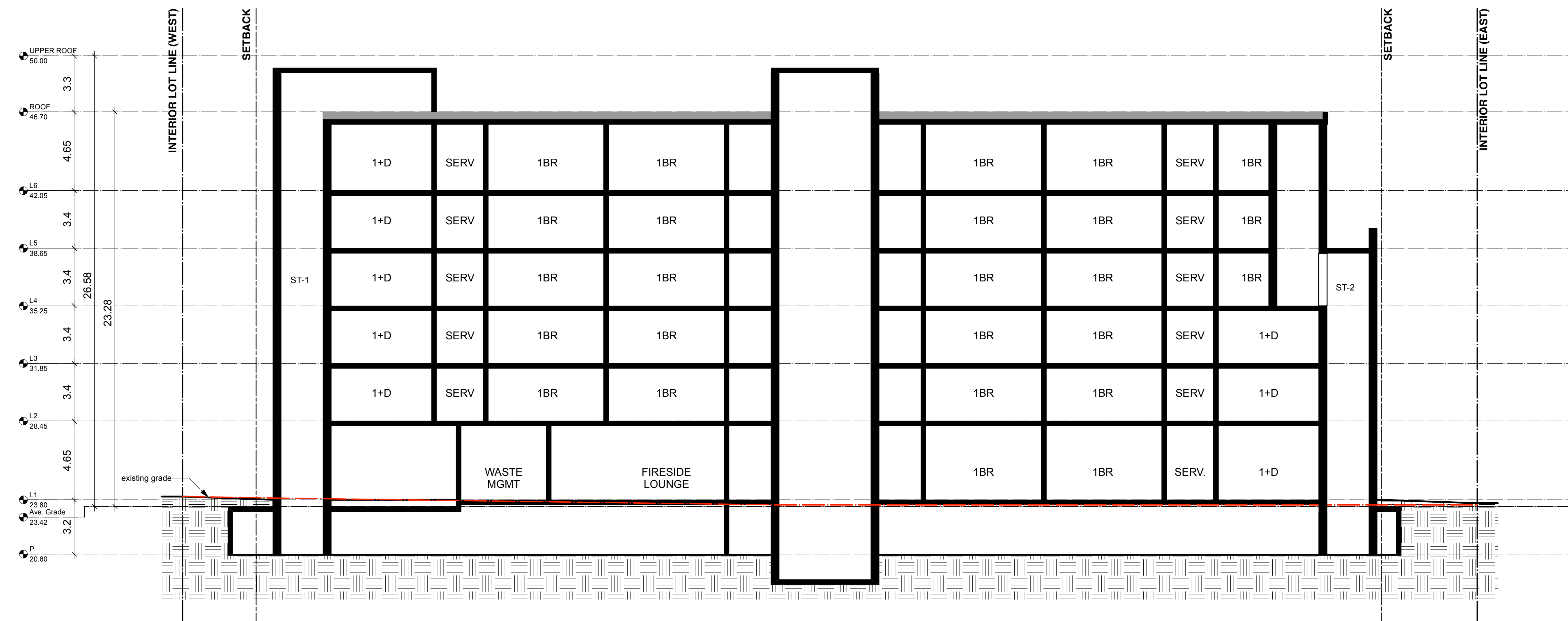
STREET CONTEXT ELEVATION - ASHGROVE STREET LOOKING EAST



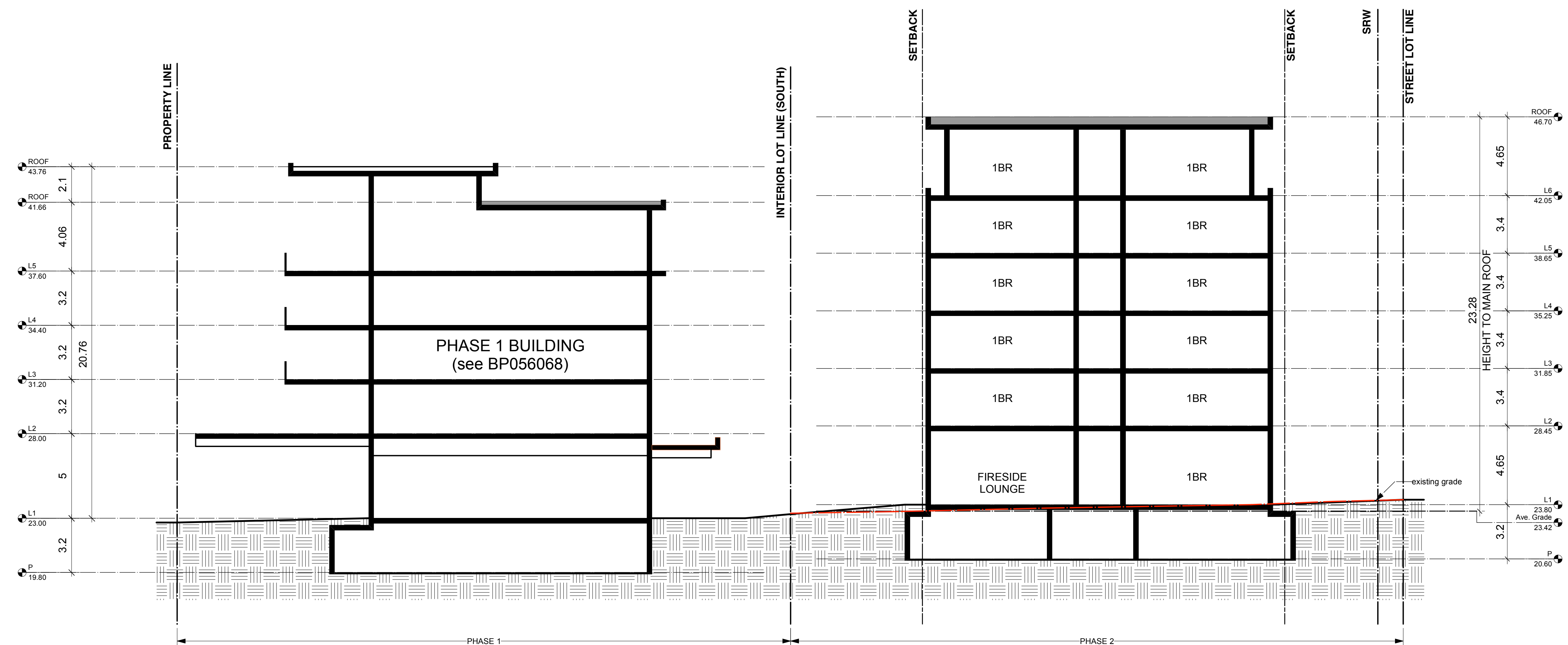
Street Context Elevation - Birch Street - Phase 2 in background  
(Phase 1 and context masked 60%)



EAST ELEVATION WITH PHASE 1 WINDOW OPENINGS OVERLAID



SECTION WEST - EAST



SECTION SOUTH - NORTH

## AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2

RE-ISSUED FOR REZONING &amp; DP : 11 JULY 2023



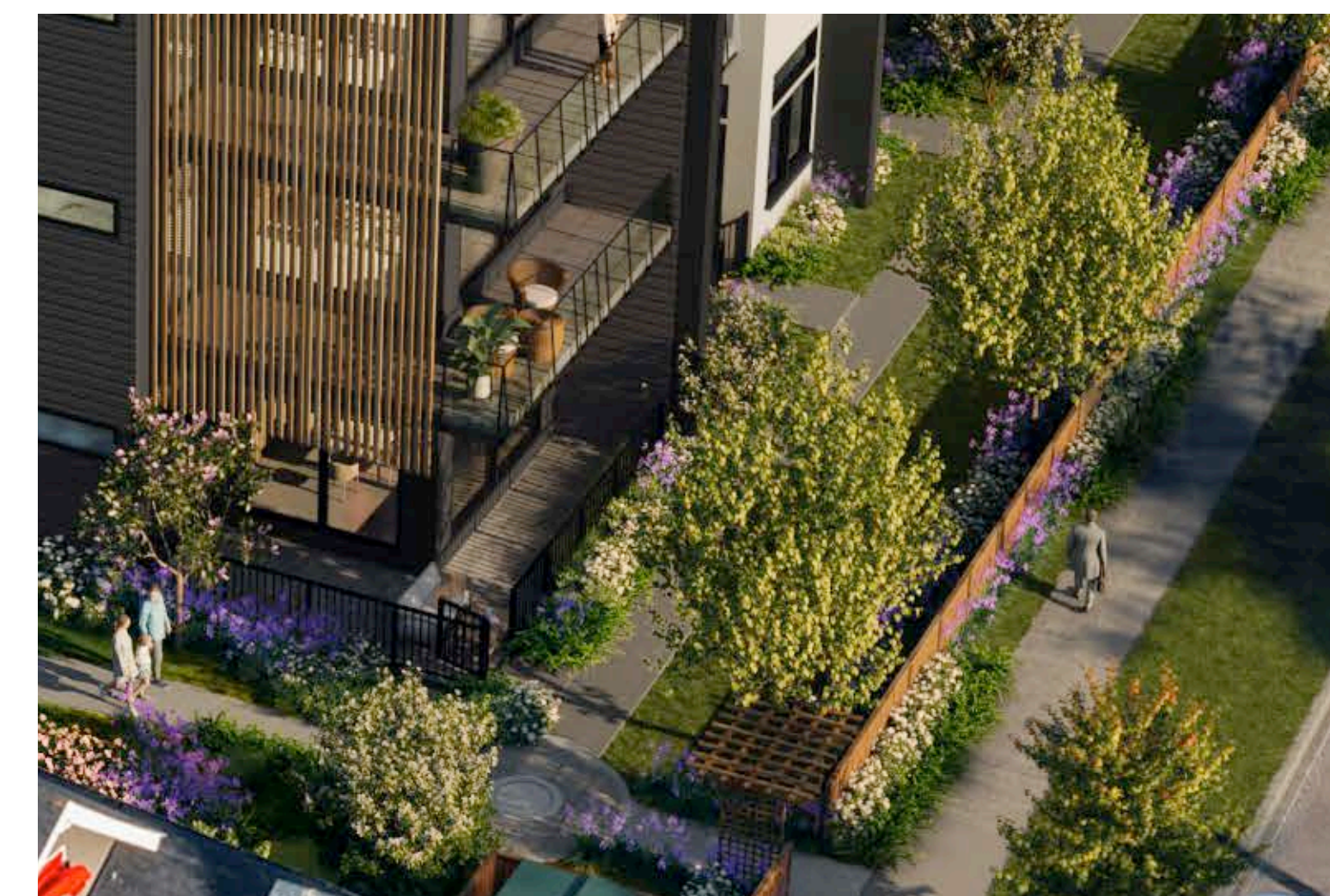
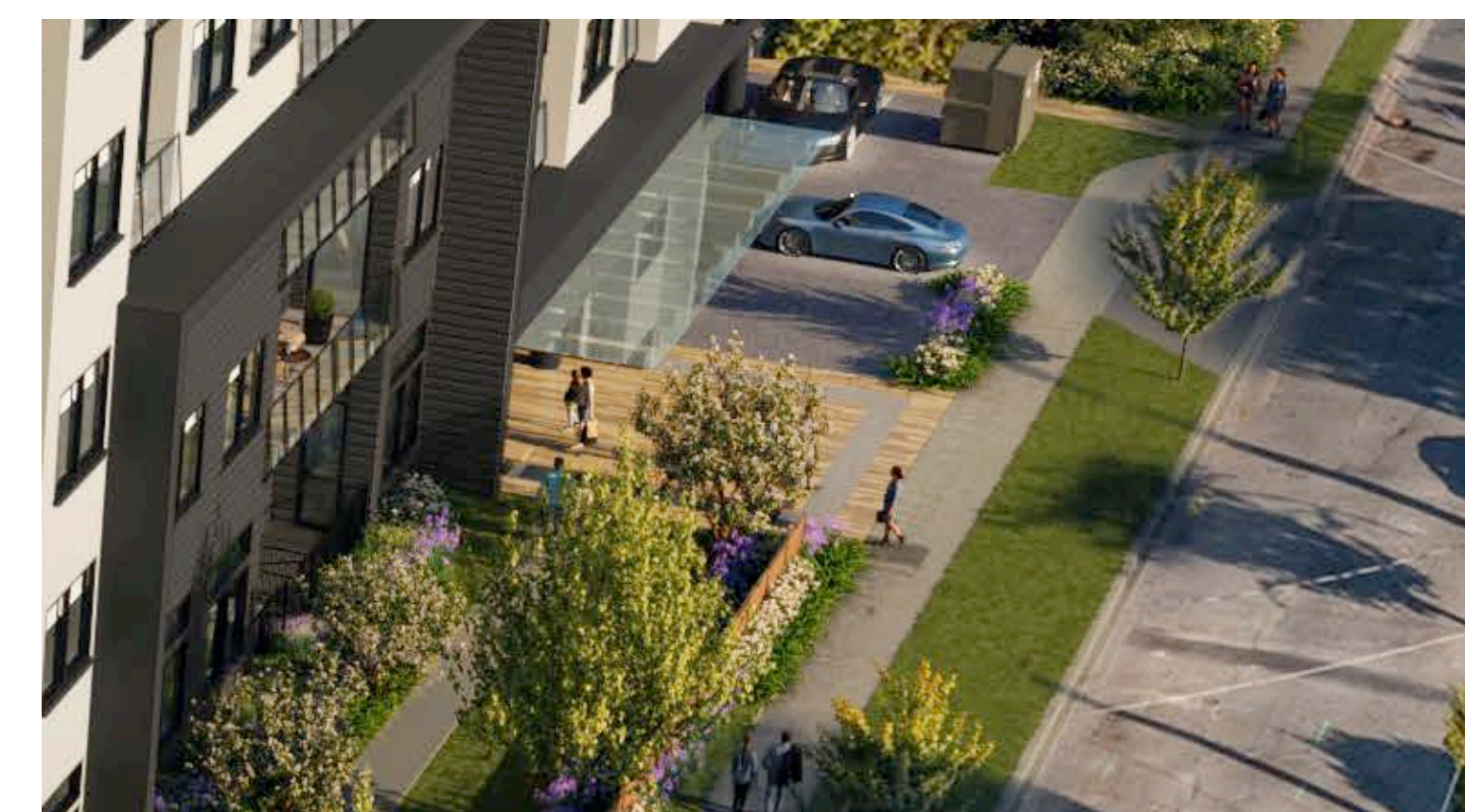
Aerial View - Looking West from Richmond Road  
Phase 1 in Foreground



Aerial View - Looking South West from Richmond Road  
Phase 1 in Foreground



Aerial View - Looking South East from Ashgrove Street  
Phase 1 in Background





Street View - Looking North from Richmond Street

Phase 1 on the right ; Commercial Buildings in the foreground on Fort Street



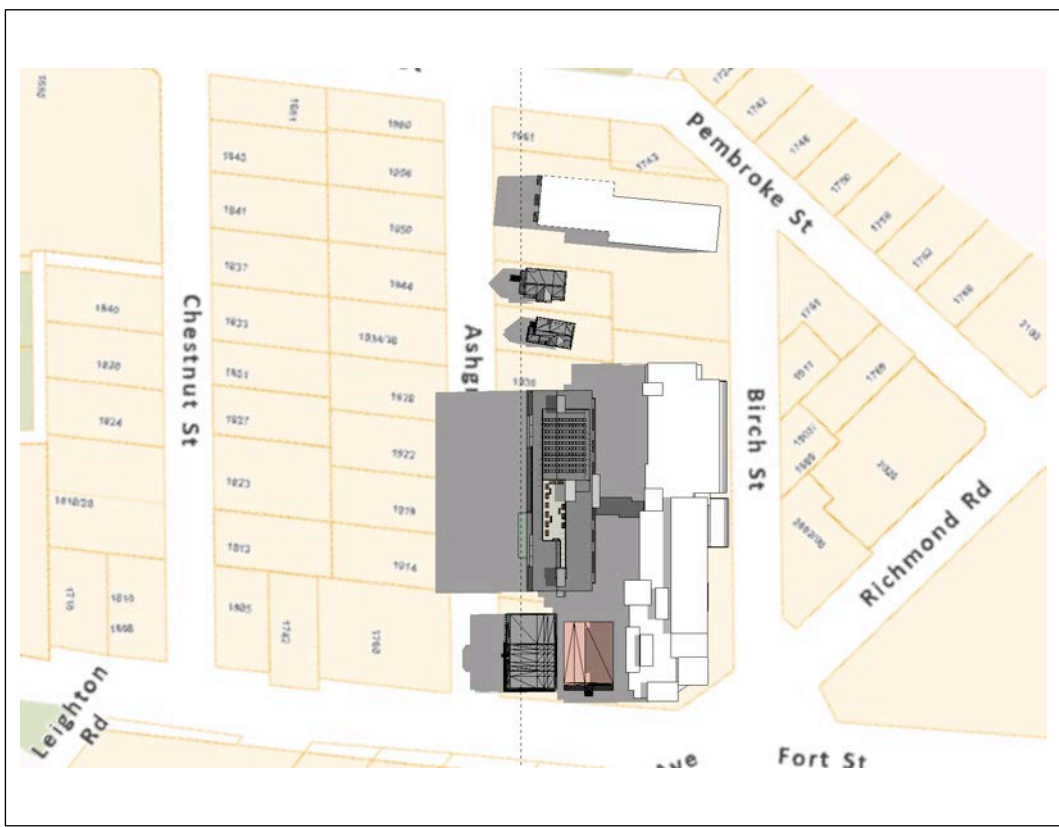
Street View - Looking South along Ashgrove Street



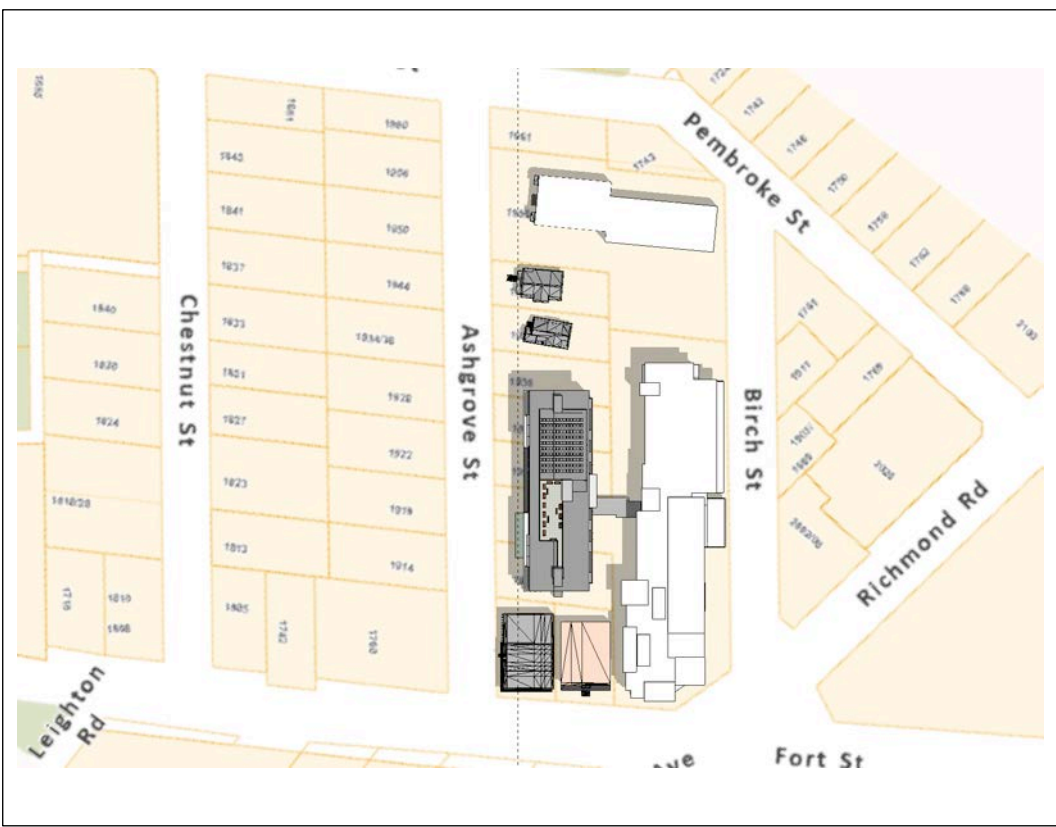


Aerial View - Looking East over Fort Street with RJH Buildings in Background

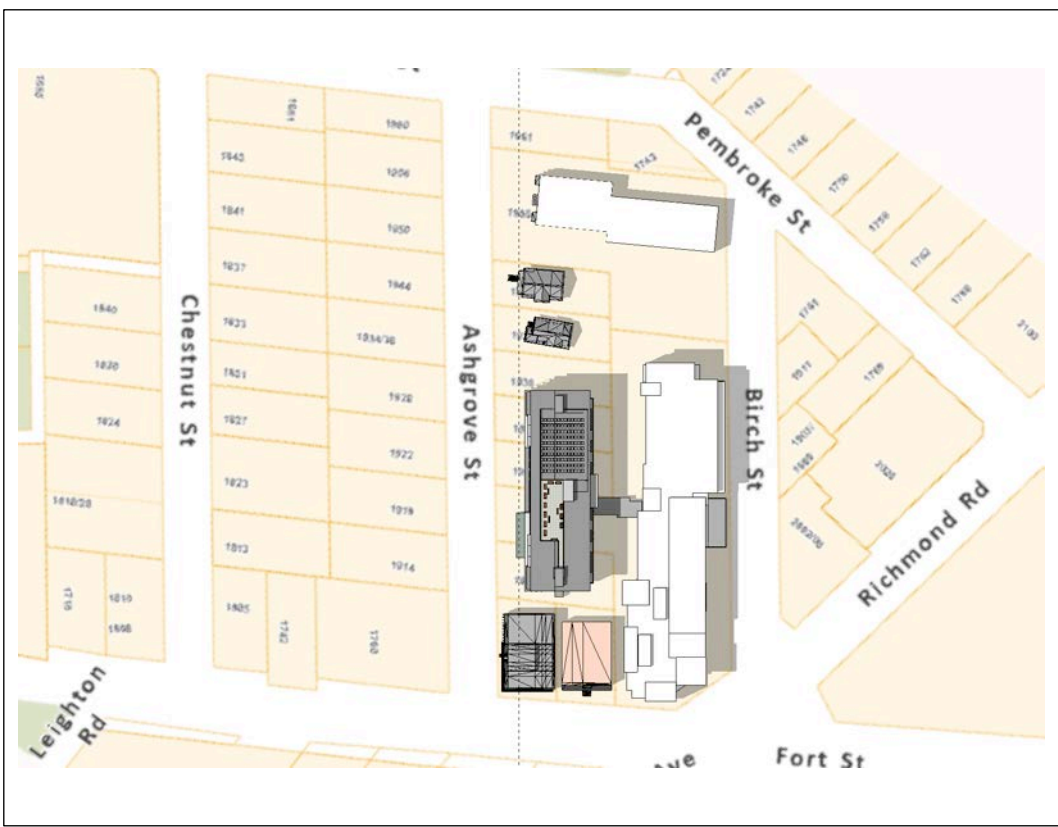




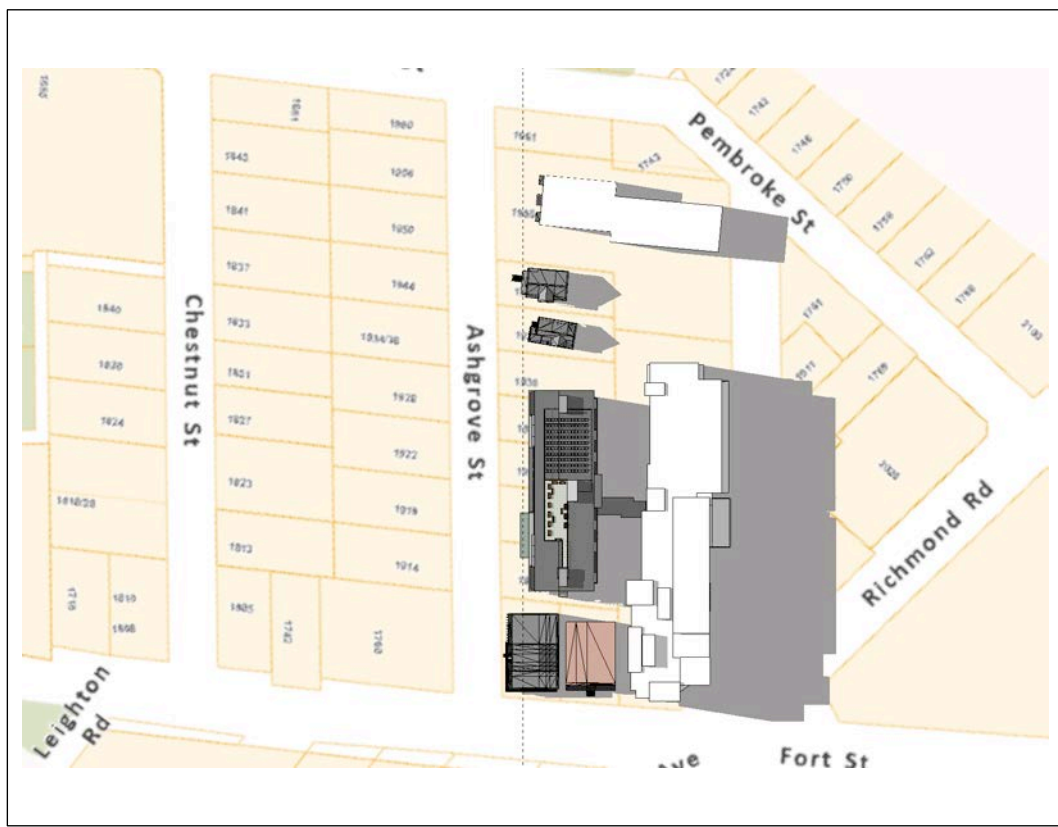
JUNE 21 - 08:00



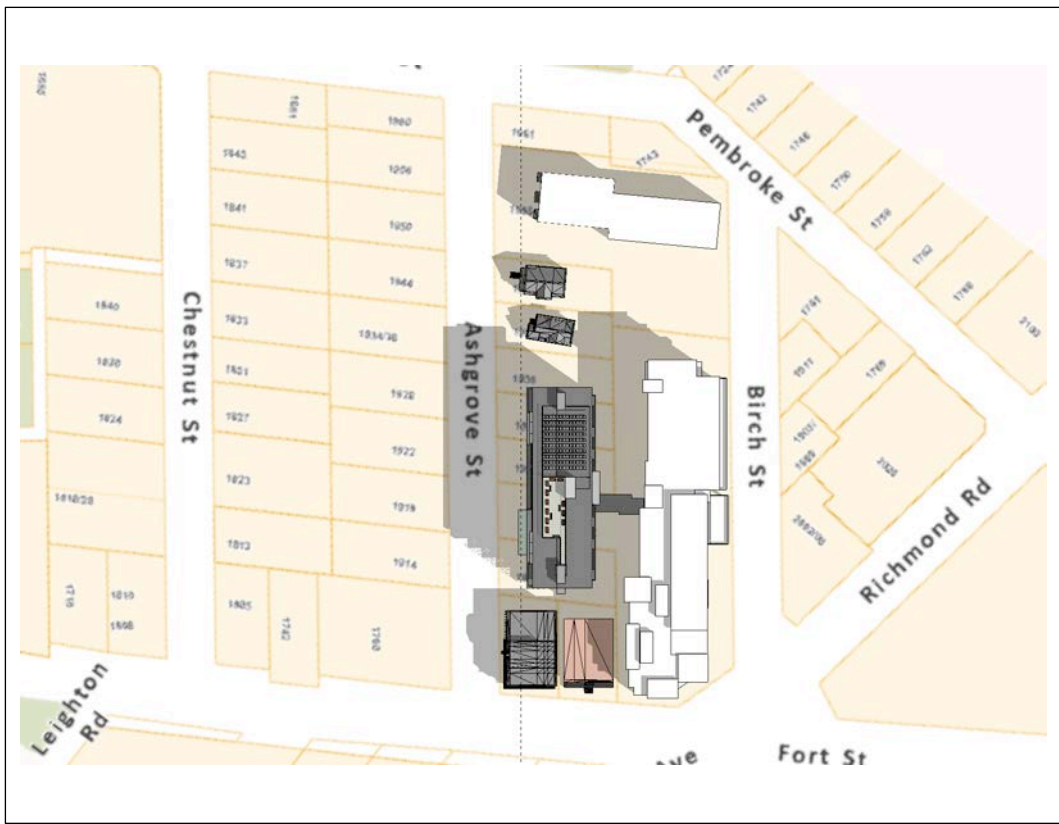
JUNE 21 - 11:00



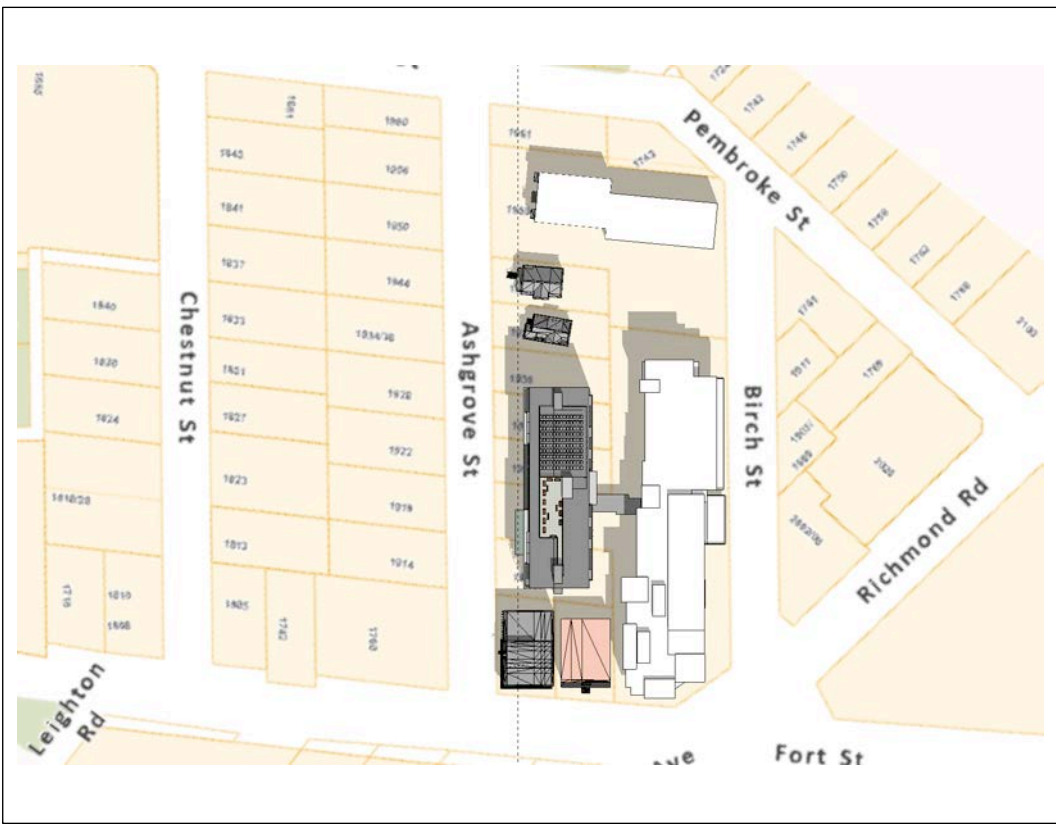
JUNE 21 - 14:00



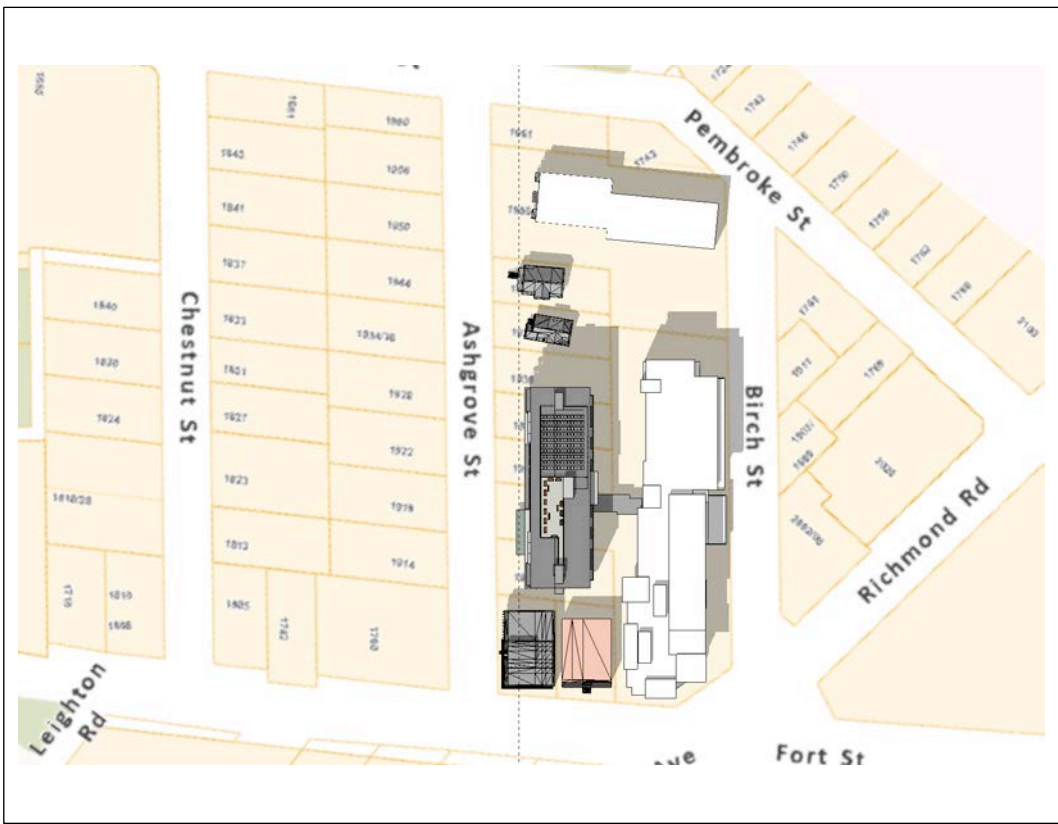
JUNE 21 - 17:00



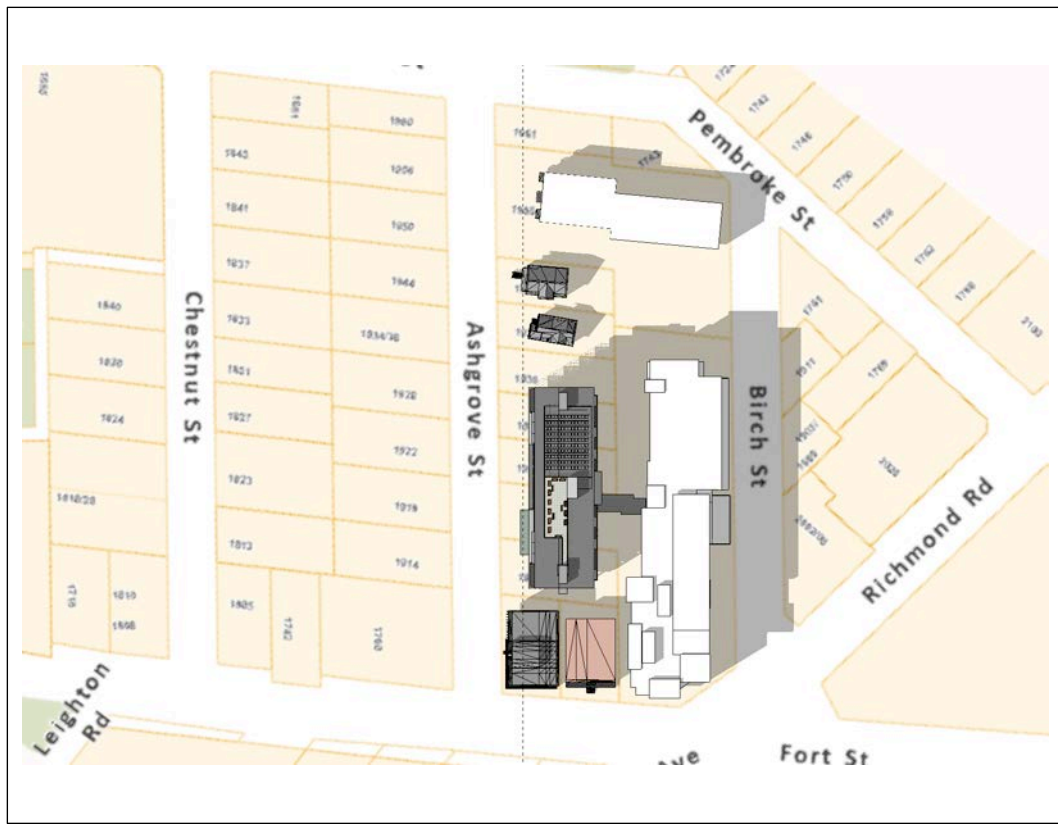
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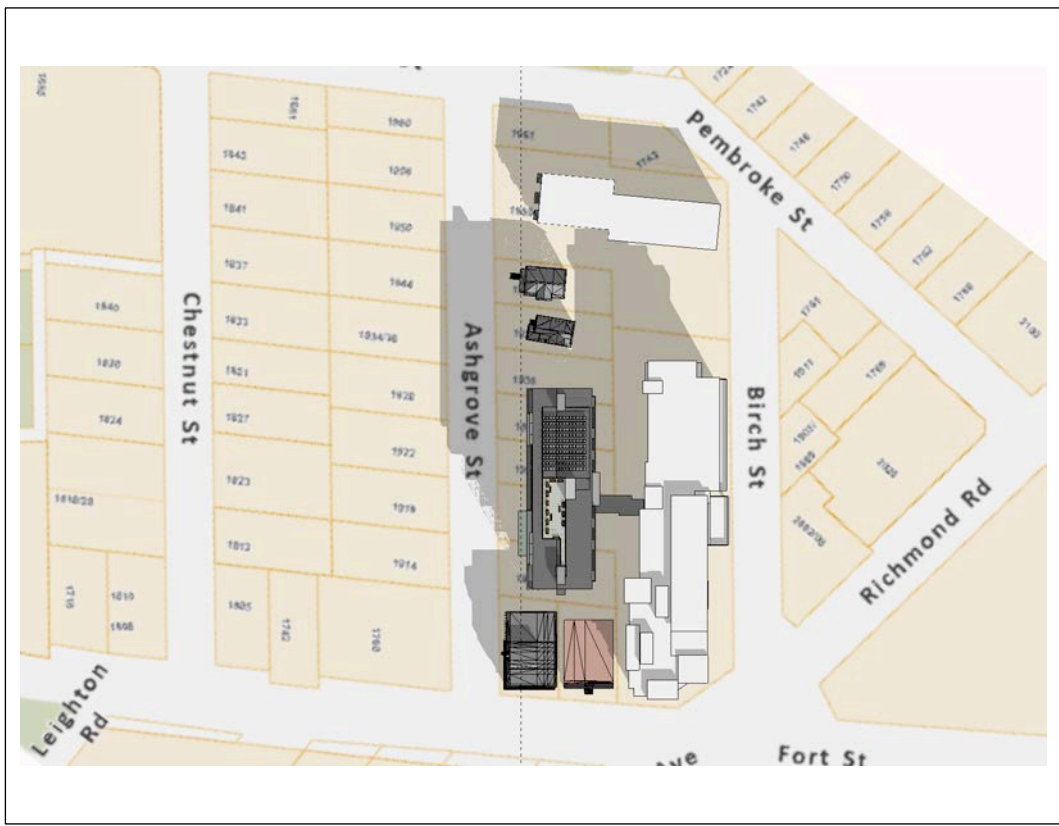
SEPTEMBER 23 - 11:00



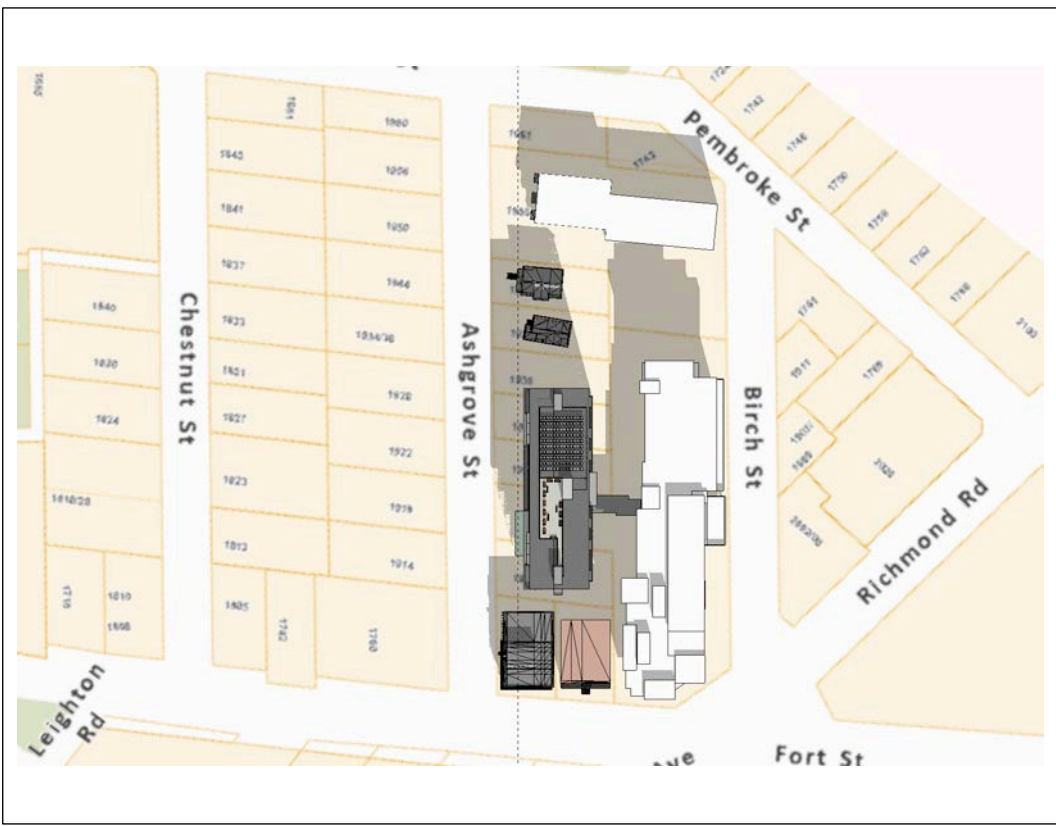
SEPTEMBER 23 - 13:00



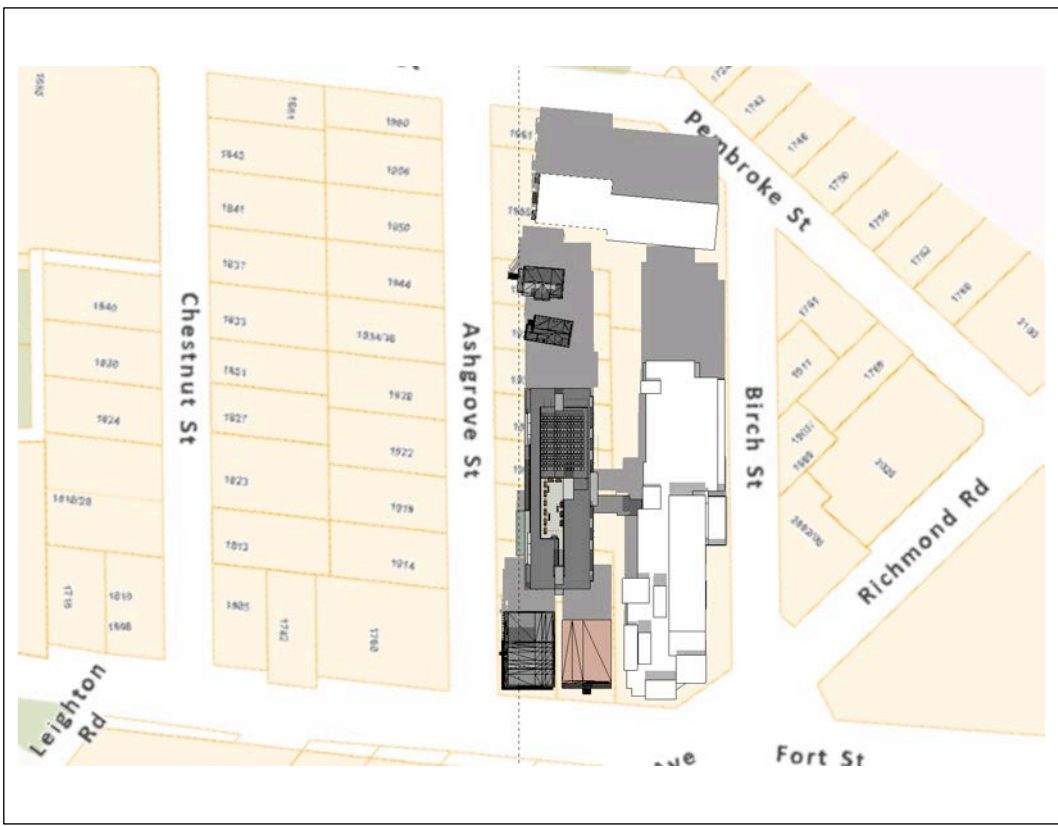
SEPTEMBER 23 - 15:00



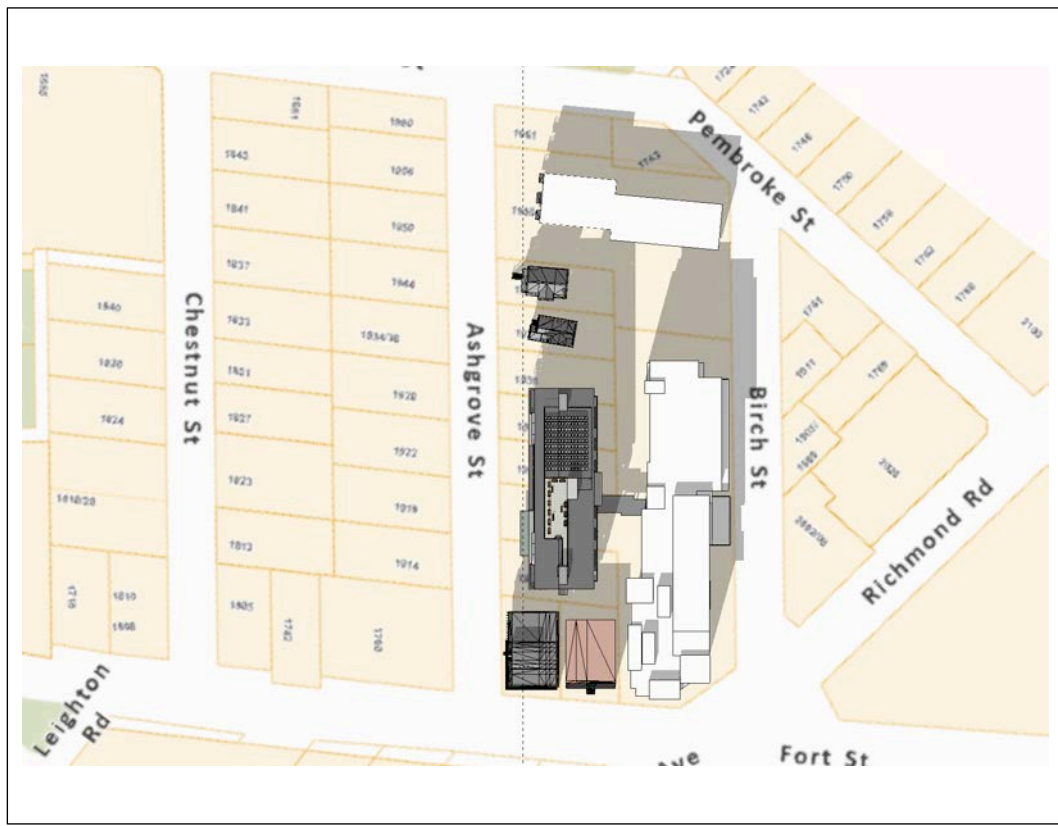
DECEMBER 21 - 10:00



DECEMBER 21 - 11:00



DECEMBER 21 - 12:00



DECEMBER 21 - 13:00



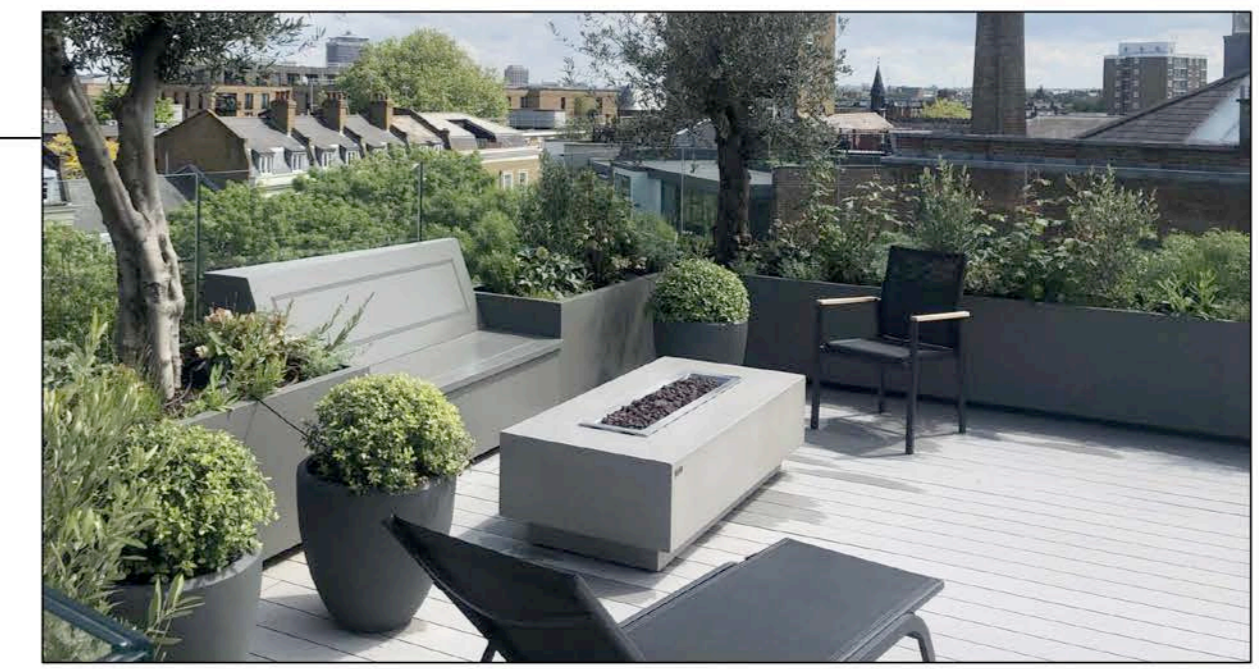
Vertical Louver Screen Wall  
North and South Elevations



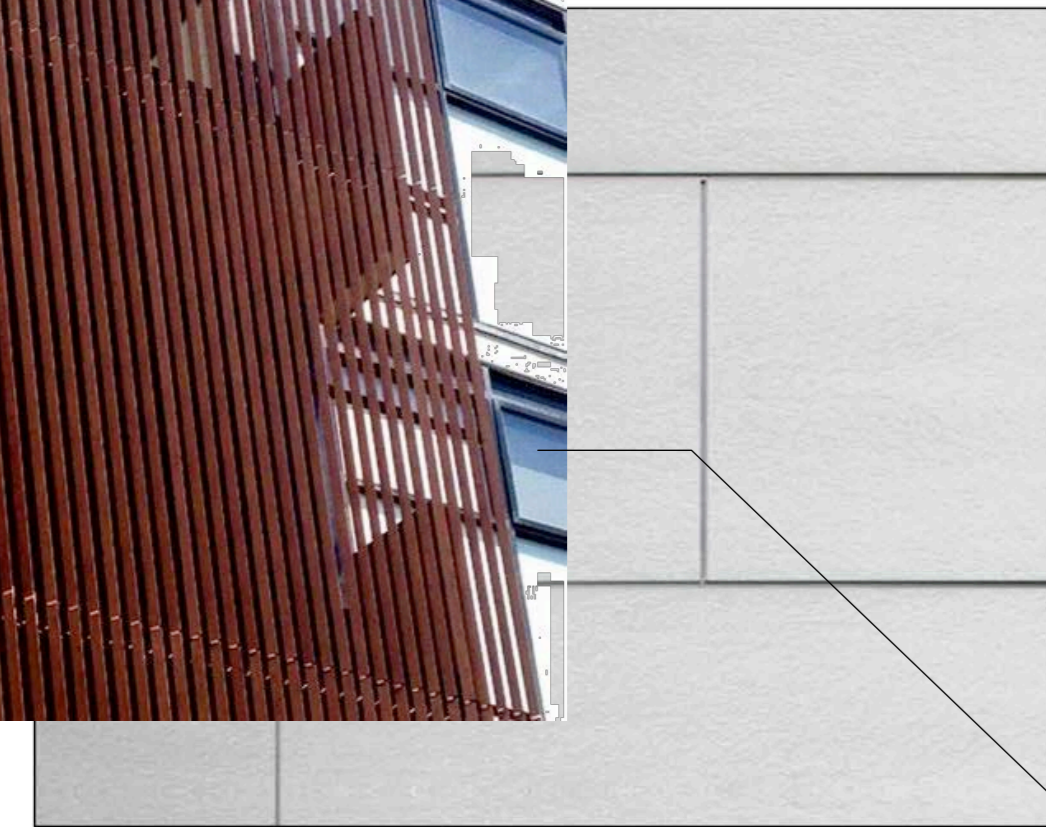
High-Performance aluminium and  
glass window-wall system



Rooftop solar PV array



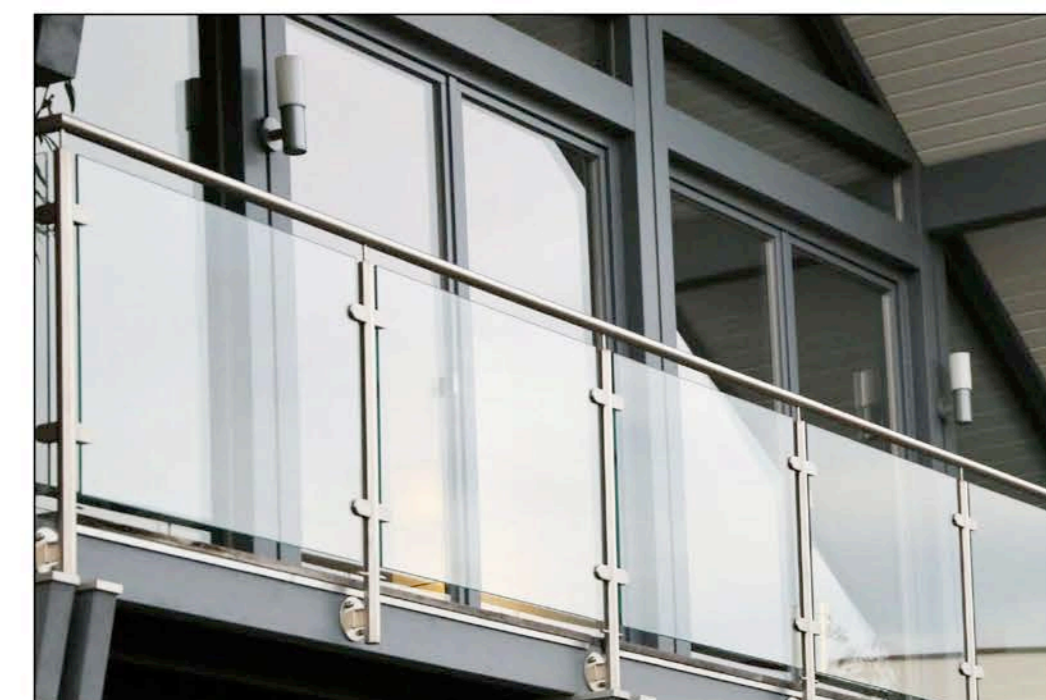
Rooftop amenity area with planters



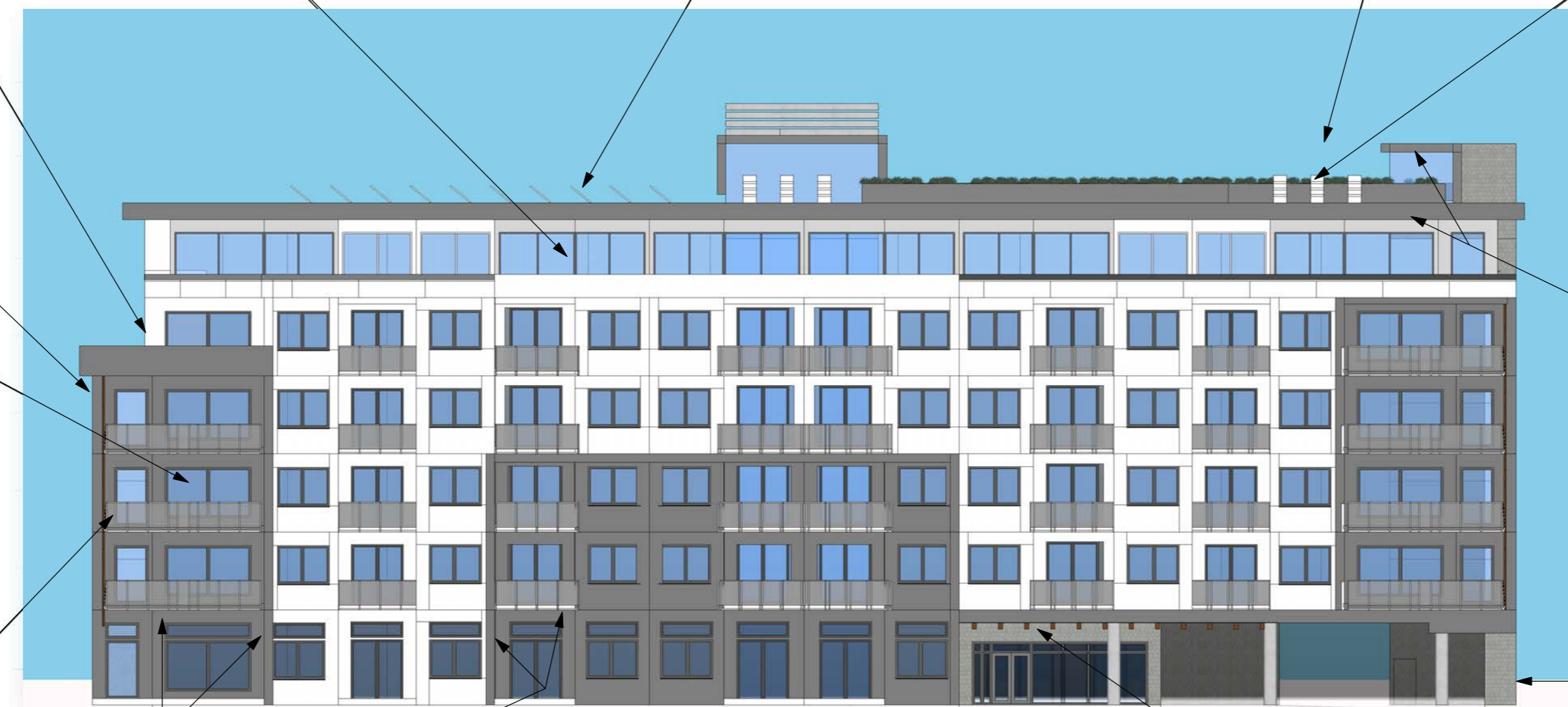
Cementitious Panel Siding- Various colours-  
with colour matching trims



High-Performance vinyl windows with coloured  
frames



Aluminium and Glass guard



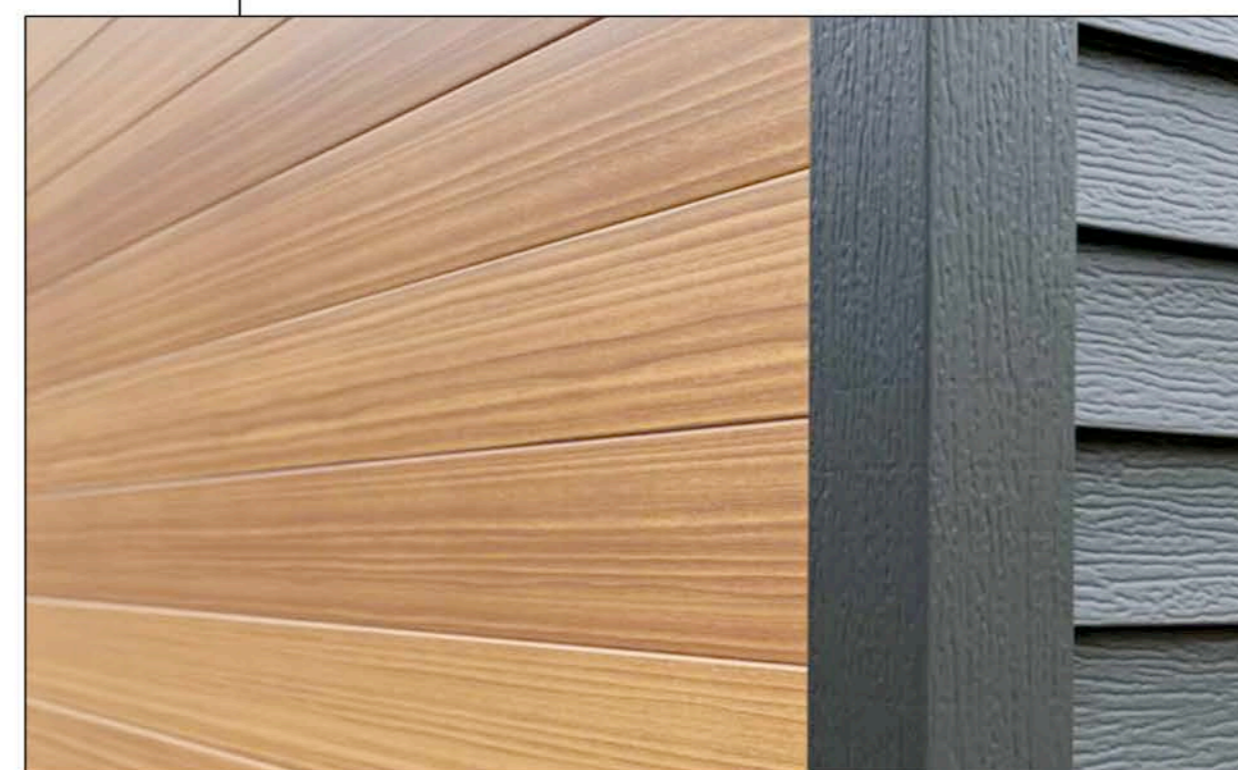
WEST ELEVATION



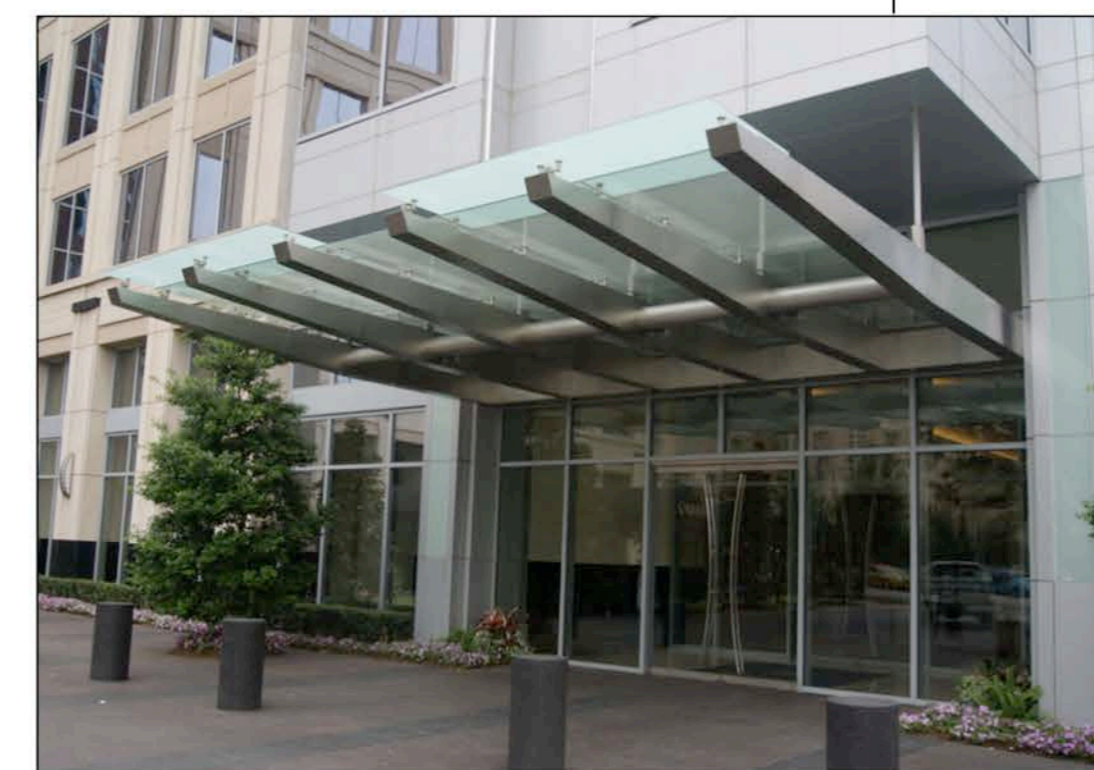
Rooftop beekeeping hives



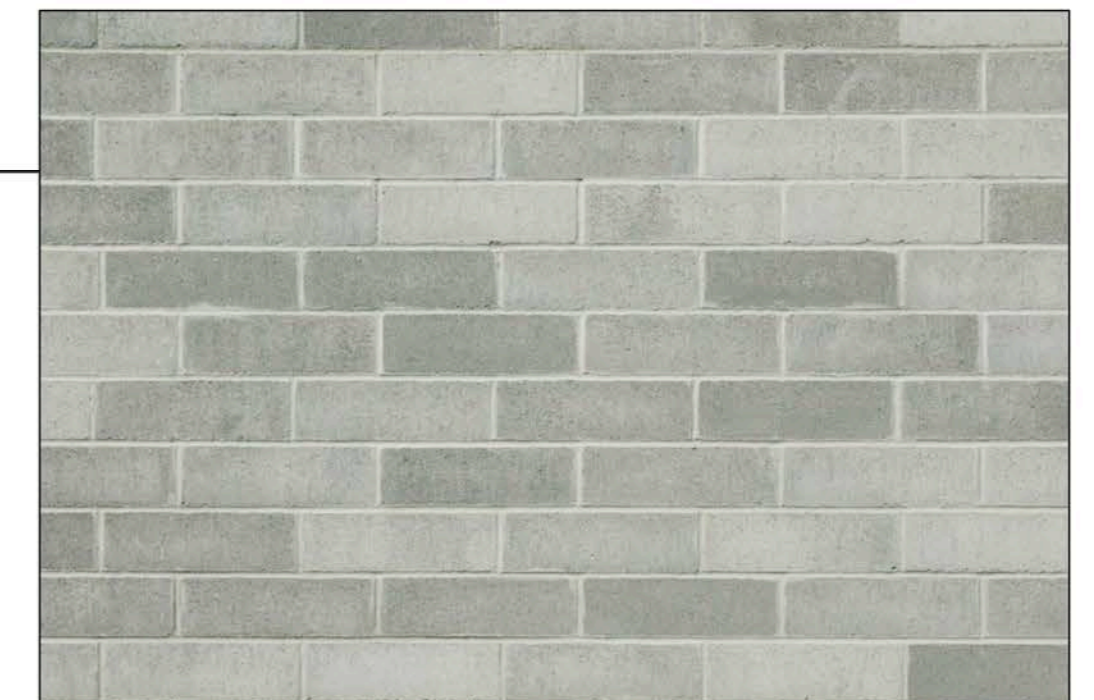
Prefinished metal cladding



Metal Siding (inside face of vertical fins) and all Soffits  
with printed wood grain finish




Steel and glass canopy



Smooth face masonry cladding

DATE: 2023-02-22 22:17 FILE: X:\2241\Civil\Projects\2241-22036-00 Amica Oak Bay - Phase 2\10.0 DRAWINGS\10.3 Engineering\10.3.2 Sheets\22036-00-ALL.dwg  
McElhanney ANS D - 2021-12-08



**Revisions**  
Received Date:  
July 26, 2023  
Deemed Date:  
July 12, 2023

CONSTRUCTION NOTES

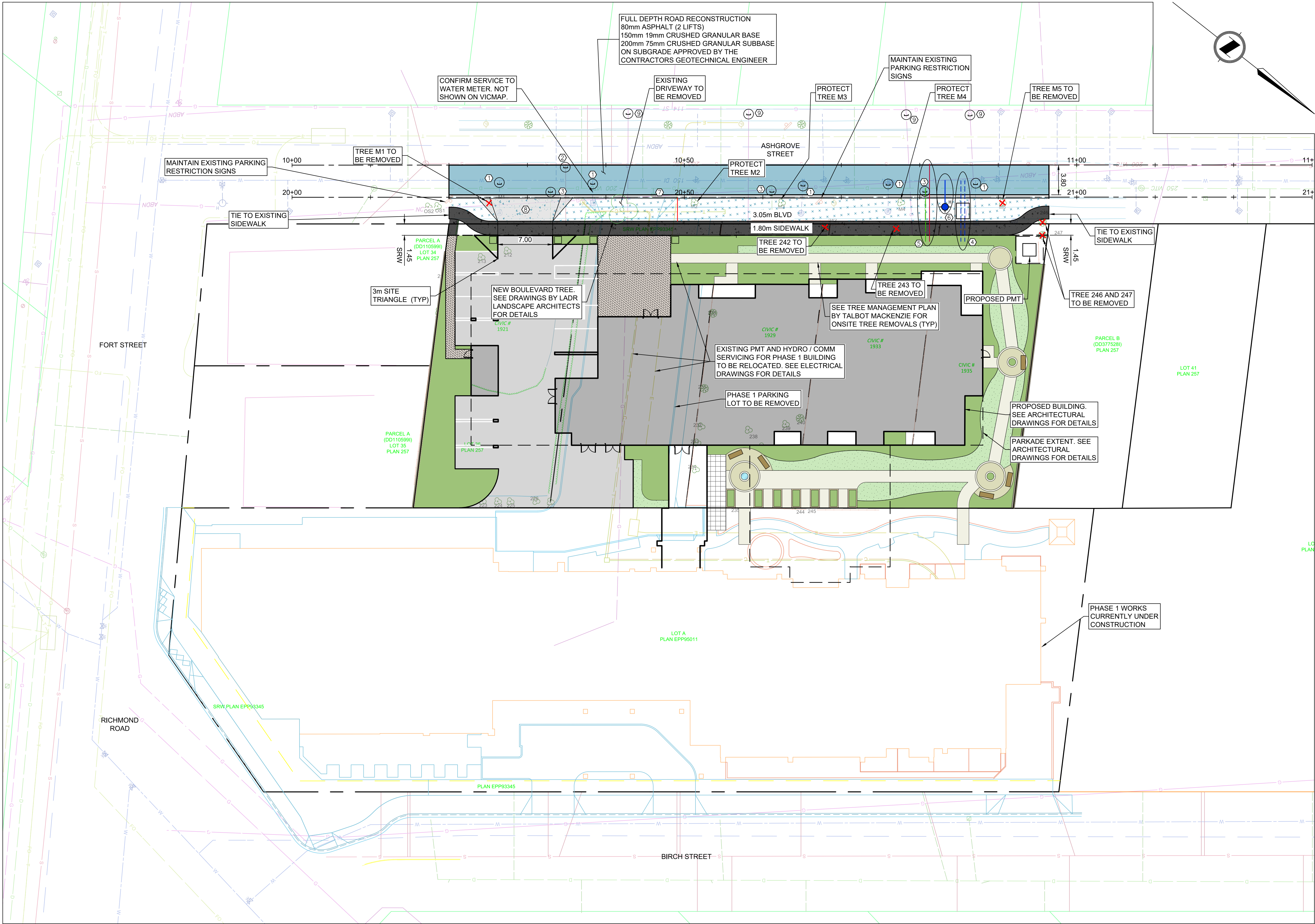
- 1
- EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE
- 2
- EXISTING SANITARY SEWER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE
- 3
- EXISTING STORM SEWER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE
- 4
- NEW xØ DOMESTIC WATER SERVICE CONNECTION c/w xØ WATER METER AND 150Ø FIRE WATER SERVICE CONNECTION c/w CHECK VALVE BY CoV FORCES AT DEVELOPER'S EXPENSE PER CoV STD. DWG. SDW2h.
- 5
- NEW xxØ STORM SERVICE AND xxØ NEW SANITARY SERVICE IN COMMON TRENCH BY CoV FORCES AT DEVELOPER'S EXPENSE PER MMCD STD. DWG. S7 c/w INSPECTION CHAMBER AT PROPERTY LINE. INSPECTION CHAMBER PER MMCD STD. DWG. S9 c/w CONCRETE BOX AND CAST IRON LID.
- 6
- NEW FIRE HYDRANT BY CoV FORCES AT DEVELOPER'S EXPENSE
- 7
- EXISTING CATCHBASIN TO BE ADJUSTED TO SUIT NEW CURB AND GUTTER. MAINTAIN EXISTING LEAD.
- 8
- NEW DRIVEWAY PER CoV STD. DWG. SDC7b WITH WIDTHS AS NOTED ON PLAN
- 9
- EXISTING GAS SERVICE TO BE CAPPED AND ABANDONED BY FORTISBC FORCES AT DEVELOPER'S EXPENSE

LEGEND

- NEW ROAD CONSTRUCTION
  - 80mm ACP (2 LIFTS)
  - 150mm BASE COURSE
  - 200mm SUBBASE COURSE
- NEW CONCRETE SIDEWALK
- NEW SOD BOULEVARD

SHEET NOTES:

1.
- FOR PROPOSED BUILDING AND ONSITE DESIGN INFORMATION, SEE DRAWINGS BY JHK ARCHITECTS.
2.
- EXISTING TOPOGRAPHIC SURVEY SHOWN WAS PROVIDED BY POLARIS LAND SURVEYING INC.
3.
- UTILITY SERVICE SIZES AND LOCATIONS TO BE DETERMINED DURING DETAILED DESIGN.
4.
- EXISTING ON-SITE BUILDINGS, DRIVEWAYS, PAVED AREAS, FENCES ETC. TO BE REMOVED ARE NOT SHOWN FOR CLARITY.
5.
- ALL OFFSITE TREES NOT NOTED FOR REMOVAL TO BE PROTECTED DURING CONSTRUCTION UNLESS OTHERWISE DETERMINED BY PROJECT ARBORIST DURING DETAILED DESIGN.
6.
- SEE TREE MANAGEMENT PLAN BY TALBOT MACKENZIE FOR TREE PROTECTION DETAILS AND FOR ONSITE TREE REMOVALS

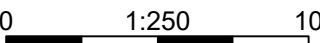


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ORIGINAL DWG SIZE: ANSI D (22" x 34")



Suite 500  
3960 Quadra Street  
Victoria BC  
Canada V8X 4A3  
T 250 370 9221

PRELIMINARY  
NOT FOR  
CONSTRUCTION

THIS DRAWING HAS NOT BEEN  
APPROVED AND MAY CONTAIN  
ERRORS AND OMISSIONS

MILLIKEN DEVELOPMENTS  
#100-2489 BELLEVUE AVENUE, WEST VANCOUVER, BC V7V 1E1  
AMICA JUBILEE HOUSE PHASE 2  
CONCEPTUAL SITE SERVICING PLAN

Drawing No.  
**22036-DP**

Project Number  
2241-22036-00

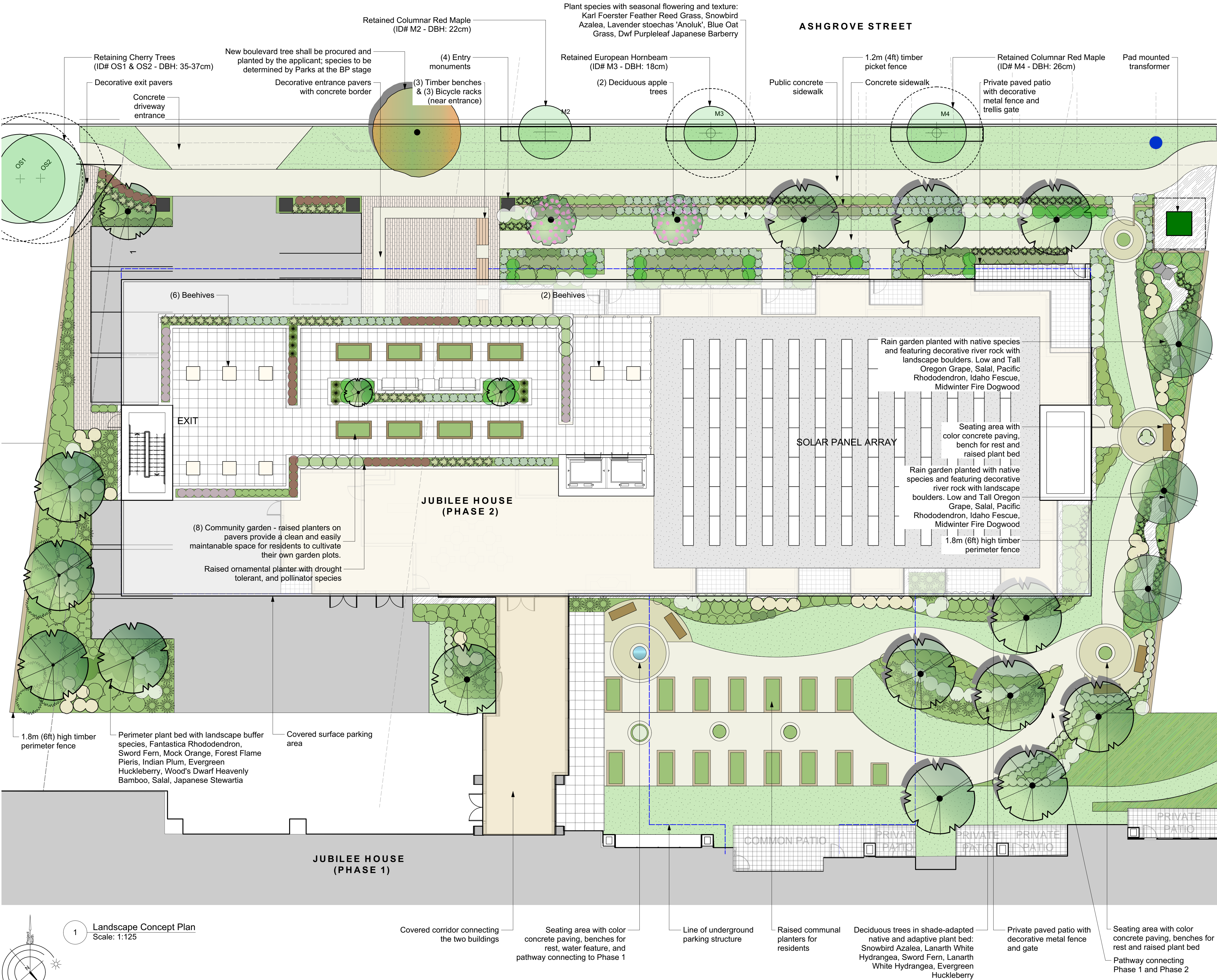
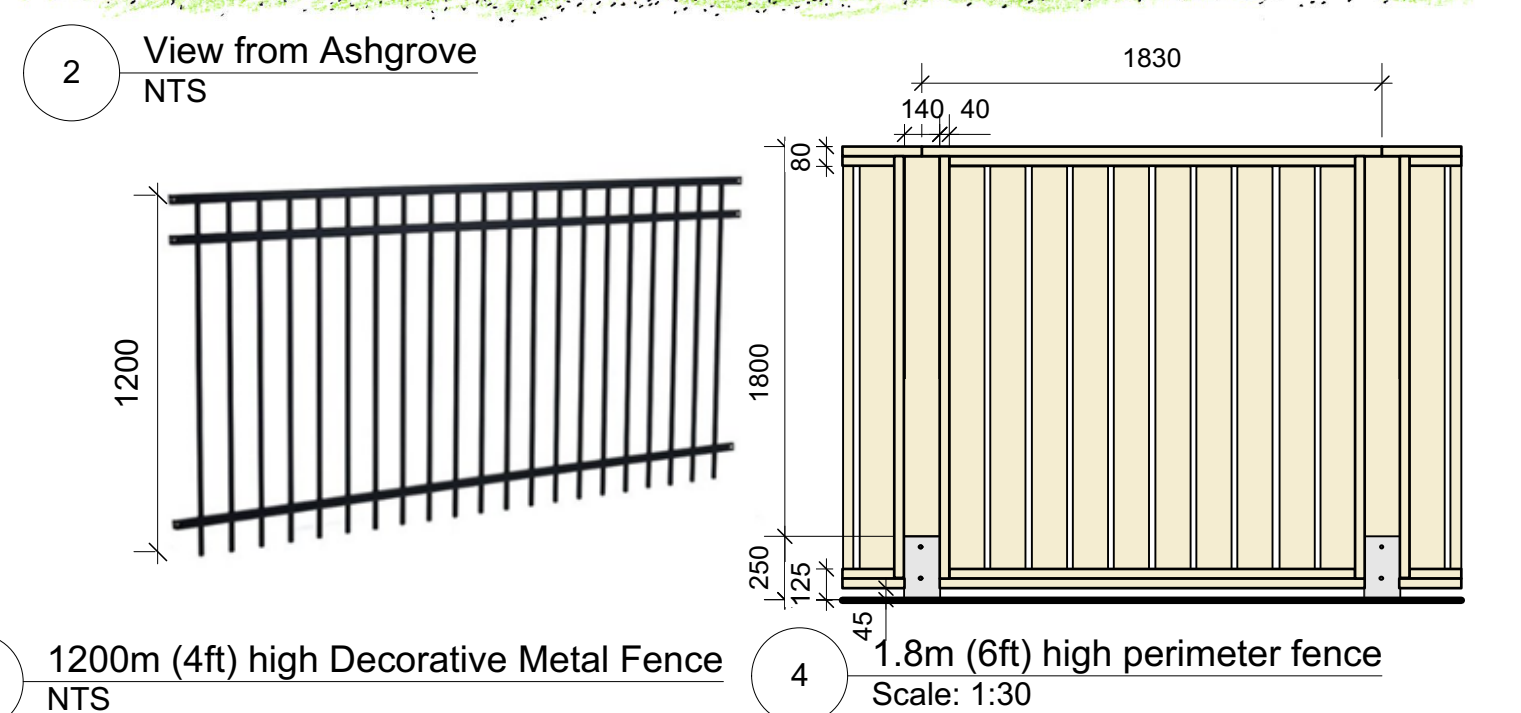
Rev.  
1

DESTROY ALL PRINTS BEARING PREVIOUS REVISION

Recommended Nursery Stock

Trees	Quantity	Botanical Name	Common Name	Size
	3	Alnus rubra (Lrg / 1:1)	Red Alder	6cm cal.
	1	Boulevard Street Tree	Species to be determined	6cm cal.
	9	Cercidiphyllum japonicum (Med. / 1:1)	Katsura Tree	6cm cal.
	5	Cercis canadensis (Med. / 1:1)	Eastern Redbud	6cm cal.
	2	Cornus x 'Venus' (1:1 Structure)	Venus Cornus	4cm cal.
	2	Malus domestica 'Jonagold' (Sm. / 2:1)	Semi-Dwarf Apple	6cm cal.
	1	Stewartia pseudocamellia (Sm. / 2:1)	Japanese Stewartia	6cm cal.
Large Shrubs				
Total: 72		<b>Botanical Name</b> Ceanothus thyrsiflorus 'Victoria' Choisya temata Cornus sericea 'Flaviramea' Oemleria cerasiformis Philadelphus lewisii Pieris 'Forest Flame' Vaccinium ovatum	<b>Common Name</b> Victoria Ceanothus (California Lilac) Mexican Orange Blossom Midwinter Fire Dogwood Indian Plum Mock Orange Forest Flame Pieris Evergreen Huckleberry	<b>Size</b> #5 pot #5 pot #5 pot #5 pot #5 pot #5 pot #5 pot
Medium Shrubs				
Total: 150		<b>Botanical Name</b> Hydrangea macrophylla 'Lanarth White' Mahonia aquifolium Rhododendron 'Fantastica' Rhododendron macrophyllum Ribes sanguineum Symphoricarpos albus	<b>Common Name</b> Lanarth White Hydrangea Tall Oregon Grape Fantastica Rhododendron Pacific Rhododendron Red Flowering Currant Snowberry	<b>Size</b> #5 pot #5 pot #5 pot #5 pot #5 pot #5 pot
Small Shrubs				
Total: 561		<b>Botanical Name</b> Azalea japonica 'Herbert' Azalea 'Snowbird' Berberis thunbergii f. atropurpurea 'Bagatelle' Ceanothus 'Blue Sapphire' Cistus x argenteus 'Silver Pink' Cornus stolonifera 'Kelsey' Gaultheria shallon Hebe odora 'New Zealand Gold' Hydrangea macrophylla 'Lanarth White' Lavandula angustifolia 'Munstead' Lavender stoechas 'Anoluk' Mahonia nervosa Nandina domestica 'Wood's Dwarf' Sarcococca hookeriana var. humilis	<b>Common Name</b> Herbert Evergreen Azalea Snowbird Azalea Dwf Purpleleaf Japanese Barberry Blue Sapphire Ceanothus Silver Pink Rock Rose Kelsey Dogwood Salal New Zealand Hebe Lanarth White Hydrangea Munstead English Lavender Anouk Spanish Lavender Low Oregon Grape Wood's Dwarf Heavenly Bamboo Dwarf Sweet Box	<b>Size</b> #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot
Perennials, Annuals and Ferns				
Total: 207		<b>Botanical Name</b> Calamagrostis x acutiflora 'Karl Foerster' Festuca idahoensis Helictotrichon sempervirens Perovskia atriplicifolia Phormium tenax 'Tiny Tiger' Polystichum munitum Stipa tenuissima	<b>Common Name</b> Karl Foerster Feather Reed Grass Idaho Fescue Blue Oat Grass Russian Sage Dwarf Variegated New Zealand Flax Sword Fern Mexican Feather Grass	<b>Size</b> #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot

- Notes:
- All work to be completed to current CSLA Landscape Standards
  - All soft landscape to be irrigated with an automatic irrigation system



1 Landscape Concept Plan Scale: 1:125

1:125

Revision F | Issued for DP ReSubmission | June 8/23  
Revision E | Issued for DP ReSubmission | Apr. 11/23  
Revision D | Issued for Draft DP ReSubmission | Feb. 24/23  
Revision C | Issued for Draft DP Submission | Dec. 15/22  
Revision B | Issued for Coordination | Dec. 7/22  
Revision A | Issued for Rezoning | Sept. 16/22

# Landscape Concept Plan - Jubilee House Phase 2

**Tree Impact Summary Table**

Planting Area (ID)	Area (m <sup>2</sup> )	Soil Volume (m <sup>3</sup> )	Est. Soil Volume	B Sm
1	169	0.75	126.75	0.75
2	203	0.75	126.75	0.75

**Soil Volume Compliance Table**

Planting Area (ID)	Area (m <sup>2</sup> )	Soil Volume (m <sup>3</sup> )	Est. Soil Volume	B Sm
1	169	0.75	126.75	0.75
2	203	0.75	126.75	0.75

[illegible]

Tree Preservation Summary				
City of Victoria Project No: Unknown				
Address: 1921/1929/1933/1935 Ashgrove Street, 1900 Richmond Road				
Arboret: 'Noah Telford' SA				
Certifications/Qualifications: ISA Certified Arborist (PNE822A), Tree Risk Assessment Qualified				
	Count	Multiplier		Total
<b>ONSITE Minimum replacement tree requirement</b>				
A. Protected Trees Removed	18	X 1	A.	18
B. Replacement Trees Proposed per Schedule "E", Part 2	1*	X 1	B.	19*
C. Replacement Trees Proposed per Schedule "E", Part 2	3*	X 0.5	C.	1.5*
D. Replacement Trees Proposed per Schedule "E", Part 3	16*	X 1	D.	16*
E. Total replacement trees proposed (B+C+D) Round down to nearest whole number			E.	20*
F. Onsite replacement trees left (A-E) Record 0 if negative number			F.	0*
<b>OFFSITE Minimum trees per lot requirement (onsite trees)</b>				
G. Tree minimum on lot*			G.	14
H. Protected trees retained (other than specimen trees)	0	X 1	H.	0
I. Specimen trees retained	0	X 3	I.	0
J. Trees per lot (G + (B+H+I)) Record 0 if negative number			J.	0
<b>OFFSITE Minimum replacement tree requirement (offsite trees)</b>				
K. Protected trees Removed	0	X 1	K.	0
L. Replacement trees proposed per Schedule "E", Part 1 or Part 3	0	X 1	L.	0
M. Replacement trees proposed from Schedule "E", Part 2	0	X 0.5	M.	0
N. Total replacement trees proposed (L+M) Round down to nearest whole number			N.	0
O. Offsite replacement trees deficit (K - N) Record 0 if negative number			O.	0*
<b>Onsite replacement trees</b>				
P. Onsite trees proposed for cash-in-lieu Enter F, or J, whichever is the greater number			P.	0
Q. Offsite trees proposed for cash-in-lieu Enter O			Q.	0
R. Cash-in-lieu proposed (P+Q) X \$2,000			R.	\$0
				*Refer to Landscape Plan by others

Summary prepared and submitted by: *Neel Patel*  
Date: April 05, 2023

				Soil Volume Requirements								
Planting Area (ID)	Area (m2)	Soil Volume (m)	Est. Soil Volume	B Small #	C Medium #	D Large #	E # Small	F # Medium	G Large #	Total	Compliance (Y / N)	
1	169	0.75	126.75	0.0	1.0	0.0	0.0	20.0	0.0	20.0	Y	
2	360	0.75	270	2.0	6.0	2.0	16.0	120.0	70.0	206.0	Y	
3	75	0.75	56.25	0.0	1.0	0.0	0.0	20.0	0.0	20.0	Y	
4	70	0.75	52.5	0.0	2.0	0.0	0.0	40.0	0.0	40.0	Y	
5	129	0.75	96.75	0.0	4.0	0.0	0.0	80.0	0.0	80.0	Y	
6	14.2	0.75	10.65	1.0	0.0	0.0	8.0	0.0	0.0	8.0	Y	
7	12.5	1	12.5	2.0	0.0	0.0	12.0	0.0	0.0	12.0	Y	
8	33	0.75	24.75	0.0	1.0	0.0	0.0	20.0	0.0	20.0	Y	
		TOTAL	650.15							TOTAL	406.0	

	A	B	C	D
Tree Status	Total # of Protected Trees	# Of Trees to be REMOVED	# Of NEW or REPLACEMENT Trees to be Planted*	# Of EXISTING non-protected Trees Counted as Replacements
Onsite Trees	18	18	22*	0
Private Offsite Trees	2	0	N/A	N/A
Municipal Trees	5	2	N/A	N/A
<b>Total</b>	<b>26</b>	<b>20</b>	<b>22*</b>	<b>0</b>

Retained Tree

Crown Spread

Tree Tag #. See Tree Inventory for assessment.


Critical Root Zone

**Removed Tree**

**+** Critical Root Zone

**#** Tree Tag #. See Tree Inventory for assessment.

A diagram of a sundial. It features a circular base with concentric circles representing hour lines. A vertical line is labeled 'Project North' and 'North'. A diagonal line is labeled 'Z'. A sun icon is shown on the right, casting a shadow onto the hour lines.


 Revision B | Issued for Coordination | Dec. 7/22  
 Revision A | Issued for Rezoning | Sept. 16/22  
**LADR LANDSCAPE ARCHITECTS**

Project No: 2214 13 May 2022

# Tree Management Plan - Jubilee House Phase 2