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CIVIL

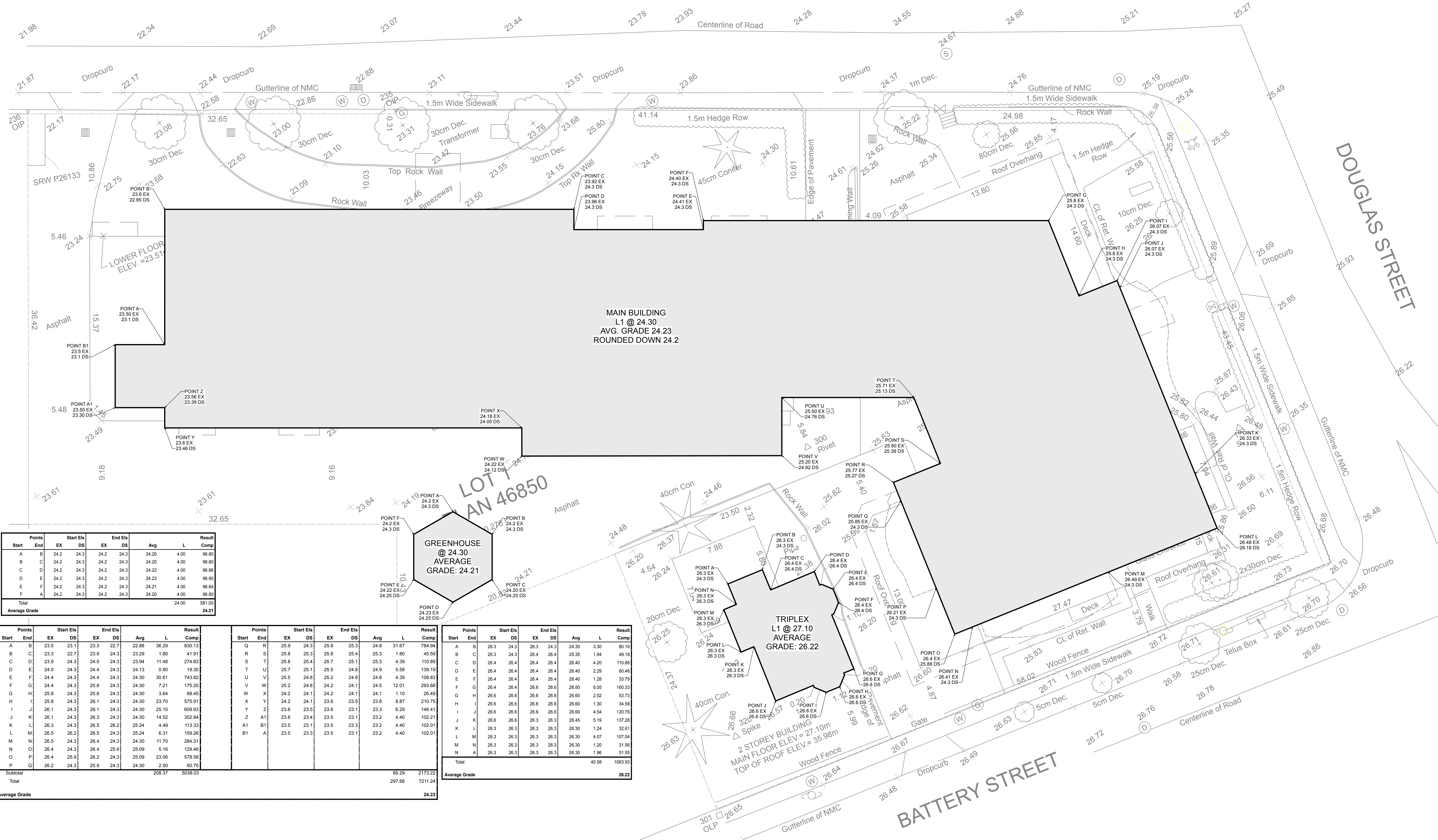
- 01 CONCEPTUAL SERVICING



DOUGLAS HOUSE SENIOR CARE EXPANSION | VICTORIA, BC

22 DEC 2023

NIAGARA STREET



MAIN BUILDING
L1 @ 24.30
AVG. GRADE 24.23
ROUNDED DOWN 24.2

GREENHOUSE
@ 24.30
AVERAGE
GRADE: 24.21

TRIPLEX
L1 @ 27.10
AVERAGE
GRADE: 26.22

2 STOREY BUILDING
MAIN FLOOR ELEV. = 27.10m
TOP OF ROOF ELEV. = 35.98m

Points Start	Points End	Start Els	End Els	Avg	L	Result
A	B	24.2	24.3	24.2	4.00	96.80
B	C	24.2	24.3	24.2	4.00	96.80
C	D	24.2	24.3	24.2	4.00	96.86
D	E	24.2	24.3	24.2	4.00	96.90
E	F	24.2	24.3	24.2	4.00	96.84
F	A	24.2	24.3	24.2	4.00	96.80
Total						581.00
Average Grade						24.21

Points Start	Points End	Start Els	End Els	Avg	L	Result
A	B	23.5	23.1	23.3	22.7	22.88
B	C	23.3	22.7	23.9	24.3	23.29
C	D	23.9	24.3	24.0	24.3	23.94
D	E	24.0	24.3	24.4	24.3	24.13
E	F	24.4	24.3	24.4	24.3	24.30
F	G	24.4	24.3	25.8	24.3	24.30
G	H	25.8	24.3	24.3	24.3	24.30
H	I	25.8	24.3	26.1	24.3	24.30
I	J	26.1	24.3	26.1	24.3	24.30
J	K	26.1	24.3	26.3	24.3	24.30
K	L	26.3	24.3	26.5	26.2	25.24
L	M	26.5	26.2	26.5	24.3	25.24
M	N	26.5	24.3	26.4	24.3	25.24
N	O	26.4	24.3	26.4	25.9	25.09
O	P	26.4	25.9	26.2	24.3	25.09
P	Q	26.2	24.3	25.9	24.3	24.30
Subtotal						208.37
Total						5038.03
Average Grade						24.23

Points Start	Points End	Start Els	End Els	Avg	L	Result
Q	R	25.9	24.3	25.8	25.3	24.8
R	S	25.8	25.3	25.8	25.4	25.3
S	T	25.8	25.4	25.7	25.1	25.3
T	U	25.7	25.1	25.5	24.8	24.9
U	V	25.5	24.8	25.2	24.8	24.8
V	W	25.2	24.8	24.2	24.1	24.5
W	X	24.2	24.1	24.2	24.1	24.1
X	Y	24.2	24.1	23.6	23.5	23.8
Y	Z	23.6	23.5	23.6	23.1	23.3
Z	A1	23.6	23.4	23.5	23.1	23.2
A1	B1	23.5	23.1	23.5	23.1	23.2
B1	A	23.5	23.3	23.5	23.1	23.2
Total						89.29
Average Grade						24.25

Points Start	Points End	Start Els	End Els	Avg	L	Result
A	B	26.3	24.3	26.3	24.3	24.30
B	C	26.3	24.3	26.4	26.4	25.35
C	D	26.4	26.4	26.4	26.4	4.20
D	E	26.4	26.4	26.4	26.4	2.29
E	F	26.4	26.4	26.4	26.4	1.28
F	G	26.4	26.4	26.6	26.6	6.05
G	H	26.6	26.6	26.6	26.6	2.02
H	I	26.6	26.6	26.6	26.6	1.30
I	J	26.6	26.6	26.6	26.6	4.54
J	K	26.6	26.6	26.3	26.3	5.19
K	L	26.3	26.3	26.3	26.3	1.24
L	M	26.3	26.3	26.3	26.3	4.07
M	N	26.3	26.3	26.3	26.3	1.20
N	A	26.3	26.3	26.3	26.3	51.55
Total						40.58
Average Grade						26.22

AVERAGE GRADES Scale N.T.S.

BUILDING CODE SUMMARY

Applicable Building Code:	BCBC 2018
Streets Facing	3
High Building (3.2.6)	Yes
Sprinklered	Yes
Standpipe System	Yes
Fire Alarm System	Two-stage
Operational Notes	No Treatment, no moving residents in beds
Ancillary Uses	Group A2 (Dining), Group D (Administration)
Spatial Separations	Minimum 52% @ 6.0 m Limiting Distance
Loadbearing Fire Rating	Same as Supported Assembly

Major Occupancy	B2	F3
Size / Construction Subsection	3.2.2.38	3.2.2.80
Description	Care	Parking
Levels	L1-L6	P1
Separate Building	No	Yes (3.2.1.2)
Maximum Building Area	Unlimited	Unlimited
Actual Building Area	+/- 2,200 sm	N/A
Maximum Building Height	Unlimited	Unlimited
Actual Building Height	6 storeys	-1 storeys
Type of Construction	Noncombustible	Noncombustible
Floor Assembly Fire Rating	2h	2h
Unoccupied Roof Rating	0h	0h
Occupied Roof Rating	2h	2h
Minimum Corridor Width	1.65 m	1.1 m
Min Exit Corridor Width	1.1 m	1.1 m
Minimum Exit Stair Width	1.65 m	915 mm
Maximum Rise of Exit Flight	2.4 m	2.4 m
Dead-end corridors	None	6.0 m
Travel Distance	45 m	45 m

Fire Separations	
0h	Sleeping rooms, sprinklered janitor rooms
1h	Sleeping room zones, Combustible refuse storage, Service rooms with fuel fired appliance
1.5h	Parking to other occupancies
2h	Exit enclosures, Elevator shafts, Occupied roof, Em Gen room, Unsprinklered electrical equipment room

High Building Requirements	
	Above and below grade stairs separated with 2h fire separation
	Below-grade stair pressurization
	Above-grade stair venting
	Above and below grade smoke venting
	At least one fire-fighter elevator
	Emergency Electrical Conductors 1h fire rated
	Plus additional electrical and communications measures
B2 Special Provisions	
	Sleeping room floor areas split into min. Two compartments
	Maximum 1,000 sm in area per 3.3.3.5 (2)
	Impeded Egress zones permitted
	No dead-end corridors serving sleeping rooms permitted

Suite Summary							
Occ.	Floor	Constr. GFA	CoV "Floor Area"	Studio	1-Bed	Leasable	Eff.
Memory Care	L6	20,220.0	19,150.0	25	2	11,600	57%
	L5	21,505.0	20,380.0	28	2	12,860	60%
Assisted Living	L4	23,750.0	22,590.0	27	7	15,190	64%
	L3	23,750.0	22,590.0	27	7	15,190	64%
	L2	23,750.0	22,590.0	27	7	15,190	64%
MAIN	L1	21,328.0	20,190.0	7	2	4,040	19%
Total		134,303.0	127,490.0	141	27	74,070	55%
Total Units		168					
Site Area		52,892.4					

ZONING SUMMARY

Existing Zone	R3-2
Proposed Zone	Site-specific
High BuildingSite (3.2.6)	Yes
Site Area (sm)	4,913.9
Gross Floor Area	12,016.0
Floor Area Ratio	2.45

New Building Footprint	2,474.0
Her. House Footprint	85.24
Total Structural Footprint*	2,559.2
Site Coverage	53%
Open Site space**	41.0%

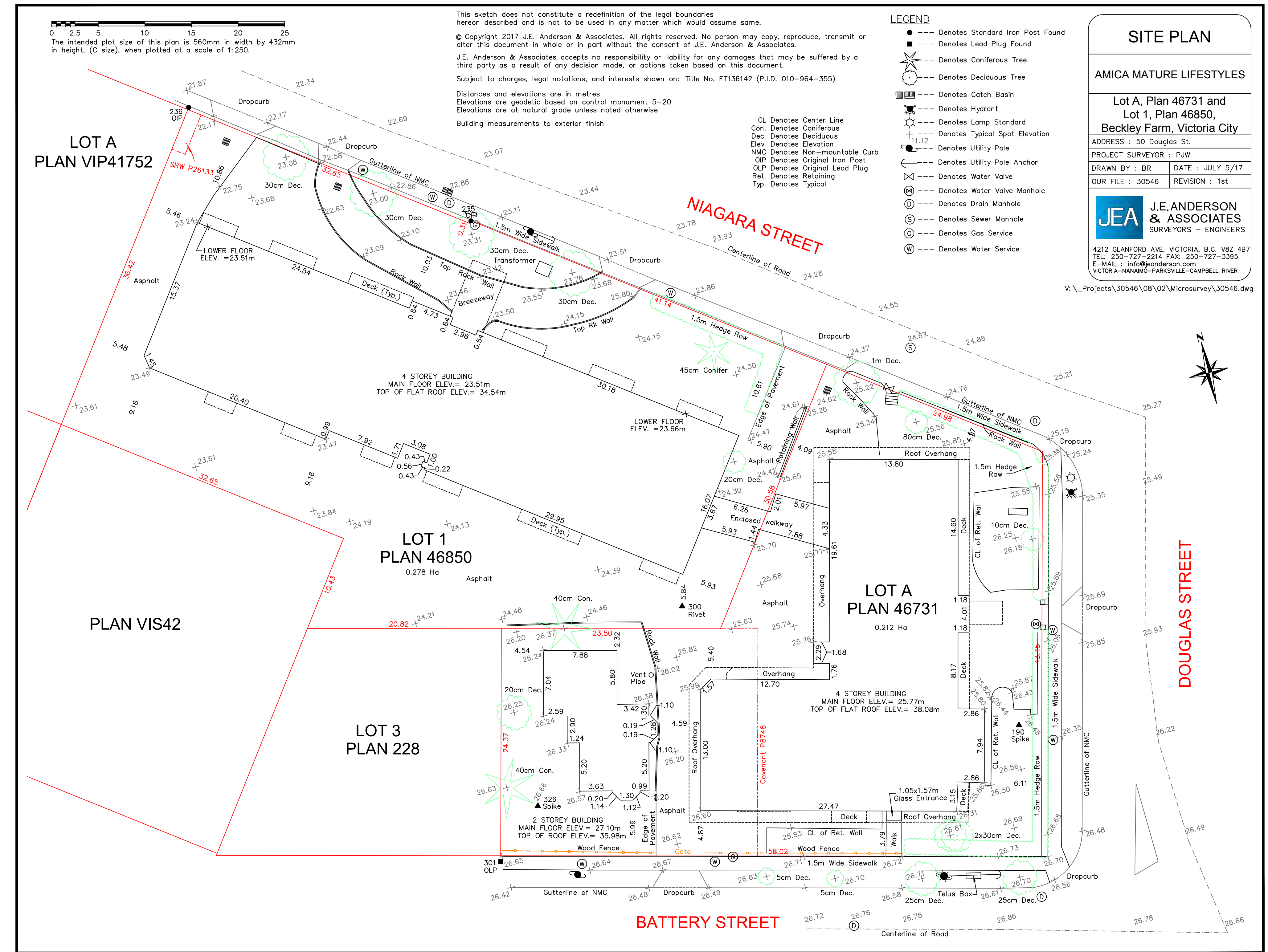
Roof Height (m geo.)	47.3
(Average) Grade (m geo.)	24.2
(Building) Height (m)	23.1
Storeys	6

Number of Units	168
Car parking provided	80
Short term bike spaces	6
Long Term bike spaces	12

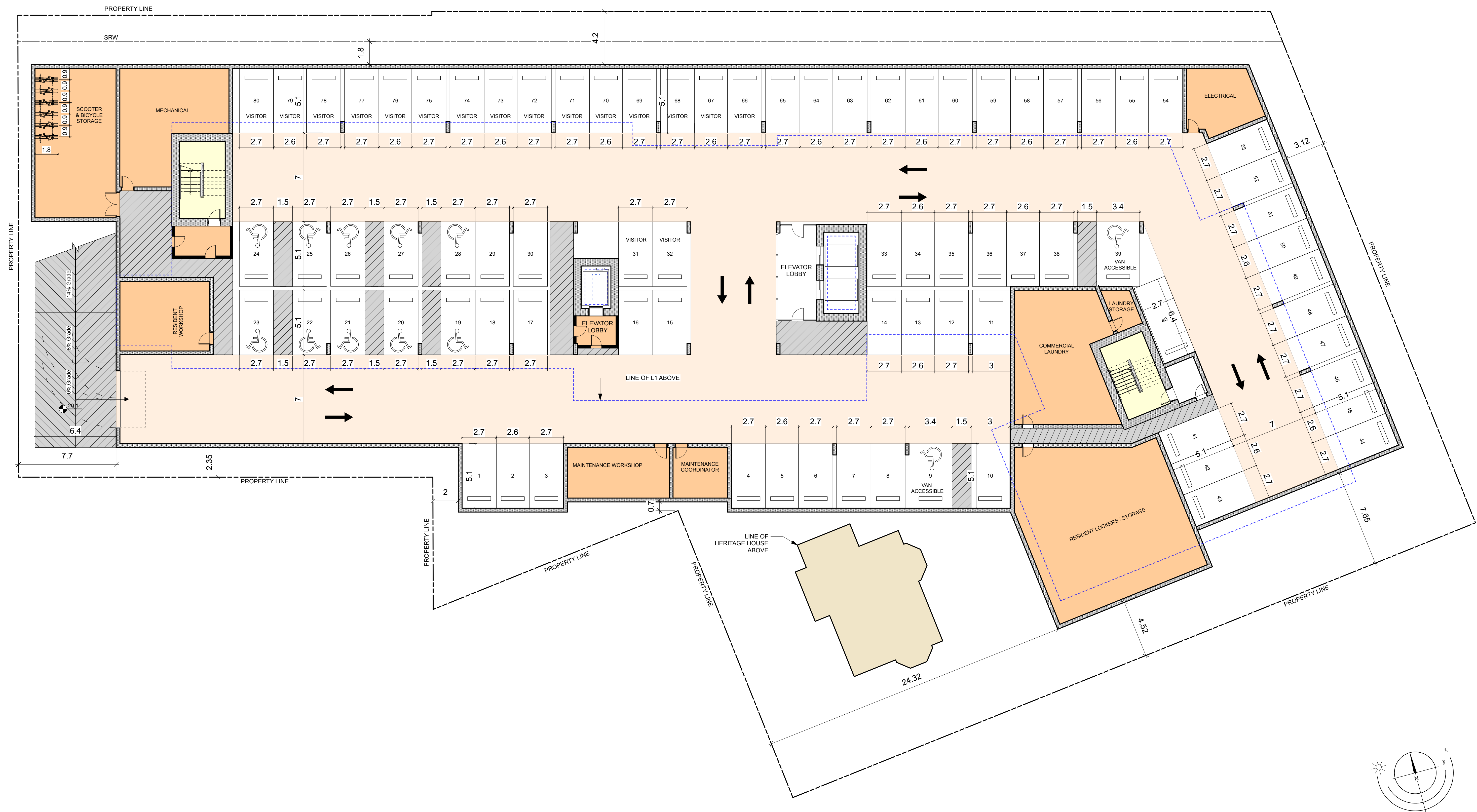
Area by Floor	
L6	1,780.0
L5	1,895.0
L4	2,098.5
L3	2,098.5
L2	2,098.5
L1	1,875.5

Minimum Setbacks (m)	
Front Yard (north / Niagara)	6.1
Rear Yard (south / Battery)	6.5
Side Yard (west)	6.5
Side Yard (east / Douglas)	7.5

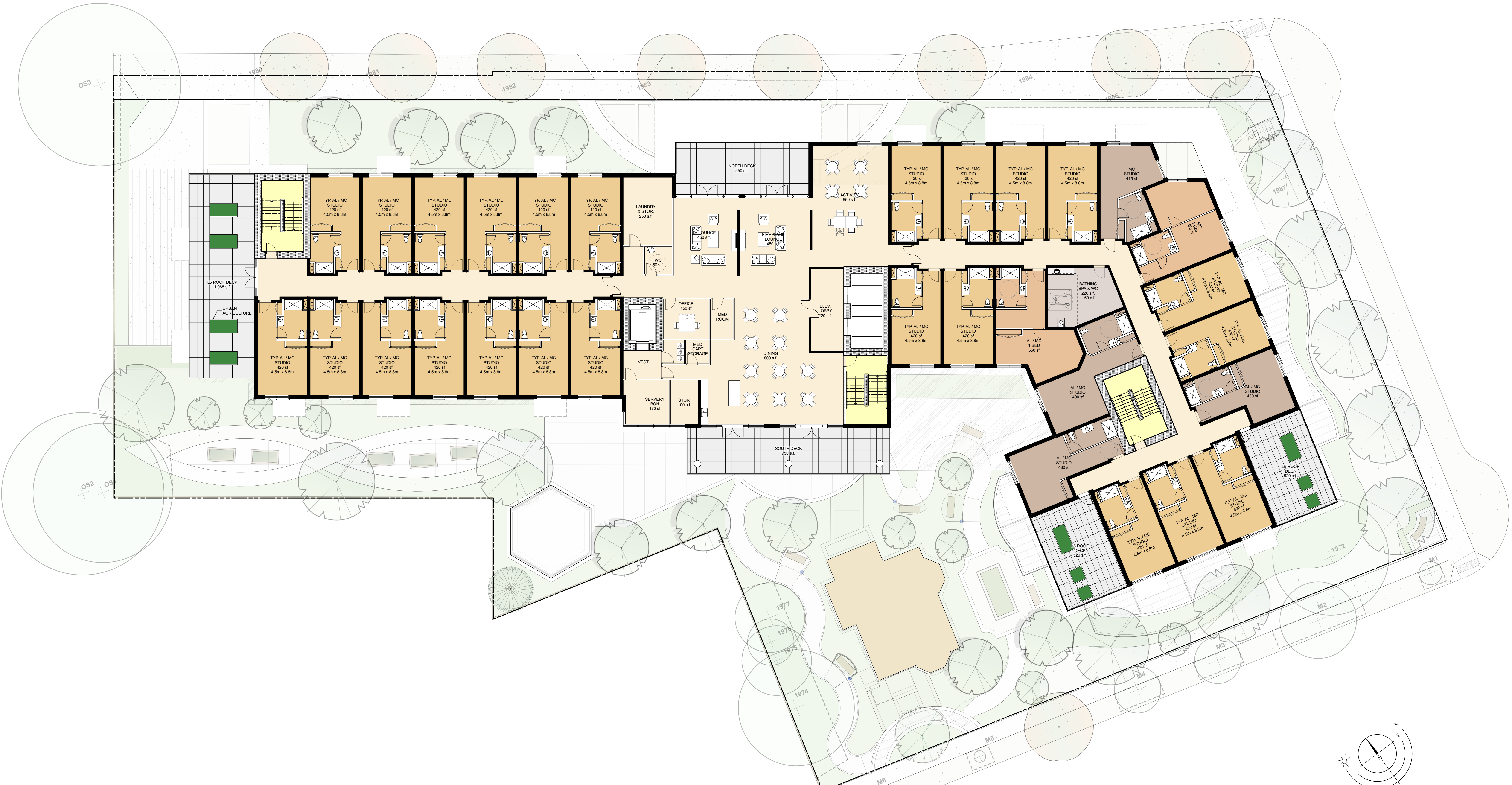
* including all deck footprints
 ** includes all open site space excluding drive surfaces



BUILDING CODE & ZONING SUMMARY, SURVEY Scale 1:250



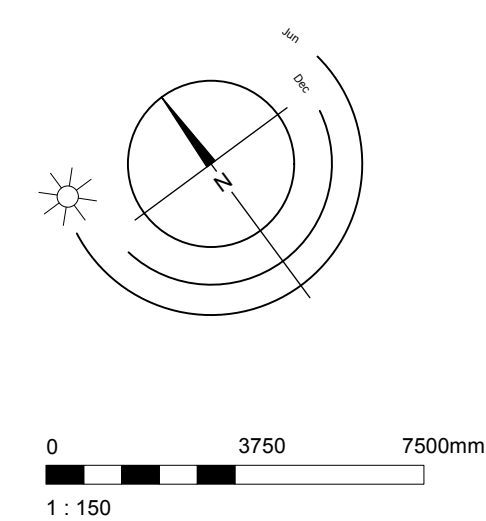
PARKING PLAN Scale 1:150

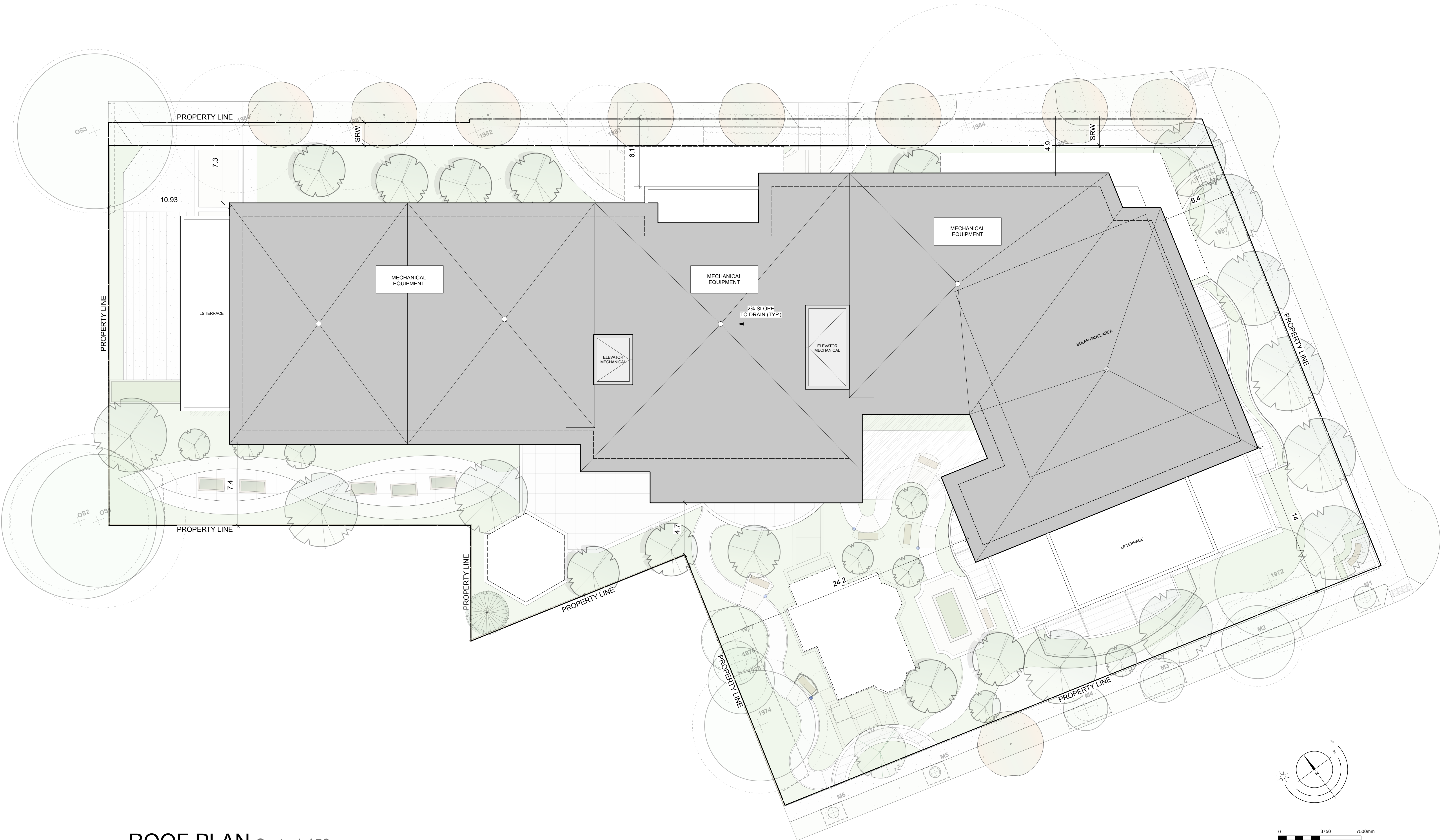


LEVEL 5 PLAN Scale 1:150
Memory Care

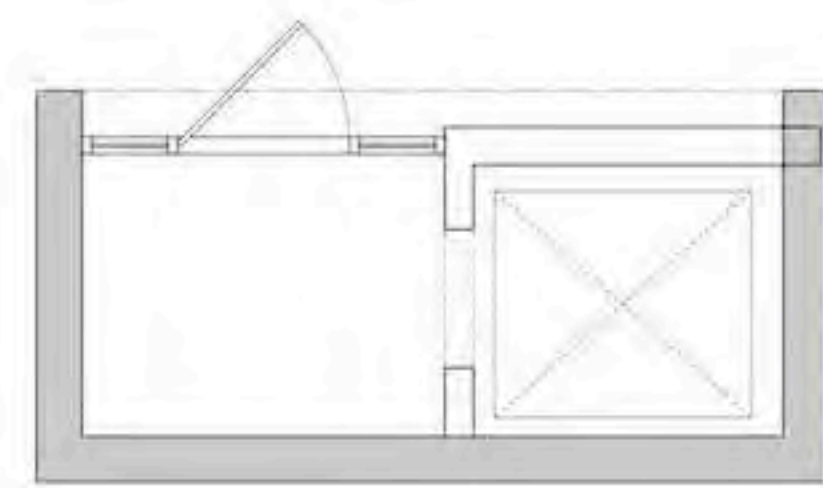


LEVEL 6 PLAN Scale 1:150
Memory Care





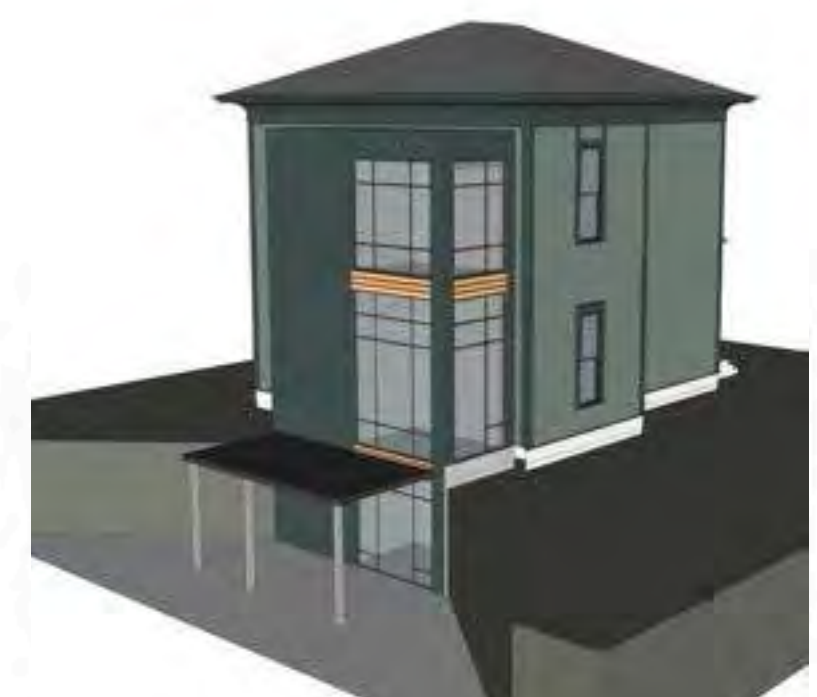
ROOF PLAN Scale 1:150



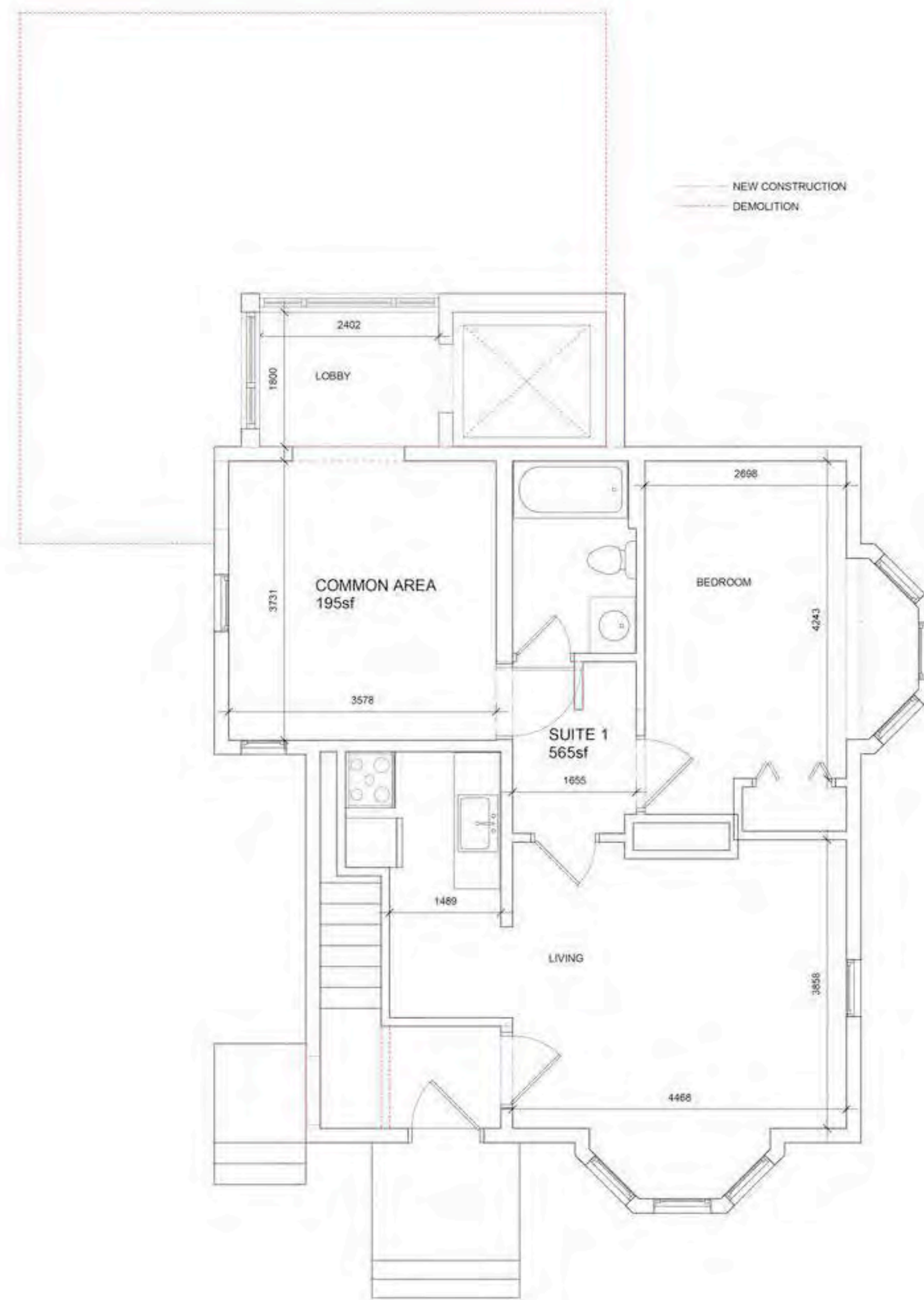
3 Courtyard Level
A211 SCALE: 1:50



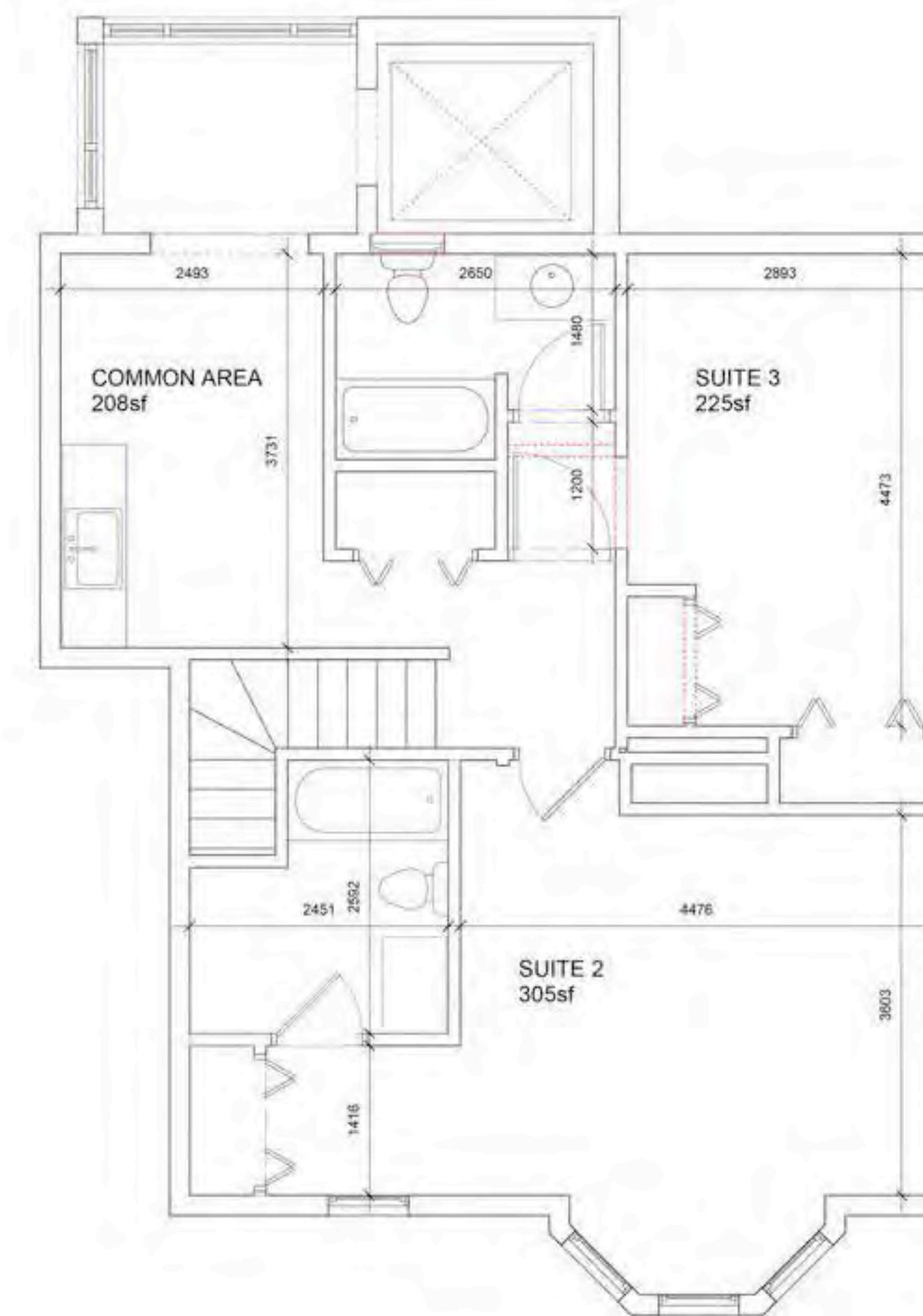
WEST VIEW



NORTH VIEW



1 Level 1 - Renovation
A211 SCALE: 1:50



2 Level 2 - Renovation
A211 SCALE: 1:50

COLOUR LEGEND	
ELEMENT	COLOUR
WOOD SIDING	PENDRELL VERDIGRIS
WOOD WINDOW SASHES, WOOD COLUMNS, ROLLED COVES	PENDRELL GREEN
WOOD WINDOW TRIM	GLOSS BLACK

L1: 27.1
AVG. 26.22



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

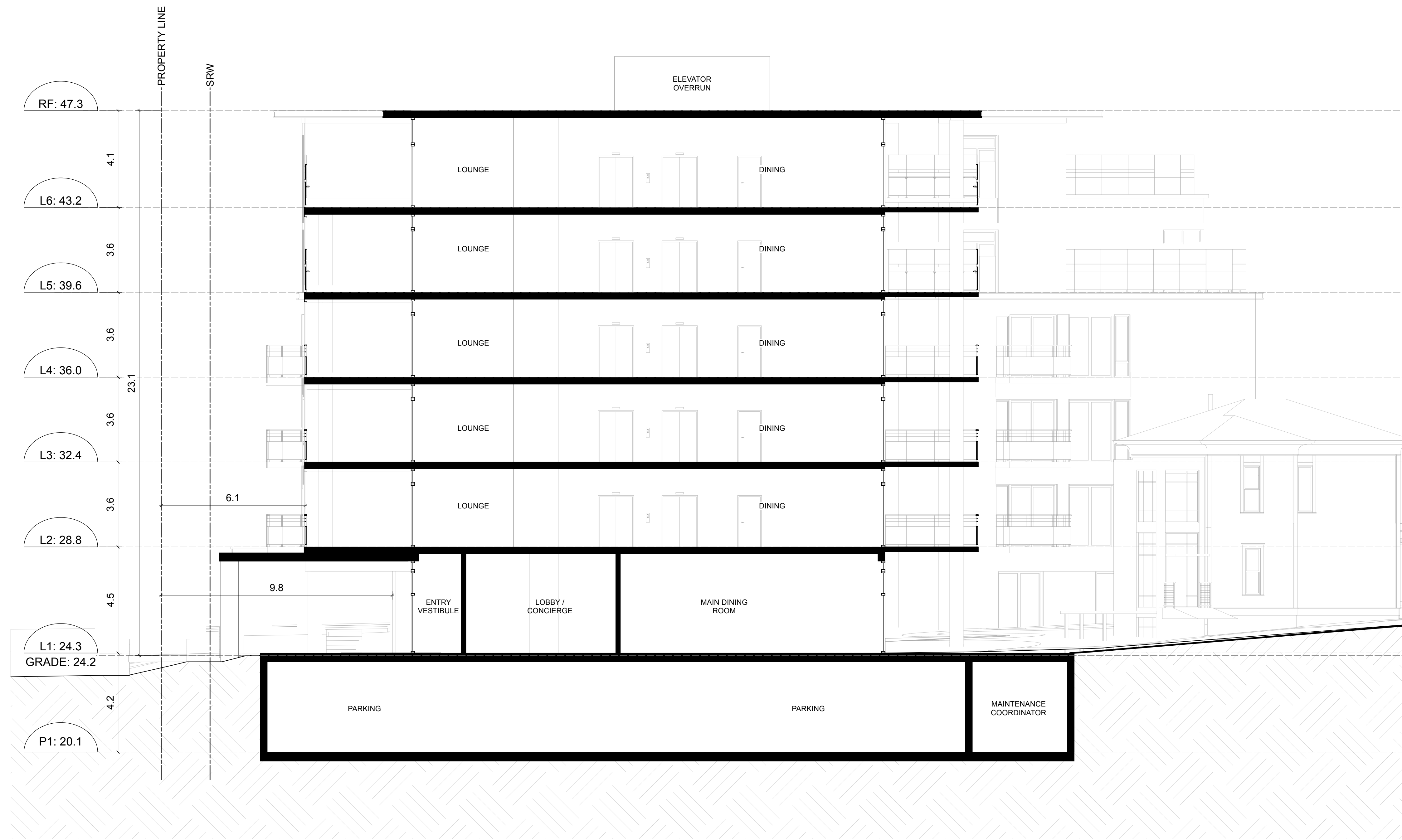


SOUTH ELEVATION

HERITAGE HOUSE Scale: As Noted

- MATERIALS SCHEDULE**
- ① FIBRE CEMENT
 - ② METAL PANEL
 - ③ PREFINISHED METAL FASCIA
 - ④ WOOD FINISH HORIZONTAL SIDING
 - ⑤ PREFINISHED ALUMINUM WINDOWS AND DOORS
 - ⑥ PREFINISHED GUARD RAIL - METAL & GLASS
 - ⑦ ALUMINUM STOREFRONT
 - ⑧ WOOD TONE SOFFIT





SECTION Scale 1:100



Battery Street 50 Douglas Street by Amica Senior Lifestyles Niagara Street

Douglas Street



Beacon Hill Park Douglas Street 50 Douglas Street by Amica Senior Lifestyles

Niagara Street



50 Douglas Street by Amica Senior Lifestyles Douglas Street Beacon Hill Park

Battery Street

STREETSCAPES Scale N.T.S.



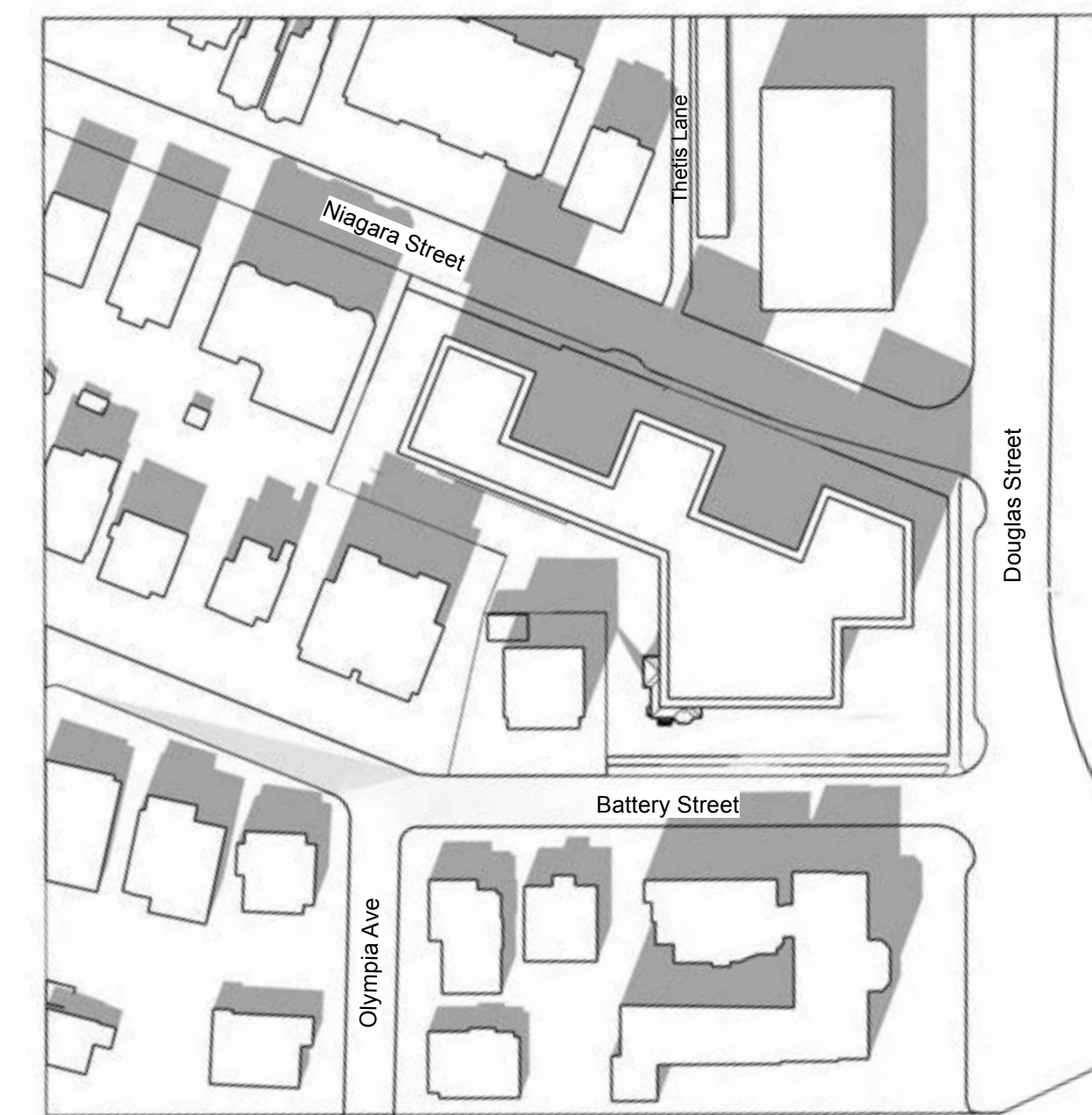
PERSPECTIVES Scale N.T.S.



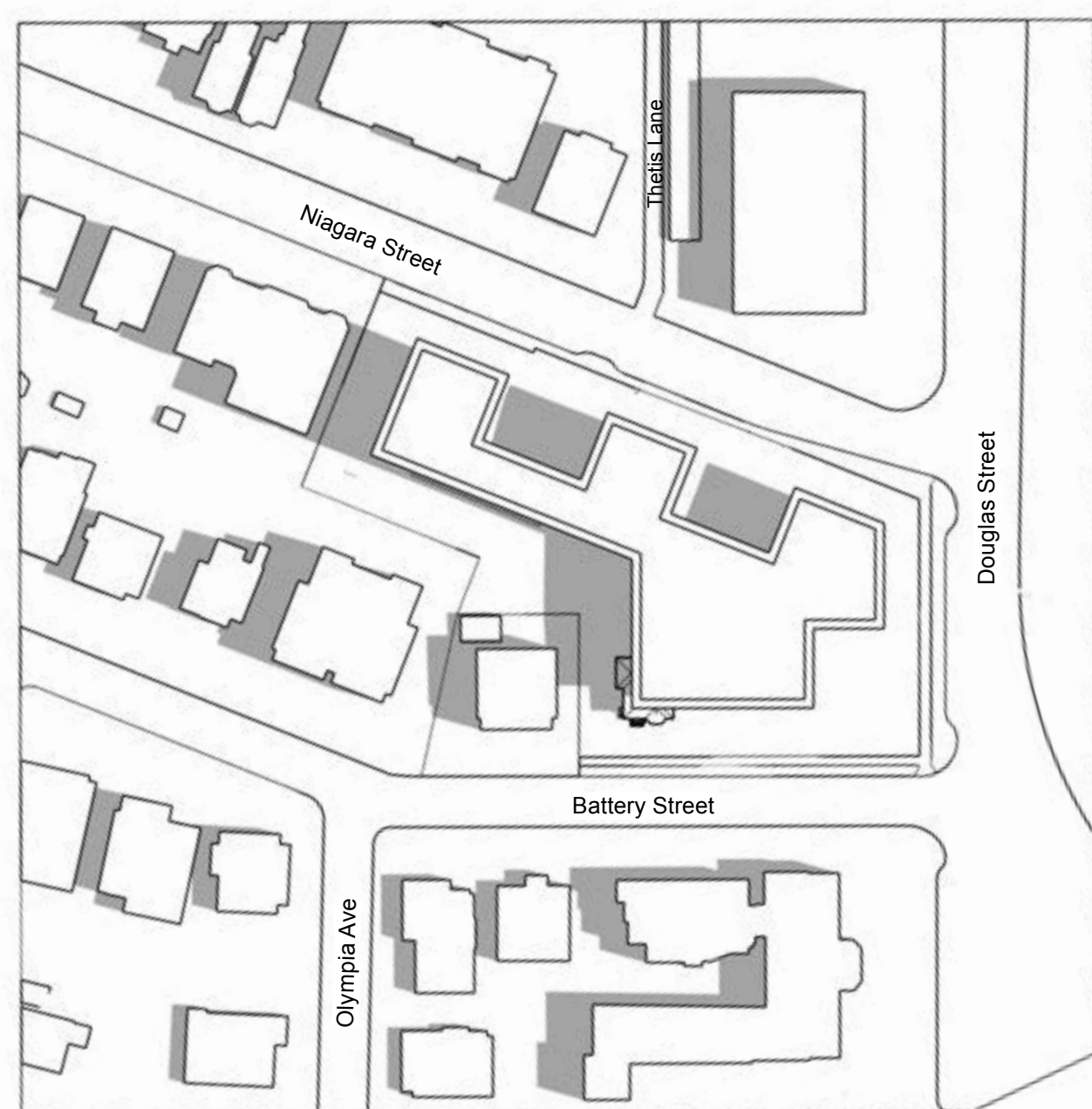
Existing Zone - March / September 10am



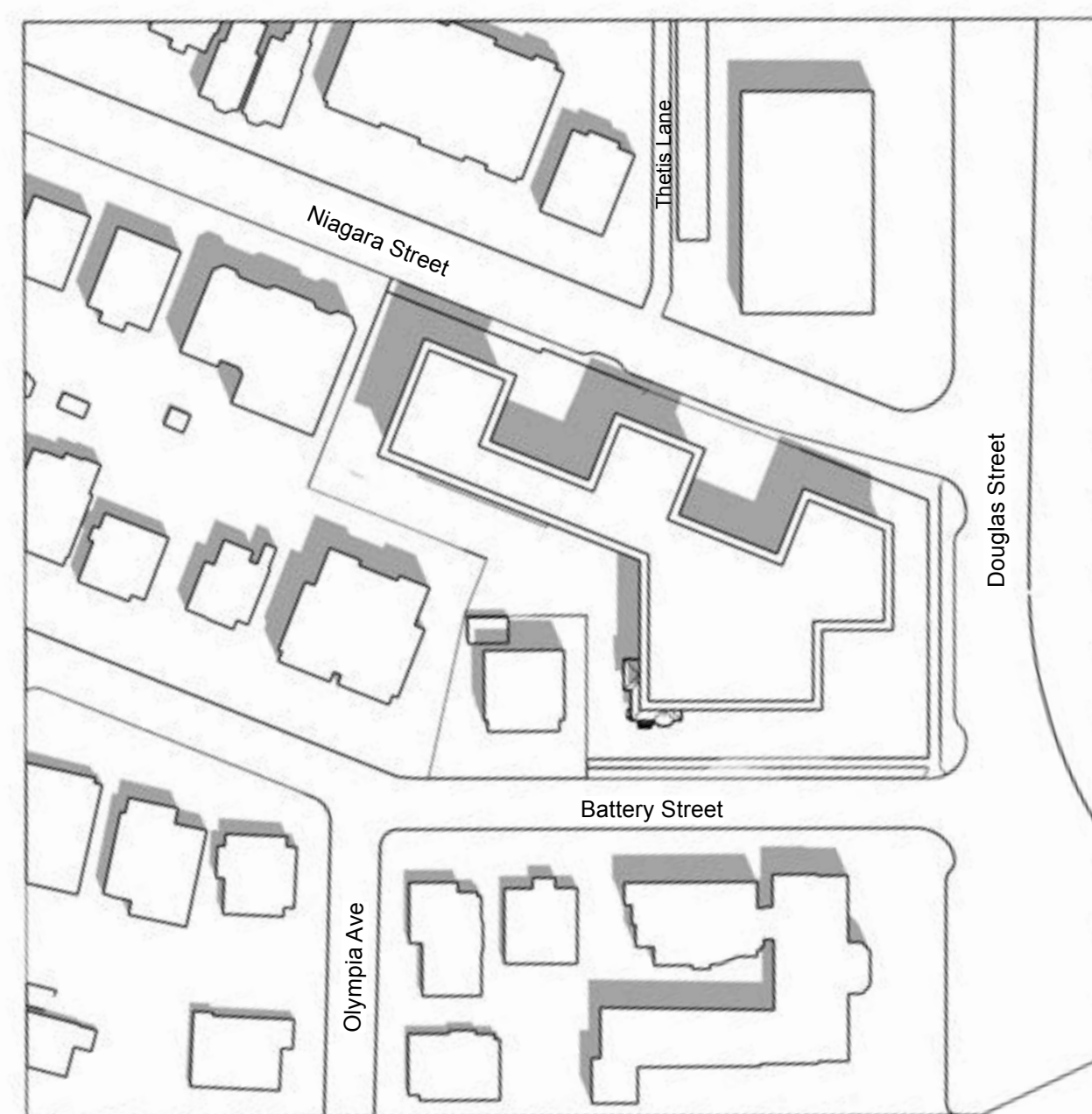
Existing Zone - March / September Noon



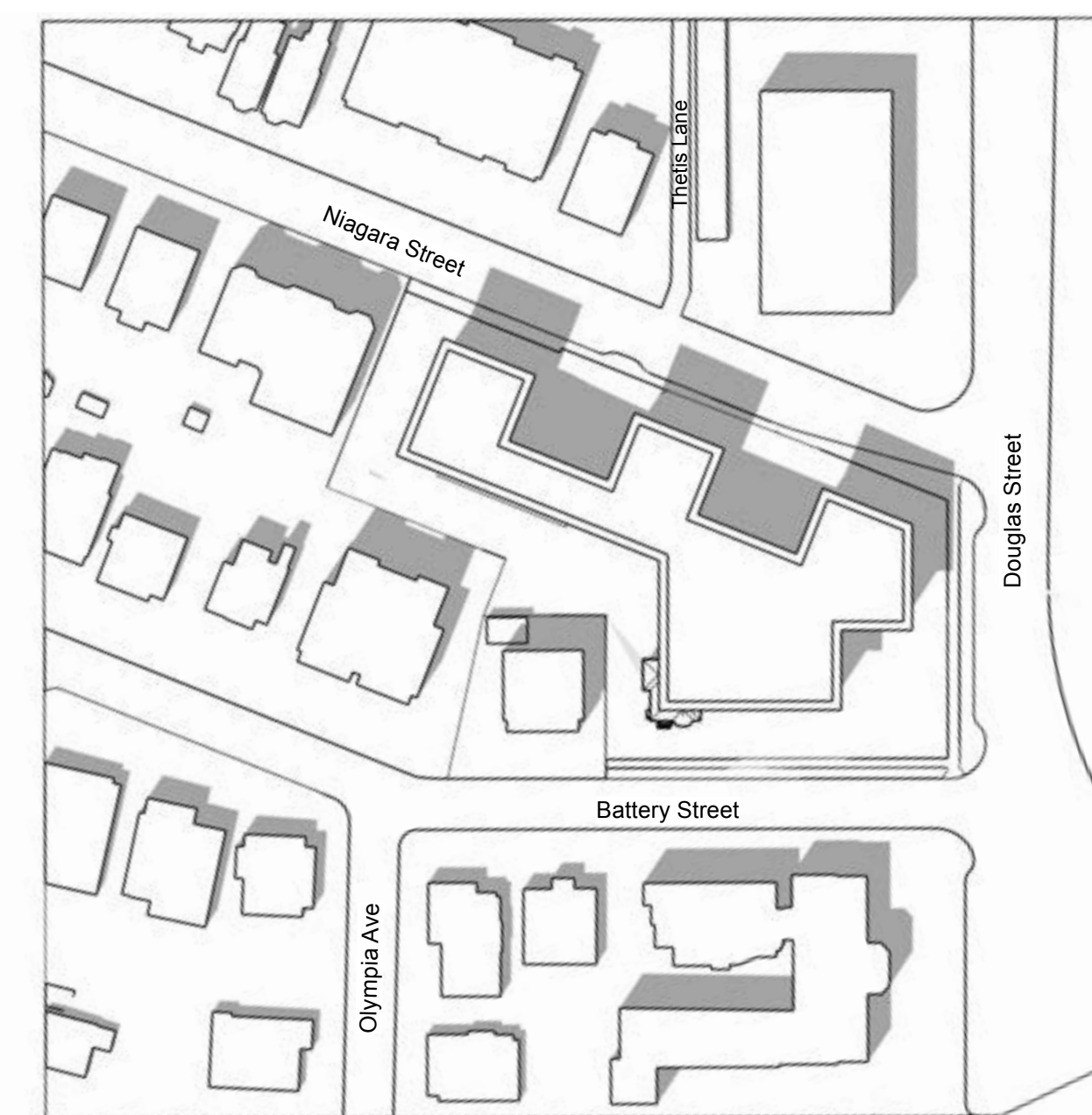
Existing Zone - March / September 2pm



Existing Zone - June 10am

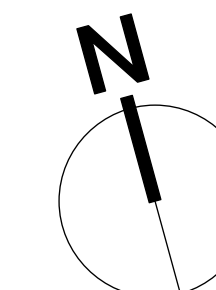


Existing Zone - June Noon



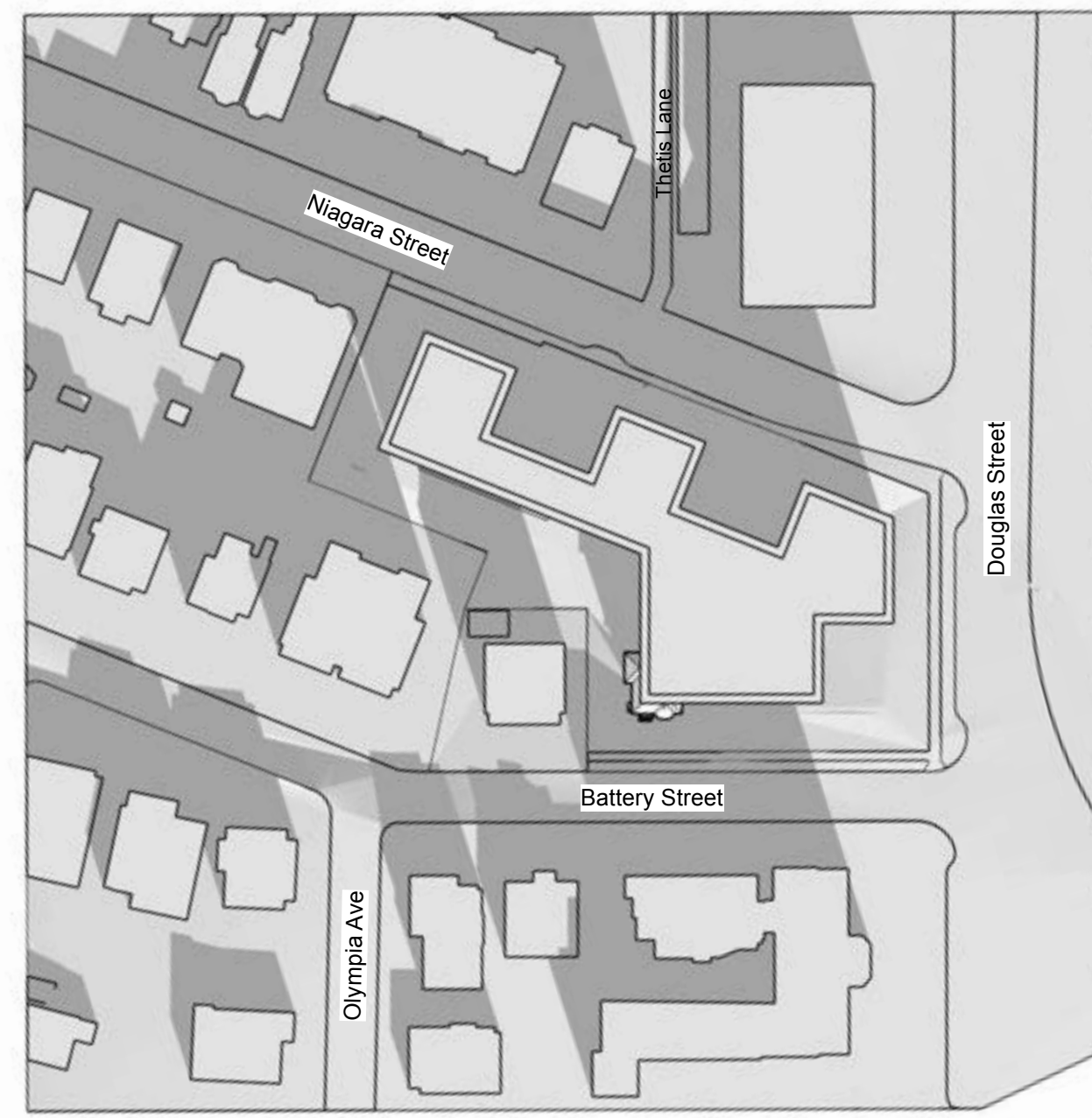
Existing Zone - June 2pm

SHADOW STUDY Scale N.T.S.





Existing Zone - December 10am

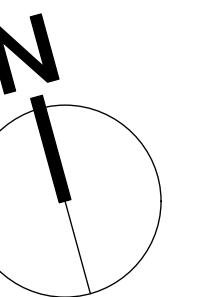


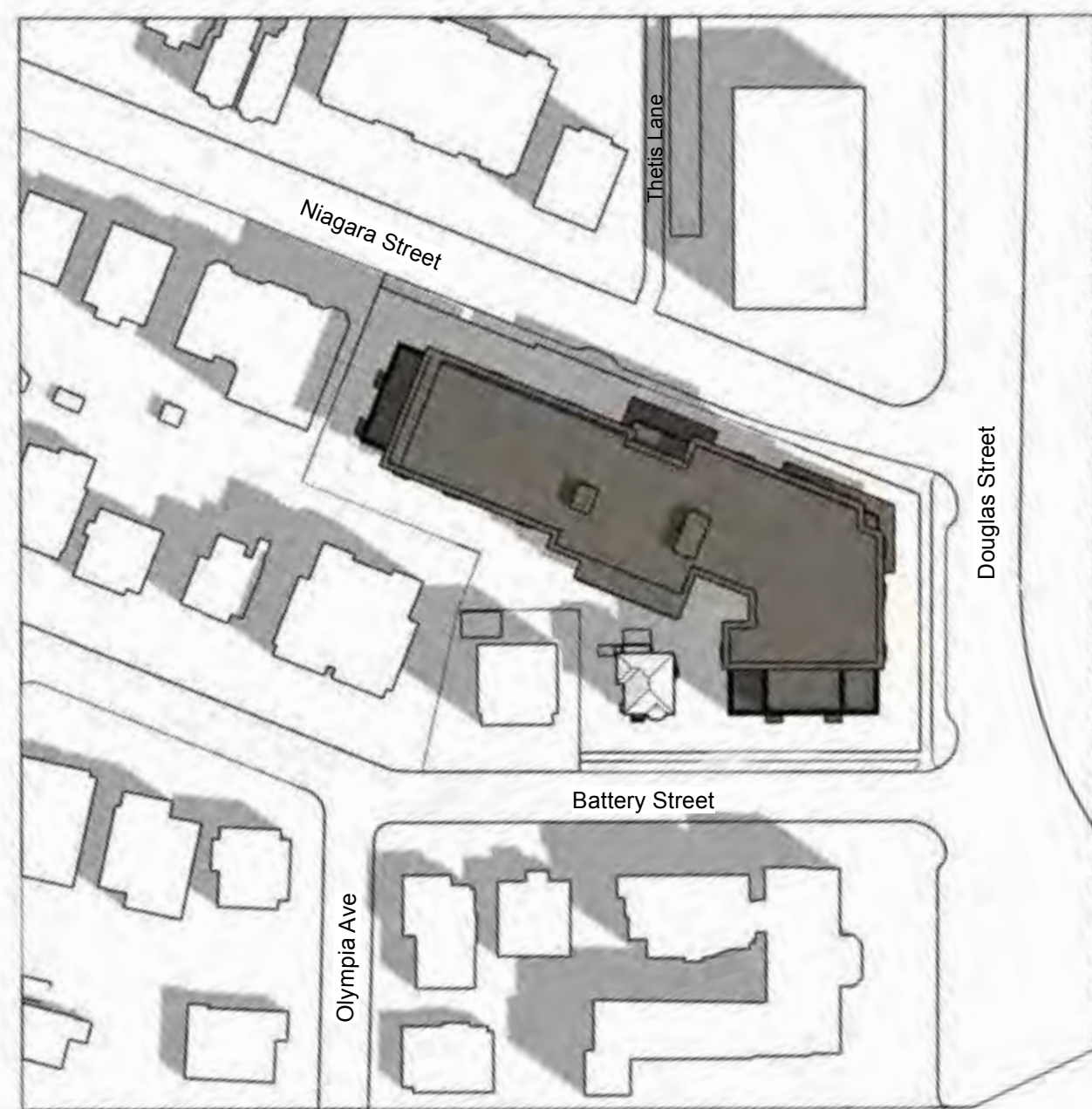
Existing Zone - December Noon



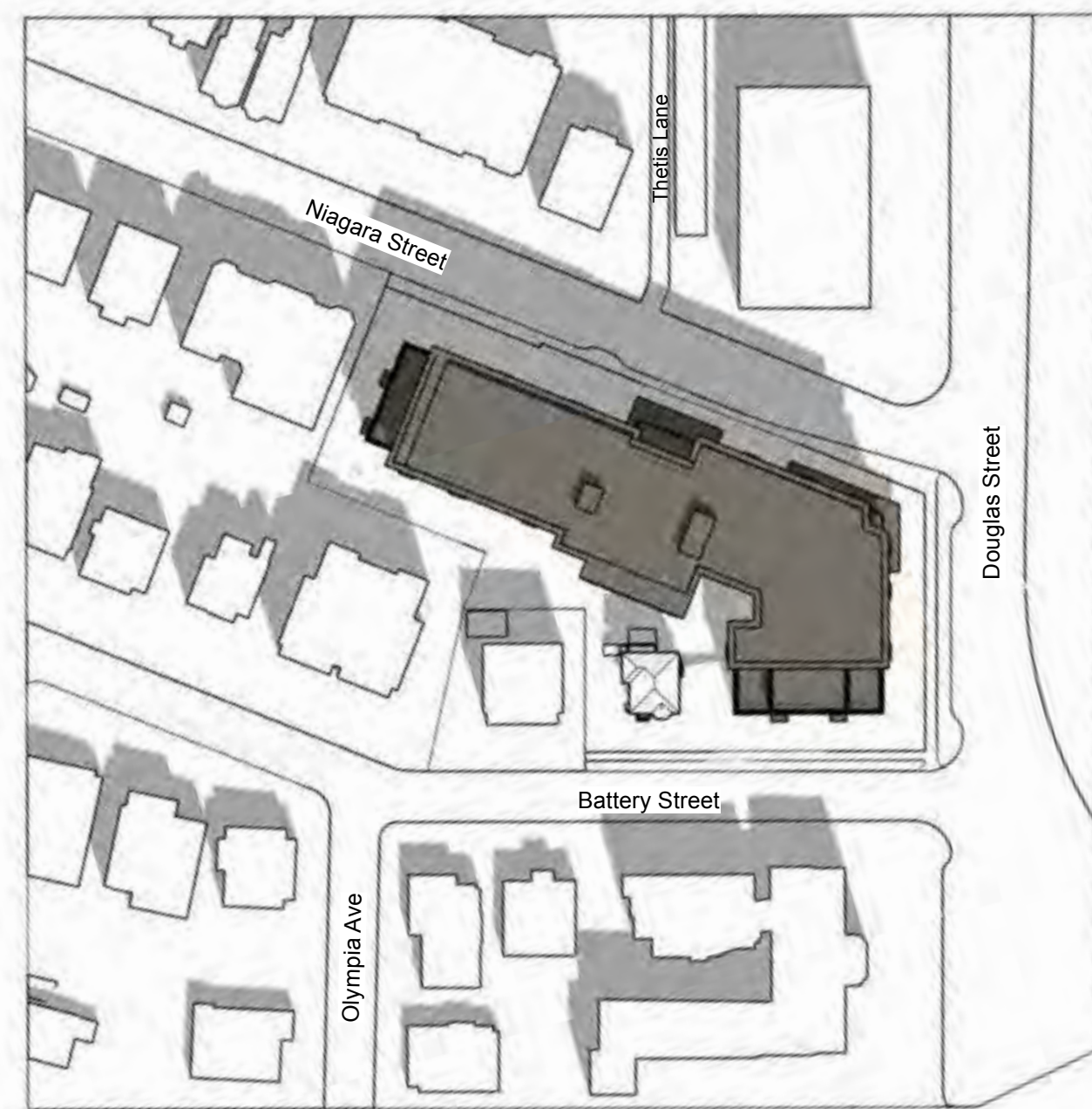
Existing Zone - December 2pm

SHADOW STUDY Scale N.T.S.





Proposed Amica House - March / September 10am



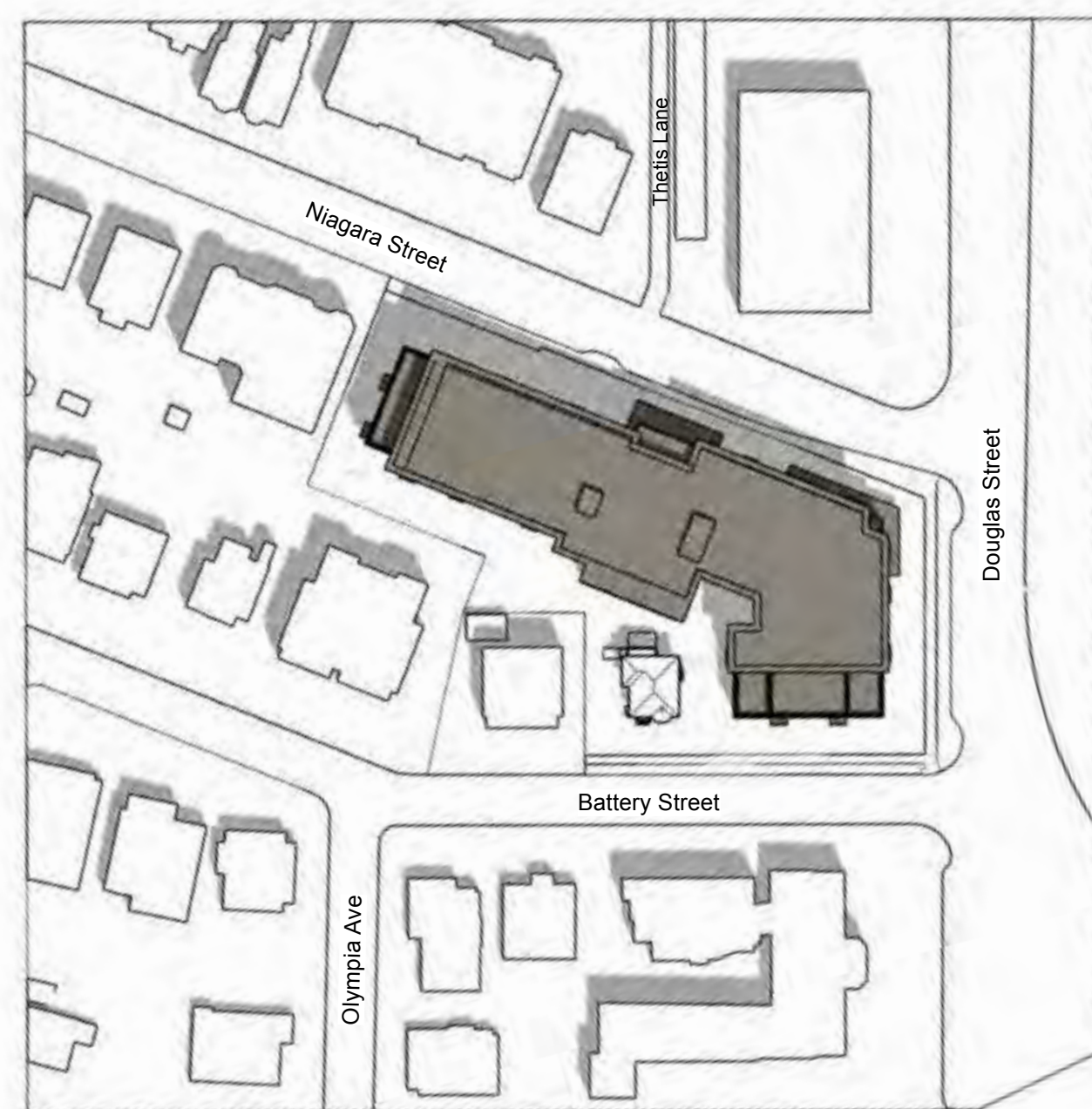
Proposed Amica House - March / September Noon



Proposed Amica House - March / September 2pm



Proposed Amica House - June 10am

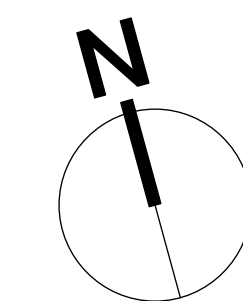


Proposed Amica House - June Noon



Proposed Amica House - June 2pm

SHADOW STUDY Scale N.T.S.





Proposed Amica House - December 10am

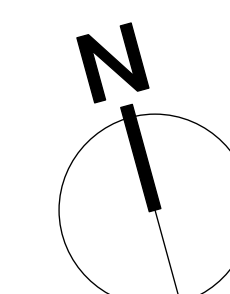


Proposed Amica House - December Noon



Proposed Amica House - December 2pm

SHADOW STUDY Scale N.T.S.



Recommended Nursery Stock

Trees

Botanical Name	Common Name	Size
Acer circinatum	Vine Maple	4cm cal.
Acer rubrum 'Armstrong'	Armstrong Maple	6cm cal.
Acer rubrum 'October Glory'	October Glory Red Maple	6cm cal.
Boulevard Tree	To Be Determined by Parks	6cm cal.
Cercidiphyllum japonicum	Katsura Tree	6cm Cal.
Cercis canadensis	Eastern Redbud	6cm Cal.
Magnolia Galaxy	Galaxy Magnolia	6cm cal.
Pseudotsuga menziesii	Douglas Fir	2M Ht.
Quercus rubra	Red Oak	6cm cal.

Large Shrubs

Botanical Name	Common Name	Size
Ceanothus thyrsiflorus 'Victoria'	Victoria Ceanothus (California Lilac)	#5 pot
Choisya ternata	Mexican Orange Blossom	#5 pot
Cornus sericea 'Flaviramea'	Midwinter Fire Dogwood	#5 pot
Oemleria cerasiformis	Indian Plum	#5 pot
Philadelphus lewisii	Mock Orange	#5 pot
Physocarpus opulifolius 'Center Glow'	Pacific Ninebark 'Center Glow'	#5 pot
Pieris 'Forest Flame'	Forest Flame Pieris	#5 pot
Thuja occidentalis 'Smaragd'	Emerald Cedar	1.2m ht.
Vaccinium ovatum	Evergreen Huckleberry	#5 pot

Medium Shrubs

Botanical Name	Common Name	Size
Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	#3 pot
Mahonia aquifolium	Tall Oregon Grape	#3 pot
Rhododendron 'Dora Amateis'	Dora Amateis Rhododendron	#3 pot
Rhododendron 'Fantastica'	Fantastica Rhododendron	#3 pot
Rhododendron macrophyllum	Pacific Rhododendron	#3 pot
Ribes sanguineum	Red Flowering Currant	#3 pot
Rosa nutkana	Nootka Rose	#3 pot
Rosa rugosa 'Snow Pavement'	Snow Pavement Series Rose	#3 pot
Symphoricarpos albus	Snowberry	#3 pot

Small Shrubs

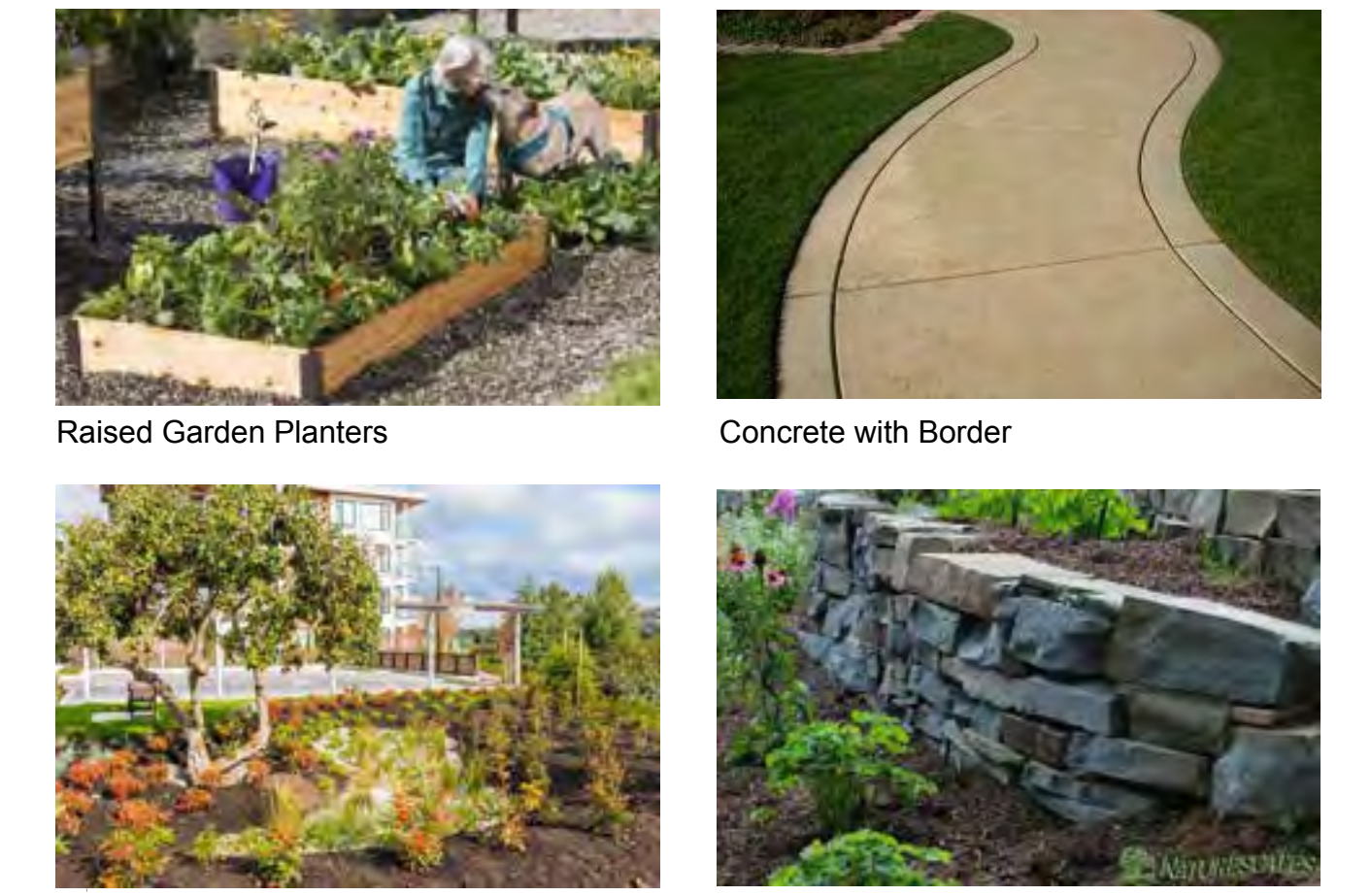
Botanical Name	Common Name	Size
Azalea 'Snowbird'	Snowbird Azalea	#1 pot
Berberis thunbergii f. atropurpurea 'Bagatelle'	Dwarf Purpleleaf Japanese Barberry	#1 pot
Cistus x argenteus 'Silver Pink'	Silver Pink Rock Rose	#1 pot
Cornus stolonifera 'Kelsey'	Kelsey Dogwood	#1 pot
Gaultheria shallon	Salal	#1 pot
Lavandula officinalis	English Lavender	#1 pot
Lavandula x intermedia 'Provence'	Provence French Lavender	#1 pot
Mahonia nervosa	Low Oregon Grape	#1 pot
Nandina domestica 'Wood's Dwarf'	Wood's Dwarf Heavenly Bamboo	#1 pot
Sarcococca hookeriana var. humilis	Dwarf Sweet Box	#1 pot

Perennials, Annuals and Ferns

Botanical Name	Common Name	Size
Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
Festuca idahoensis	Idaho Fescue	#1 pot
Helictotrichon sempervirens	Blue Oat Grass	#1 pot
Perovskia atriplicifolia	Russian Sage	#1 pot
Polystichum munium	Sword Fern	#1 pot

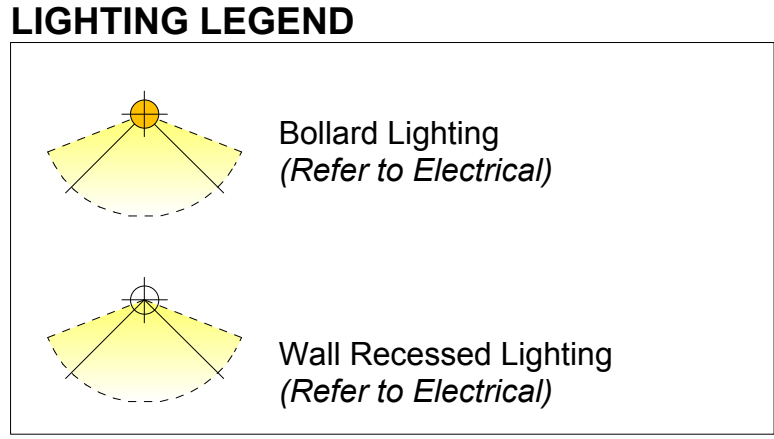
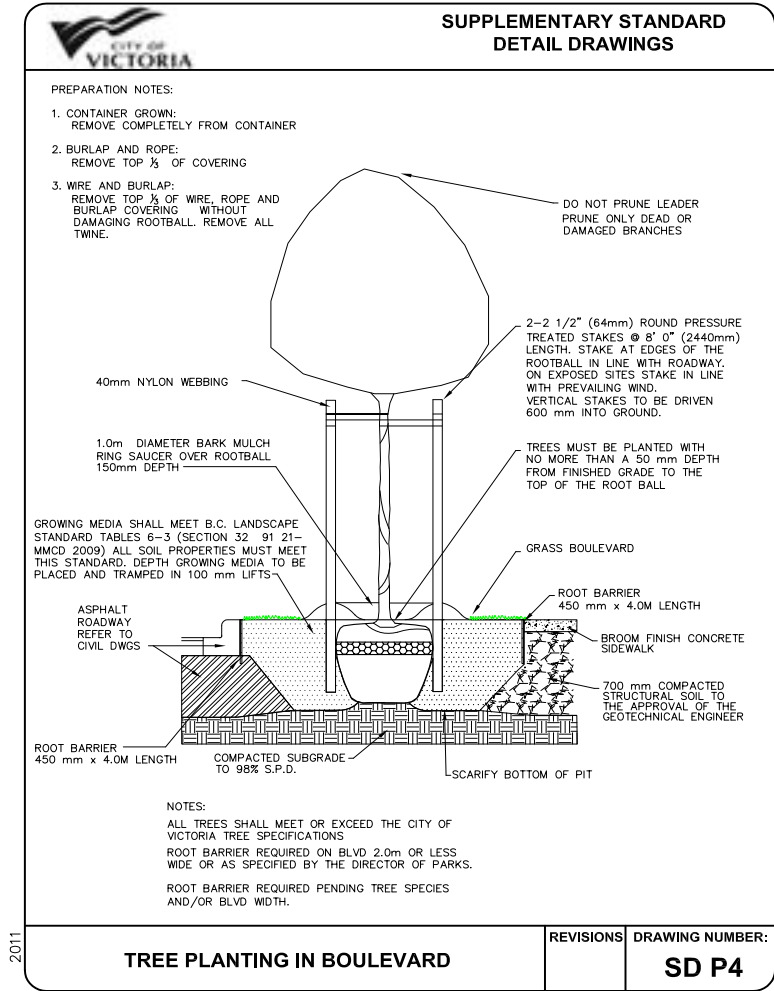
Notes:

- All work to be completed to current CSLA Landscape Standards
- All soft landscape to be irrigated with an automatic irrigation system
- The proposed Boulevard Trees must comply to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw and the current version of the Canadian Landscape Standard. Planting details can be found in Schedule B3-4. The following tree inspections by Parks Staff are required by Schedule C. To schedule an inspection please contact Rob Hughes, rhughes@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time.
 - Tree Planting Inspections
 - Excavated tree pits, soil cells, root barriers
 - Trees prior to planting. (Parks staff can inspect trees prior to shipping at local nurseries. Photos can be provided from up-island and mainland nurseries. Tree must meet the spec upon delivery.)
 - Completed planting tree planting, grate/guard, stakes etc.



CHARACTER IMAGES

Revision G: Dec 18/23
 Revision F: Aug 2/23
 Revision E: April 18/23
 Revision D: May 12/22
 Revision C: Feb. 10/22
 Revision B: Feb. 1/22
 Revision A: Dec. 15/21



Landscape Concept Plan - 50 Douglas Street

Soil Volume Compliance Table

Planting Area (ID)	Area (m2)	Soil Volume (m)	Est. Soil Volume	Replacement Trees Proposed					Soil Volume Required (m3)			Compliance (Y / N)
				B # Small	C # Medium	D # Large	E # Small	F # Medium	G # Large	Total		
1	400	0.75	300	3.0	2.0	4.0	24.0	40.0	140.0	204.0	Y	
2	57.5	0.75	43.125	0.0	1.0	0.0	0.0	20.0	0.0	20.0	Y	
3	10.7	0.75	8.025	1.0	0.0	0.0	8.0	0.0	0.0	8.0	Y	
4	84	0.75	63	3.0	1.0	0.0	24.0	20.0	0.0	44.0	Y	
7	175	0.75	131.25	0.0	4.0	0.0	0.0	80.0	0.0	80.0	Y	
9	377	0.75	282.75	2.0	1.0	7.0	16.0	20.0	245.0	281.0	Y	
10	108	0.75	81	0.0	0.0	2.0	0.0	0.0	70.0	70.0	Y	
11	59	0.75	44.25	3.0	0.0	0.0	24.0	0.0	0.0	24.0	Y	
12	40.6	0.75	30.45	2.0	0.0	0.0	16.0	0.0	0.0	16.0	Y	
13	18.4	0.75	13.8	1.0	0.0	0.0	8.0	0.0	0.0	8.0	Y	
14	50.4	0.75	37.8	2.0	0.0	0.0	16.0	0.0	0.0	16.0	Y	
16	106	0.75	79.5	0.0	1.0	0.0	0.0	20.0	0.0	20.0	Y	
TOTAL			2229.9						TOTAL	1582.0		

Inventory of Existing Trees

Tag #	Location	Species	DBH (cm)	Height (m)	Condition	Notes	Replacement				
M1	City	City	Heathorn	31	8	3.3	6	Fair	Fair/Very	Good	Remove
M2	City	City	Heathorn	16	5	1.7	2	Fair	Fair	Good	Remove
M3	City	City	Heathorn	10	5	1.1	2	Fair	Fair	Good	Remove
M4	City	City	Heathorn	4	5	0.4	0.6	Fair	Fair	Good	Remove
M5	City	City	Heathorn	3	4	0.7	0.5	Fair	Fair	Good	Remove
M6	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M7	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M8	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M9	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M10	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M11	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M12	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M13	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M14	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M15	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M16	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M17	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M18	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M19	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M20	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M21	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M22	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M23	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M24	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M25	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M26	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M27	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M28	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M29	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M30	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M31	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M32	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M33	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M34	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M35	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M36	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M37	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M38	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M39	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M40	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M41	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M42	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M43	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M44	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M45	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M46	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M47	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M48	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M49	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M50	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M51	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M52	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M53	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M54	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M55	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M56	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M57	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M58	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M59	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M60	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M61	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M62	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M63	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M64	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M65	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M66	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M67	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M68	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M69	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove
M70	City	City	Heathorn	2	3	0.3	0.3	Fair	Fair	Good	Remove



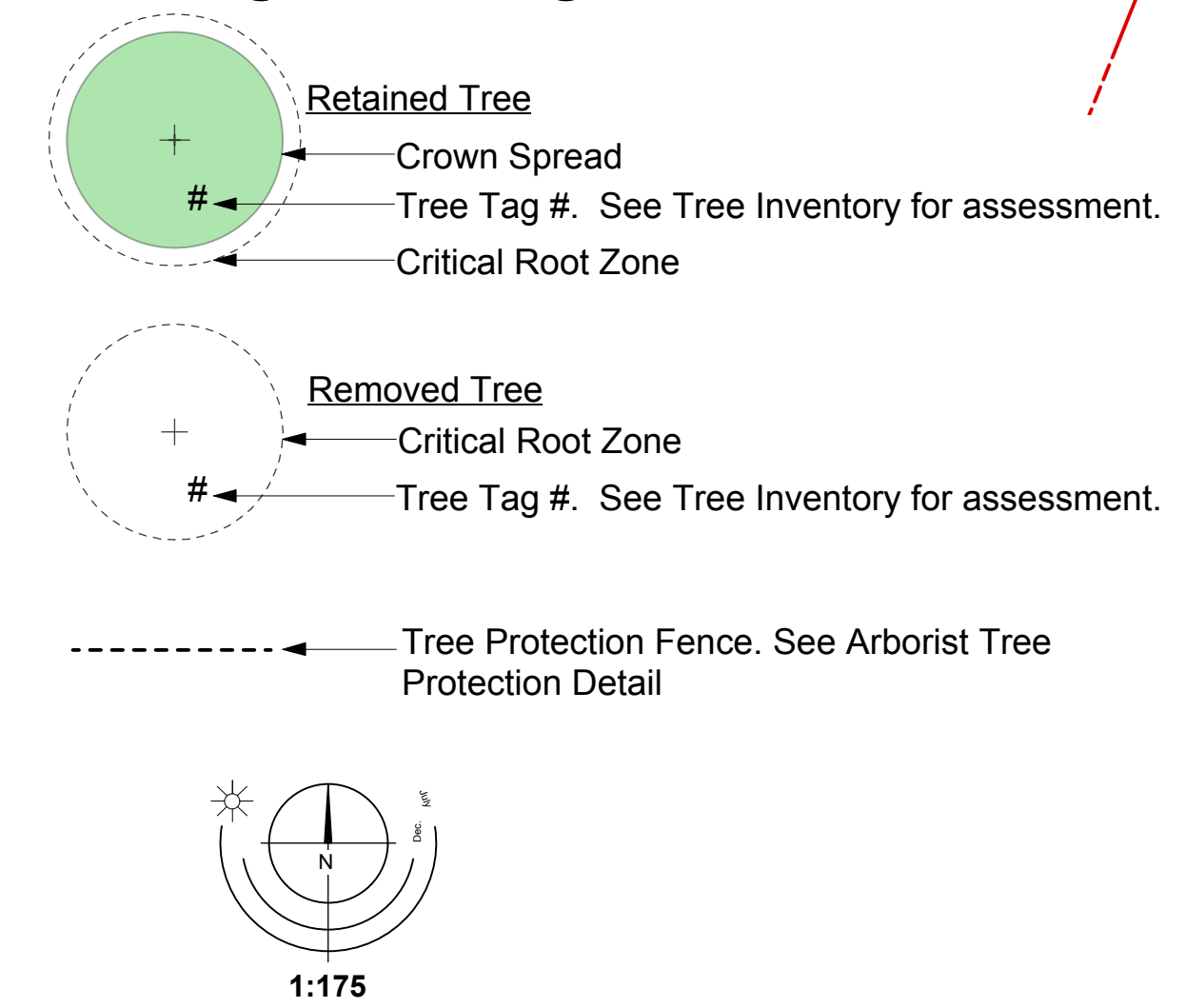
Tree Preservation Summary

Tree Preservation Summary			
Count	Multiplier	Total	
City of Victoria Project No: Unknown Address: 50 Douglas Street Arborist: Noah Talbot, BA Certifications/Qualifications: ISA Certified Arborist (PN6822A), Tree Risk Assessment Qualified			
ONSITE Minimum replacement tree requirement			
A. Protected Trees Removed	7	X 1	A. 7
B. Replacement Trees Proposed per Schedule "E", Part 1	21*	X 1	B. 22*
C. Replacement Trees Proposed per Schedule "E", Part 2	9*	X 0.5	C. 4.5*
D. Replacement Trees Proposed per Schedule "E", Part 3	0*	X 1	D. 0*
E. Total replacement trees proposed (B+C+D) Round down to nearest whole number			E. 26*
F. Onsite replacement tree deficit (A-E) Record 0 if negative number			F. 0
ONSITE Minimum trees per lot requirement (onsite trees)			
G. Tree minimum on lot*			G. 25
H. Protected trees retained (other than specimen trees)	2	X 1	H. 2
I. Specimen trees retained	0	X 3	I. 0
J. Trees per lot deficit (G - (B+C+H+I)) Record 0 if negative number			J. 0
OFFSITE Minimum replacement tree requirement (offsite trees)			
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 tree deficit (K - N) Record 0 if negative number			O. 0
Cash-in-lieu requirement			
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 0			Q. 0
R. Cash-in-lieu proposed ((P+Q) X \$2,000)			R. \$0
Summary prepared and submitted by: Noah Talbot Date: July 26, 2023			
*Refer to Landscape Plan by others			

Tree Impact Summary Table

Tree Status	A	B	C	D
	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	9	7	31	0
Private Offsite Trees	3	0	N/A	N/A
Municipal Trees	6	0	N/A	N/A
Total	18	7	31	0

Existing Trees Legend:



Tree Preservation Plan - 50 Douglas Street



Project No: 2160 7 Dec 2021 #3-864 Queens Ave. Victoria B.C. V8T1M5 Phone: (250) 598-0105

Revision G: Dec 13/23
Revision F: Aug 2/23
Revision E: April 18/23
Revision D: May 12/22
Revision C: Feb. 10/22
Revision B: Feb. 1/22
Revision A: Dec. 15/21

