

# **Art Gallery of Greater Victoria**

## **Tree Retention and Construction Damage Mitigation Plan**



**Prepared by: Talbot Mackenzie & Associates**



## **Talbot Mackenzie & Associates**

**Consulting Arborists**

May 5, 2015

Art Gallery of Greater Victoria  
% CitySpaces Consulting Ltd.  
844 Courtney Street, 5th Floor  
Victoria BC V8W 1C4

**Assignment:** To visually examine and inventory the existing trees on the Art Gallery of Greater Victoria property and inventory any existing trees on municipal property and within 3 metres of the property line that could potentially be impacted by the proposed construction activity. The inventory is provided in spreadsheet format and includes information such as: tag number, tree species, size (d.b.h.), crown spread, calculated critical root zone (C.R.Z.), health and structural condition, relative tolerance to construction impacts and general remarks and recommendations for mitigating any associated risk. Review the proposed construction and renovation plans and comment on how they may impact the existing tree resource. Provide comprehensive tree retention and construction damage mitigation plans for the demolition, construction and renovation portions of the project for those trees deemed suitable to retain given their existing health and structural condition and the proposed impacts from the construction activity.

**Methodology:** During the month of October 2014, we visited the Art Gallery of Greater Victoria property several times in order to visually examine the tree resource and document our findings. Using the construction and renovation plans provided, we estimated the potential impacts that may occur during the demolition, construction and landscaping phases of the proposed project.

**Observations:** Based on our visual examination of the trees on the property, on the municipal boulevard and within 3 metres of the Art Gallery of Greater Victoria property lines, we found that the trees examined were in generally good health. The tree population examined consists of Garry oak, Douglas fir, elm, Giant sequoia, Atlas cedar, along with ornamental species such as juniper and Cryptomeria. The majority of the trees on the property are Garry oak trees and are exhibiting many of the health and structural concerns that we often find in urban tree populations such as this. These concerns include large deadwood, end weighted limbs, a history of flush cut wounds and poor pruning practices, and decay associated with old pruning wounds. Additional concerns more unique to this property are found in the parking areas, where there is also a history of lower trunk damage from impacts from vehicles. Most of the concerns observed can be addressed through standard pruning practices, and the majority of the trees examined would benefit from being pruned to clean their crowns of any dead, diseased or weak limbs and pruned to reduce weight on any limbs showing indications of excessive end weight.

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**Potential Impacts:** We anticipate that the greatest potential impacts to the existing tree resource could occur during any demolition activity of the existing buildings, construction of the proposed new additions and the redesigns and construction of the parking areas.

**Recommendations:**

- **Trees designated for further examination:** We examined Garry oak trees 295, 279 and 299 more closely and have prepared a separate report on our findings. From this examination, we recommend that tree #295 be removed due to existing structural and health concerns. Trees numbered 279 and 299 are possible to retain at this time, but will require pruning and monitoring as mentioned in our report regarding these three trees.
- **Tree Removal:** Based on the most recent discussions, we anticipate it will be necessary to remove Atlantic cedar #262, spruce #266, Garry oaks 271, 274, 284 and 287, Holly #285, and Douglas-fir #286 for the proposed renovations, construction and parking areas and Garry oak tree #295 due to existing structural concerns.
- **Barrier fencing:** Protect the remaining portions of the trees critical root zone with barrier fencing (see attached sketch). The areas, surrounding the trees to be retained, should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zones. The barrier fencing to be erected must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing (see attached diagram). The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.
- **Demolition:** Once the extent of the proposed demolition is decided upon, we will develop areas for demolition equipment to be located and areas where demolition debris can be loaded out and taken off of the site.
- **Material storage:** Areas must be designated for material storage and staging during the construction process. Ideally these areas will be located outside of the tree protection areas that will be isolated by barrier fencing. Should it be necessary to store material temporarily within any of the tree protection areas, the project arborist must be consulted.

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- **Methods to avoid soil compaction:** In areas where construction traffic must encroach into the critical root zones of trees to be retained, efforts must be made to reduce soil compaction where possible by displacing the weight of machinery and foot traffic. This can be achieved by one of the following methods:
  - Installing a layer of hog fuel at least 20 cm in depth and maintaining it in good condition until construction is complete.
  - Placing medium weight geotextile cloth over the area to be used and installing a layer of crushed rock to a depth of 15 cm over top.
  - Placing two layers of 19mm plywood.
  - Placing steel plates.
- **Pruning:** We anticipate that it may be necessary to prune some of the existing trees for building clearances. Once the demolition and construction techniques are decided upon, it may be necessary to prune additional trees for clearance for machinery access, scaffolding, etc. We recommend that all of the trees to be retained on the property be pruned to clean the crowns of any dead diseased or weak limbs and be pruned to reduce weight on any limbs showing indications of excessive end weight.
- **Blasting and rock removal:** We anticipate that blasting may be required to level several of the rock areas on the property. If it is necessary to blast areas of bedrock near critical root zones of trees to be retained, the blasting to level these rock areas should be sensitive to the root zones located at the edge of the rock. Care must be taken to assure that the area of blasting does not extend into the critical root zones beyond the building and road footprints. The use of small low-concussion charges, and multiple small charges designed to pre-shear the rock face, will reduce fracturing, ground vibration, and reduce the impact on the surrounding environment. Only explosives of low phytotoxicity, and techniques that minimize tree damage, are to be used. Provisions must be made to store blast rock, and other construction materials and debris, away from critical tree root zones.
- **Servicing:** At this time, we have not reviewed any proposed servicing upgrades, but recommend that, wherever possible, they be located outside of the critical root zones of trees to be retained. Once we have reviewed any proposed servicing upgrade plans we can provide further comments on how they may impact the trees to be retained and how we would recommend mitigating any of the potential impacts.
- **Excavation:** We recommend that any necessary excavation that is proposed for within the critical root zones of trees to be retained be completed under the direction of the project arborist. If it is found that the excavation cannot be completed without severing roots that are critical to the trees health or stability it may be necessary to remove additional trees.



- **Washout area:** It may be necessary to designate any area on the property for washing out cement and masonry tools and equipment. This area should be located away from the critical root zones of any trees to be retained.
- **Paved areas over critical root zones of trees to be retained:** In areas that are proposed for parking areas over the critical root zones of trees to be retained, we recommend that floating permeable paving techniques are used. See attached specifications. (The exact specifications may change during the construction phase depending on the extent of the proposed paving.)
- **Landscaping:** Any proposed landscaping within the critical root zones of trees to be retained must be reviewed with the project arborist.
- **Arborists Role:** It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
  - Locating the barrier fencing.
  - Reviewing the report with the project foreman or site supervisor.
  - Locating work zones and machine access corridors where required.
  - Supervising excavation for any areas within the critical root zones of trees to be retained including any proposed retaining wall footings and review any proposed fill areas near trees to be retained.
- **Review and site meeting:** Once the development receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any demolition, site clearing or other construction activity occurs.

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

Yours truly,  
Talbot Mackenzie & Associates



Tom Talbot & Graham Mackenzie  
ISA Certified, & Consulting Arborists

Encl. 5-pages tree inventory, 1-page key to headings in tree resource table, 1-page barrier fencing specifications, 1-page site sketch with tree locations, 2-pages floating permeable parking specifications.

**Disclosure Statement**

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve their health and structure or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an Arborist to identify every flaw or condition that could result in failure or can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

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**TREE RESOURCE**  
Art Gallery of Greater Victoria

<i>Tree #</i>	<i>d.b.h. (cm)</i>	<i>CRZ</i>	<i>Species</i>	<i>Crown Spread(m)</i>	<i>Condition Health</i>	<i>Condition Structure</i>	<i>Relative Tolerance</i>	<i>Remarks / Recommendations</i>
0261	162	19.4	Sequoiadendron	12.0	Good	Fair	Moderate	Flattened top.
0262	111	11.1	Atlantic cedar	14.0	Good	Fair	Good	Large secondary stem removed historically, crown raised. Confined rooting area.
0263	135	16.2	Sequoiadendron	10.0	Good	Fair	Moderate	One-sided.
0264	50	5.0	Garry oak	15.0	Fair	Fair	Good	Small deadwood.
0265	50	5.0	Garry oak	16.0	Fair	Fair	Good	Cavity in limb over street, small deadwood.
0266	40	4.0	Spruce	5.0	Good	Fair	Good	Recently clearance pruned from building.
0267	61	6.1	Garry oak	20.0	Fair	Fair	Good	Large deadwood over sidewalk.
0268	71	7.1	Garry oak	19.0	Fair	Fair	Good	Large deadwood over street and sidewalk, end-weighted limbs over street.
0269	50	5.0	Garry oak	20.0	Fair	Fair	Good	Large deadwood over street and sidewalk, end-weighted limbs over street.
0270	50	5.0	Garry oak	8.0	Fair/poor	Fair	Good	Health stress, suppressed, small deadwood, end-weighted over street.
0271	57	5.7	Garry oak	14.0	Fair	Fair	Good	Health stress evident, large deadwood. Will likely require pruning for new construction.
0272	35	3.5	Garry oak	12.0	Fair	Fair	Good	Suppressed, small deadwood. Endweighted over street.

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0273	47	4.7	Garry oak	8.0	Fair	Fair	Good	End-weighted over street, large deadwood.
0274	55	5.5	Garry oak	10.0	Fair	Fair	Good	End-weighted, potential canopy/building conflict. Some indications of health stress.
0275	37	3.7	Garry oak	10.0	Fair	Fair/poor	Good	Leaning over street, nesting hole in old pruning wound. Sparse foliage.
0276	35	3.5	Garry oak	15.0	Fair	Fair	Good	End-weighted over street, large deadwood over street.
0277	60	6.0	Garry oak	12.0	Fair	Fair	Good	Large deadwood. Some endweighted limbs.
0278	74	7.4	Garry oak	16.0	Fair	Fair	Good	Mechanical injury on limb over entrance, end-weighted, history of large scaffold removal, potential canopy/building conflict.
0279	56	5.6	Garry oak	10.0	Fair	Fair	Good	Rooted at edge of rock, root collar exposed. Limited rooting on backside of lean, end-weighted, possibly unstable. Closer examination recommended if retained. May be possible to prune heavily to reduce end-weight if retained. Monitor during high wind conditions.
0280	26	2.6	Horse chestnut	9.0	Fair	Fair	Good	Young tree, suppressed.
0281	38	3.8	Garry oak	12.0	Fair	Fair	Good	End-weighted over street.
0282	62	6.2	Garry oak	14.0	Fair	Fair	Good	End-weighted over street.
0283	47	4.7	Garry oak	14.0	Fair	Fair	Good	End-weighted over street.

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0284	46	4.6	Garry oak	10.0	Fair	Fair	Good	Small deadwood. Some end-weighted limbs.
0285	19, 27, 31	6.0	Holly	6.0	Good	Fair	Good	Suckering at base, non-native species.
0286	69	6.9	Douglas-fir	10.0	Fair	Fair	Good	Crown raised, end-weighted. Surface root damage.
0287	48, 49	8.0	Garry oak	19.0	Fair	Fair	Good	Trunk seams, end-weighted, large deadwood, co-dominant. Trunk damage likely from vehicles.
0288	56	5.6	Garry oak	16.0	Fair	Fair	Good	End-weighted, large deadwood, health stress, dieback. Lower trunk damage, likely from vehicles.
0289	62	6.2	Garry oak	15.0	Fair	Fair	Good	Small deadwood. Lower trunk damage, likely from vehicles.
0290	29	2.9	Cryptomeria	6.0	Fair	Fair	Good	Recent small limb failure.
0291	51	5.1	Garry oak	10.0	Fair	Fair	Good	End-weighted, small deadwood.
0292	41	4.1	Garry oak	11.0	Fair	Fair	Good	Large deadwood over parking lot.
0293	66	6.6	Garry oak	15.0	Fair	Fair	Good	Large deadwood. Lower trunk damage, likely from vehicles.
0294	52	5.2	Garry oak	13.0	Fair	Fair	Good	Small deadwood.



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0295	57	5.7	Garry oak	10.0	Fair	Fair/poor	Good	History of large scaffold removal, asymmetric form, bleeding from trunk wound, lower trunk damage, likely from vehicles. Fungus attached to old pruning wound. Closer examination recommended if retained.
0296	40	4.0	Garry oak	7.0	Fair	Fair	Good	Trunk wound, likely from vehicles. Epicormic growth.
0297	44	4.4	Garry oak	14.0	Fair	Fair	Good	End-weighted, leaning.
0298	61	6.1	Garry oak	15.0	Fair	Fair	Good	One-sided, large deadwood over street, end-weighted.
0299	41, 63	9.0	Garry oak	13.0	Fair	Fair	Good	Basal cavity, small deadwood. Lower trunk damage, likely from vehicles. Closer examination recommended.
0300	54	5.4	Garry oak	10.0	Fair	Fair	Good	Small deadwood, history of large scaffold removal. Lower trunk damage, likely from vehicles. High risk of failure associated with limb with tearout injury over parking area.
0301	60	6.0	Garry oak	13.0	Fair	Fair	Good	Large deadwood over parking lot. Lower trunk damage, likely from vehicles.
0302	72	7.2	Garry oak	14.0	Fair	Fair	Good	History of large scaffold removal, end-weighted.
0303	82	8.2	Garry oak	20.0	Fair	Fair	Good	History of large scaffold removal, rooted in rock, end-weighted, large deadwood.
0304	80	8.0	Garry oak	24.0	Fair	Fair	Good	Located in courtyard area, large deadwood.
0305	74	7.4	Garry oak	14.0	Fair	Fair	Good	Located in courtyard area, one-sided, possible <i>armillaria</i> , large deadwood.

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0306	44, 48, 54	11.0	Garry oak	14.0	Fair	Fair/poor	Good	Located in courtyard area, history of large limb removal, rooted at edge of rock, possible canker forming, heavily weighted over neighbouring property, restricted root area on backside of lean.
0307	112	11.2	Garry oak	20.0	Fair	Fair	Good	Located in courtyard area, history of large limb removal, large deadwood, rooted at edge of rock outcrop.
n.t. 1	15 - 45	5.0	Elm	10.0	Good	Fair	Good	Located on neighbour's property, no impacts anticipated.
n.t. 2	50	5.0	Elm	10.0	Good	Fair	Good	Located on neighbour's property, no impacts anticipated.
n.t. 3	65	5.5	Juniper	8.0	Fair	Fair	Moderate	Located on neighbour's property, no impacts anticipated.
n.t. 4	60	7.5	Douglas-fir	10.0	Good	Fair	Poor	Located on neighbour's property, no impacts anticipated.
n.t. 5 - 18	18 - 48	5.5	Douglas-fir	10.0	Fair	Fair	Poor	Previously topped, some building limb conflicts, last tree in row(n.t.18) rubbing on existing cantilevered roof. No impacts anticipated.

### Key to Headings in Resource Table

d.b.h. – **diameter at breast height** - diameter of trunk, measured in centimetres at 1.4 metres above ground level

CRZ – **critical root zone** - estimated optimal size of tree protection zone based on tree species, condition and age of specimen and the species tolerance to root disturbance. Indicates the radial distance from the trunk, measured in metres.

Crown spread – indicates the diameter of the crown spread measured in metres to the dripline of the longest limbs.

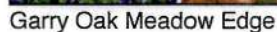
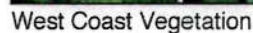
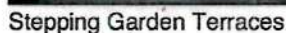
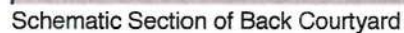
Condition health/structure –

- Good – no visible or minor health or structural flaw
- Fair – health or structural flaw present that can be corrected through normal arboricultural or horticultural care.
- Poor – significant health or structural defects that compromise the long-term survival or retention of the specimen.

Relative Tolerance – relative tolerance of the selected species to development impacts.





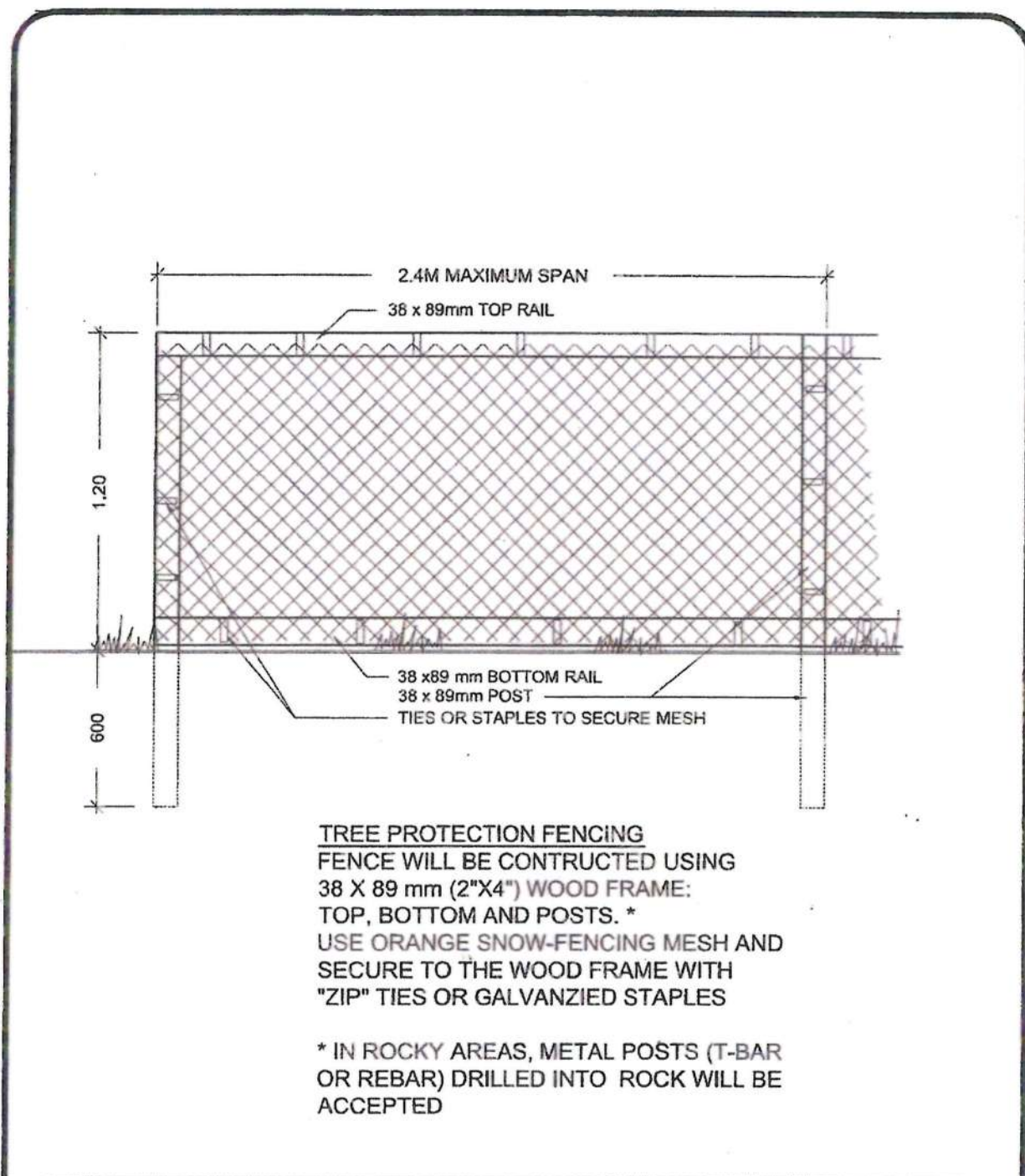


**SCALE** 1/16" = 1' - 0"

ISSUED FOR COORDINATION

DATE 20 APRIL 2015





DETAIL NAME:

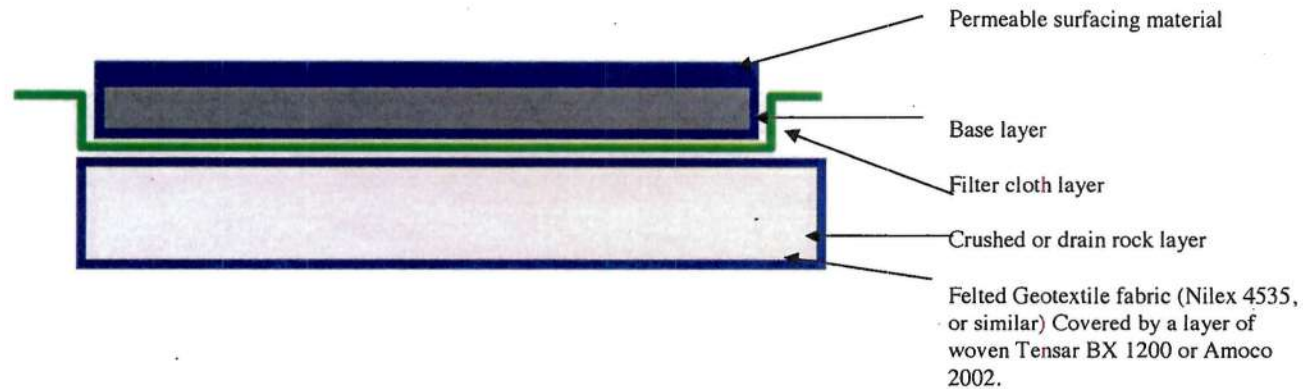
## TREE PROTECTION FENCING

DATE: Oct 30/07  
 DRAWN: DM  
 APP'D: RR  
 SCALE: N.T.S.

**E105**  
 DRAWING



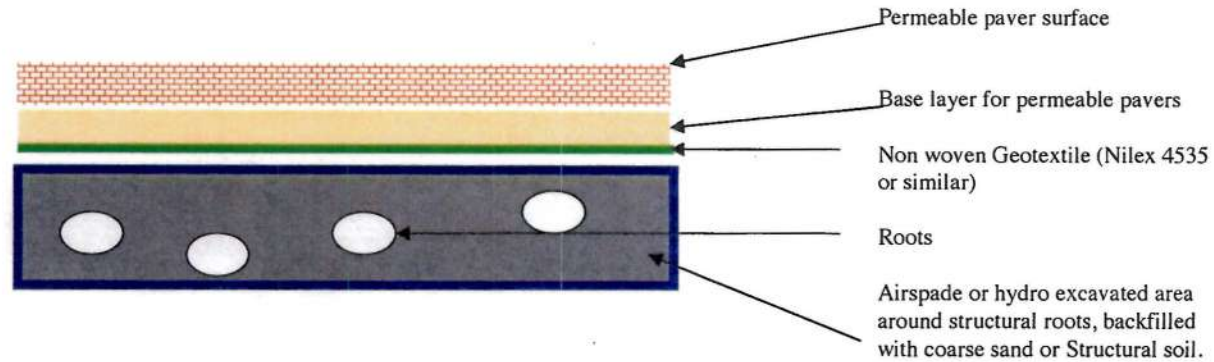
### Diagram – Site Specific Floating Driveway, Parking and Sidewalk Areas



### **Specifications for Floating Driveway and Parking Areas**

1. Excavation for driveway or parking area construction must remove the sod layer only, where they encroach on the root zones of the protected trees
2. A layer of medium weight felted Geotextile fabric (Nilex 4535, or similar) is to be installed over the entire area of the critical root zone that is to be covered by the paving. Cover this Geotextile fabric with a layer of woven Amoco 2002 or Tensar BX 1200. Each piece of fabric must overlap the adjoining piece by approximately 30-cm.
3. A 10cm layer of torpedo rock, or 20-mm clean crushed drain rock, is to be used to cover the Geotextile fabric.
4. A layer of felted filter fabric is to be installed over the crushed rock layer to prevent fine particles of sand and soil from infiltrating this layer.
5. The bedding or base layer and permeable surfacing can be installed directly on top of the Geotextile fabric.

**Diagram –Permeable paver driveway crossing over Critical Root Zone**



**Specifications for permeable paver driveway crossing over critical root zone**

1. Excavate to a 6-8 inch depth, for the required permeable driveway surface, under the supervision of an ISA Certified Arborist.
2. Excavation for area around structural roots with an Airspade or by Hydro Excavation to bearing layer of soil if required.
3. Backfill area around roots with coarse sand or a structural soil mix
4. A layer of medium weight non woven Geotextile (Nilex 4535 or similar) is to be installed over the backfilled area of the driveway.
5. Construct base layer and permeable surface over Geotextile layer to required grade.



## ROCKLAND NEIGHBOURHOOD ASSOCIATION

February 15, 2015

Mayor and Council  
Helen Cain, Senior Planner  
City of Victoria



Re: AGGV, 1040 Moss Street Community Meeting

Thirty one neighbours and four Rockland Neighbourhood Association directors attended the January 22, 2015, community meeting for the AGGV development proposal. The response to the proposal was very positive, but concerns regarding implementation were raised.

While the AGGV explained that the expansion is primarily for operational improvement and that significant attendance increases are not expected, the major issue was parking, both during and post construction. Considerable concern was expressed about the limited parking on site for an enlarged gallery, and the need for a parking protocol was emphasized. It was suggested that parking be considered in the context of overlapping events at Langham Court and the AGGV, which was not considered in the initial transportation study. The recent construction at Central Middle School has resulted in an awareness of the need for a parking plan while construction is underway. It was felt there had been significant local inconvenience during the school construction; therefore, further work on parking and a protocol commitment is required.

Environmental concerns were expressed with regard to potential bird strikes on the expansive glazing, tree retention, and blasting. It is the RNA's expectation that the special glass to mitigate bird problems that is being investigated will be installed. Retention of the Garry oaks on site was promised, with only one slated for removal. The possibility of blasting received minimal discussion. A protocol and resources for neighbours should be clearly outlined and developed to neighbours' satisfaction.

Outside the parameters of the community meeting, questions have also come forward about the suitability of this residential location for a gallery.

Little concern was expressed about the proposed increase in height, and there was enthusiasm for the opening up of the exterior aspects of the Spencer Mansion and for the opportunity for the AGGV to enhance its ability to both conserve and display its collection more effectively.

Sincerely,

Janet Simpson, President

Rockland Neighbourhood Association

cc. Jon Tupper, AGGV; Carolynn Wilson, Moore Architecture Inc.,





## NOTES FROM CALUC MEETING AT THE ART GALLERY OF GREATER VICTORIA

7:00 pm, 22<sup>nd</sup> January, 2015, Art Gallery of Greater Victoria, 1040 Moss Street

**Bob June, Chair, RNA Land Use Committee:** Welcomed those present and thanked them for coming. He explained that the meeting is to discuss the proposal to make changes and improvements to the AGGV at 1040 Moss Street. No decisions will be made at this meeting – it is an opportunity for the Art Gallery to explain the proposals and for neighbours to ask questions. The City Council will consider the proposal and, after an official Public Hearing before them at which there will be an opportunity for neighbours to speak, it will then make the final decision.

**Jon Tupper, Director of the Art Gallery,** gave an overview of the reasons for proposing changes to the Art Gallery. Having the city's art gallery in a residential area is unusual in Canada, and presents particular challenges, but moving to a downtown site has been discussed and is not feasible at present. With 18,000 objects, the gallery is the largest in B.C., and visits have increased 75% since the last renovation in the 1950s, soon after Sara Spencer gave the Spencer mansion to the city. There have been many other changes since then: there are now 27 employees, about 380 volunteers, and far more technology is now available. The gallery has a serious storage problem, and needs to improve storage conditions, including security. The Asian collection is particularly important, not just to the local area but also as part of the Pacific Rim collections. The goals of the gallery have also changed, and there needs to be a greater focus on people, and making the gallery a more attractive place for people to visit, as well as putting greater emphasis on educational outreach through schools. At the moment very few children can be in the studio at one time, and this needs to be improved, as well as making the gallery more accessible to low income members of the community. The gallery is already a contributor to the community, having a lot of young members, and providing over \$200,000 to artists. It therefore needs to be 'refreshed'. The new proposal has an estimated cost of \$21m. It is expected that the federal government and the province will each provide \$7m, and there is considerable interest from politicians. The AGGV needs to provide the other \$7m, and \$3m of this has already been raised – it therefore needs to raise an additional \$4m.

**Oliver Lang and Tom Moore, Architects,** described the proposed plans in more detail. Mr. Lang explained that there had been an in-depth analysis of the site, involving many meetings. The main objectives are to have:

- Welcoming and dynamic public spaces;
- Better exhibition spaces with multifunctionality;
- Proper storage for art works in safe and secure conditions.

*The new building* height will be similar to that of the mansion, and it will be in keeping with the scale of the neighbourhood. It will complement rather than mimic the mansion. The ground floor will be opened up with glass so that the mansion will be more visible than before, and the 'box' will be raised above the open space. It will be adaptable and there will be a possibility of increasing the square footage in future. The plan is to have a constant exchange between people and the galleries, connecting all the various parts. There will be more space for educational activities, art classes, etc. The mezzanine will connect the new building to the attic of the mansion eventually, and the mansion will have better circulation of people. The public plaza will enable sculpture to be placed there, and events to be held there. The buildings will be more accessible.

*The landscaping* is considered very important and landscape plans will work with the natural and current garden landscape – the courtyard will be more intimate. The existing garry oaks are recognized as very important and as many as possible will be retained. Any trees removed will be replaced with new trees.

*Parking:* there will be 28 parking spaces (plus 23 street parking spaces). There is unlikely to be a significant increase in car trips to the gallery at normal times, and the traffic engineers consider that the number of parking spaces will be adequate. Improvements may be made to the Wilspencer/Moss junction.

*Heating/ventilation:* This will make little noise, and will have a low impact on the neighbourhood.

#### QUESTIONS/COMMENTS/ANSWERS:

**Janet Simpson** (1336 Richardson):

Q: There will be quite an expanse of glass in the new building – has the problem of birds flying into it been considered?

A: Yes, special glass will be used to prevent this.

Q: How many trees will be lost – any garry oaks?

A: One garry oak will be lost. New trees will be planted.

**Don Cal** (1059 Pentrelew):

Q: If the gallery wants to attract more people, where will they park? The Langham Court Theatre uses a lot of spaces when there is a performance there.

A: We have done studies, including counts during events at the gallery. Events that have 350 attendees take place about three times per year. We anticipate a small increase in parking demand initially, but not a large increase.

**Doug Woodall** (1011 Moss)

Q: Have you done a count when the Langham Court Theatre has a show on?

A: No, but we will do one.



**Kam Lidder** (1252 Wilspercer)

Q: It's often difficult now to park in front of my own house, especially when the gallery is rented out to special groups. More security is needed on those occasions.

A: The number of rentals to special groups has dropped recently.

Q: But parking outside our homes is still a problem.

**Verna Stone** (1261 Fort)

[I missed his name, and while Dave was whispering it to me, I missed what he said --- oops! I wonder if anyone remembers? I think it was probably a comment on the difficulty of parking.]

**John Weaver** (1651 St. Francis Wood)

Q: It is odd to have an art gallery in a residential area, particularly as this is a regional facility. Is this a short- or long-term solution?

A: Both. We know that the gallery will eventually grow, but improvements are needed now and this may be sufficient for 20 years or for much longer.

**Pat Kidd** (1025 Moss)

Q: Glass can be a problem as it often leaks in the rain and makes the building too hot in the summer – has this been considered?

A: Yes, this will be glass which meets conservation standards, controls the amount of light entering the space, and meets UV regulations. The glazing will be north-facing, which mitigates the impact of the glass. There will also be large overhangs to prevent overheating. Standards are set for galleries and having no daylight creates an 'inhuman' space. The glass will give passers-by some visual interest as they will be able to see inside the ground level spaces, but people will not be able to see into the galleries and nor will people in the galleries be able to see into nearby homes. There will be a tree canopy.

**Don Hamilton** (1020 Pentrelew – for 44 years!)

Comment: We have endured parking problems in the area for a long time. Most houses have parking on site, but we do not. Further thought must be given to solutions to this problem.

**Damion (?)** (1070 Moss)

Q: Will roads be closed off during construction?

A: No.

Q: Do we have a date for construction?

A: Not yet. Have to go through approval process first.

**Kam Lidder** (1252 Wilspercer)

Q: The proposed construction will cost \$21m. but I wonder how much benefit it will provide. We don't want to see funds wasted.

A: The benefit will be mainly in operational improvement, and should not just be measured in increased attendance. The City needs to be proud of its gallery and its collections, so these improvements are very important.



Q: What is the time frame for construction?

A: This is still flexible, but it will probably be about 18 months before construction starts, and it will probably take about 16 months of construction to complete the project. Some things will be constructed off-site and brought in to minimize local disruption.

**Bob June** (1310 Manor Road)

Q: What about demolition and blasting in preparation for the new construction?

A: There will be some concrete cutting on site, and the concrete will be taken away. The construction team will try to keep noise and disruption to a minimum and will coordinate with the neighbourhood.

**Kam Lidder** (1252 Wilspencer)

Q: What about parking for construction workers – this could create additional problems? And what about work at weekends?

A: Construction workers could be brought to the site by bus to avoid taking up additional parking spaces. Any weekend work will be very limited.

**Dave Clark** (1010 Moss Street)

Comment: I live immediately next to the Art Gallery and I'm in full support of this proposal. I'm very glad the gallery will stay in this area. My family and I have benefitted from the having the gallery here, and we greatly value it as part of the cultural precinct in the neighbourhood. I do not have any problem with the slight increase in height which is proposed.

(APPLAUSE FROM THE FLOOR!)

**Don Cal** (1059 Pentrelew)

Comment: I like the art gallery too, but not in this location. Why pour \$21m. into this project? Rezoning just creates problems of noise, space and property values.

General response from Tom Moore (architect), Oliver Lang (architect), Daniel (xxx?) (transportation planner):

**Tom Moore** suggested that those concerned about parking should look at Daniel's parking studies to see what a huge amount of work has gone into this.

**Oliver Lang** said that the design team were well aware that parking would be a major issue. But there is very limited opportunity for creating more asphalt parking spaces on the site – where could we put them? We decided that having some plaza space, which would be valuable to the community, would be preferable to having 3 additional parking spaces. We can see what other mitigation is possible, e.g. providing more bicycle stalls.

**Daniel** recommended that people look at the visual presentations on display concerning traffic issues, parking issues, and demand management. The City Council will have all the TDM (traffic demand management) figures when the proposal goes to them. The proposal includes a bike storage shed, showers and lockers, to make it easier for staff to cycle to work. Subsidizing transit use could also be considered. But *most of the time* parking has been shown to be adequate, and 2-hour parking spaces are available on Moss. Special events may need more demand management, and there are potential institutional sites

nearby which might be used, e.g. the School, the Truth Centre. We could think about increasing the number of bike racks, providing chaperones for people to get to their cars parked further away.

**Don Cal (1059 Pentrelew)**

- Q: Will there really be only 7 events per years? People may want to use the new facilities more than they do the old ones, and traffic is likely to increase.
- A: The largest events held at the gallery are for 350 people. We will not be having more events.

**Art Hamilton (1035 Moss)**

- Q: Please explain to us the difference between the old and the new zoning.
- A: The current zoning is specifically for the existing building and its current use. The new Comprehensive Development zone allows a 20% increase in the floor area, and allows a second storey. It also allows a slight increase in special parking. However, the lot coverage does not change significantly. There will be a very slight density increase, but density will still be less than 1:1.
- A: Bob June (RNA) explained that this relatively low floor space ratio is advantageous to the neighbourhood.

**Pamela Manhas (1320 Purcell)**

- Q: I do some work from home, so I'm concerned about what phase of construction would be happening at what time.
- A: There will be a construction manager. A new method of rock removal will be used in place of blasting. There will also be a site superintendent and his/her phone number will be made available. You can also contact the art gallery about any concerns. Neighbours will be kept informed about what is happening.
- Q: Does this mean there will be no blasting?
- A: The renovated building will be lifted up, so some rock removal may be needed, but it is unlikely to be much.

**Pat Kidd (1025 Moss) or possibly Pat Woodall (1011 Moss?)**

- Q: I am terrified of blasting, insurance notwithstanding.
- A: There are techniques for mitigating the effects of rock removal.

**Kam Lidder (1252 Wilspencer)**

- Q: Even after this meeting, I am not clear on everything and will want more information.
- A: Please complete the Feedback form with any concerns. You are also welcome contact the design team for any further information that you need.



FEB 17 2015

Planning & Development Department  
Development Services Division

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- ☒ I have reviewed in full the proposal and plans for the development at 1040 Moss St., AGGV
- ☒ I am aware of both the existing zoning and proposed zoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include clearly-indicated heights, setbacks, and site coverage, plus context drawings to show views of how the development will fit the surroundings from all four sides
- ☐ I have been informed that there is no blasting or tree removal proposed.
- Or
- ☒ A proposal for blasting or tree removal has been explained to me.
- ☒ The proposed landscaping for our common property line is acceptable to me.
- ☒ The proponent's explanation addressed my major questions about the proposal.
- ☒ I realize that the plans I have seen may change considerably, and that it would also be in my best interest to view the plans presented at the community meeting.

Please check one of the following to indicate your objection to or support for this development as it has been proposed to date.

- ☒ I support the concept being proposed at this time.
- ☐ I do not have an opinion at this time.
- ☐ I am opposed to this development as it has been proposed.

I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): E. Tillie  
Date: Jan 22/15 Address of the owner(s): 1147 Rockland

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association ( [www.rockland.bc.ca](http://www.rockland.bc.ca) ) if you have any questions or concerns.



Feb 17 2015

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☐ I have reviewed *not in full yet.* the proposal and plans for the development at 1040 Moss St., AGGV

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☒ I support the concept being proposed at this time.

*(I look forward to it...)*

☐ I do not have an opinion at this time.

☐ I am opposed to this development as it has been proposed.

I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): *[Signature]*

Date: *Jan 22, 2015* Address of the owner(s): *1267 Rockland Ave*

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association ( [www.rockland.bc.ca](http://www.rockland.bc.ca) ) if you have any questions or concerns.

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☐ I do not have an opinion at this time.

☐ I am opposed to this development as it has been proposed.

I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): Art Hamilton (Art Hamilton)

Date: 22 Jan 2015 Address of the owner(s): 1035 MOSS

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association ( [www.rockland.bc.ca](http://www.rockland.bc.ca) ) if you have any questions or concerns.



Can interesting meeting?

I want to emphasize that I'm (very much) in support of the changes proposed for the AG. - I don't think that the parking is an issue we can't resolve - there are many solutions that don't involve more parking spots.

Unfortunately, a number of speakers (public not the consultants) strayed from the focus on zoning change - Having written that, I will (to a small extent) do the same! I would very much like to see a public coffee/tea shop (or restaurant) up high that takes advantage of the excellent views that will be available from the top floor.

I think the consultants and AG staff and community association folks handled the meeting well - thanks for a job well done!





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Please check one of the following to indicate your objection to or support for this development as it has been proposed to date.

☒ I support the concept being proposed at this time. LOOKS GREAT.

\_\_\_ I do not have an opinion at this time.

\_\_\_ I am opposed to this development as it has been proposed.

I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): [Signature]

Date: JAN 22 2014 Address of the owner(s): 1302 ROCKLAND

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association ( [www.rockland.bc.ca](http://www.rockland.bc.ca)) if you have any questions or concerns.

HAD TO LEAVE EARLY



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I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the <sup>neighbour</sup> owner(s): [Signature]

Date: 22 Jan 2014 Address of the <sup>neighbour</sup> owner(s): 802 LANGHAM COURT.

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association ( [www.rockland.bc.ca](http://www.rockland.bc.ca)) if you have any questions or concerns.



Received  
City of Victoria

FEB 17 2015

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I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s):

Date: Apr 22/15

Address of the owner(s): 1008 Cuthbert Gardens

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association ( [www.rockland.bc.ca](http://www.rockland.bc.ca)) if you have any questions or concerns.



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I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): [Signature]  
Date: Jan 22, 2015 Address of the owner(s): 1149 ROCKLAND AV.

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association ( [www.rockland.bc.ca](http://www.rockland.bc.ca)) if you have any questions or concerns.

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\_\_\_ I do not have an opinion at this time.

✓ I am opposed to this development as it has been proposed.

Not enough info was provided to  
tonight, therefore at this time I  
lean towards NO.

I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): [Signature]

Date: 1/22/2015

Address of the owner(s): 1252 Wilsperence Place

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association ( [www.rockland.bc.ca](http://www.rockland.bc.ca)) if you have any questions or concerns.



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- ☐ I do not have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed.

I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): [Signature]

Date: JAN 22, 2015 Address of the owner(s): 1035 PENTRELEW PLACE

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association ([www.rockland.bc.ca](http://www.rockland.bc.ca)) if you have any questions or concerns.

*See letter*



**November 25, 2014**

**Attention: Jon Tupper**

**Re: Art Gallery Rezoning**



**Dear Jon**

I thought it may be best to put my thoughts on paper in advance of our meeting. As you know I purchased my home at 1035 Pentrelew Place from the Art Gallery in June of 2000. I moved here from Dallas Road as I have enjoyed living here and have donated to the AGGV regularly but mostly during the Moss Street Paint In events. The AGGV was a good neighbour in the beginning when it came to removing an existing fence that was on my property and contributing to a new one. I even offered my house as a staging area when a movie was being filmed in the mansion.

In recent years however the initial allure of living next to the gallery has been fading. You're aware that there has been an ongoing issue with lights being left on which has resulted in roughly 6 to 7 calls to ask if they could please ensure they are turned off at night. This has improved significantly with your help but there are still nights where they are left on.

Another area of concern has been the parking in front of my house when there are events at the gallery. I've had to call the authorities on several occasions as late arrivals seem to abandon common sense when parking and have partially blocked my driveway. For the record I'm referring specifically to AGGV events as opposed to Langham Court Theatre events which can also create chaos however are not as significant due to proximity.

The biggest issue I've had in recent years has been the noise generated by events held at the AGGV involving the mansion. While they were a novelty when I first moved here I now find them to be a constant source of irritation and they seem to be increasing in frequency. I equate it to living next to a frat house as most often there is loud music and crowd noise which I can feel and hear inside my home, never mind trying to use my back yard. These events are sometimes during the day (i.e. weddings) but generally speaking the worst offences occur at night. The music and partying goes until 11 and then there is the clean up activity. Unfortunately a common theme at these gatherings is intoxicated people yelling and swearing. And once the party has stopped I hear the clean up staff working until midnight or later who are also guilty of foul language. I spent a lot of money to create a very private back yard with a hot tub and there's no possibility of using it on event nights. I was even asked to stop doing yard work one day as it was disturbing the event that was on at the time. This is not acceptable behavior and extends beyond what is meant to take place in residential neighbourhood.

Over the years the AGGV has publicly discussed how they need to be downtown to attract more tourist interest and walk in traffic. I find it unusual that they now want to spend a large sum of money to upgrade the existing facilities when the same problem will continue to exist. Not to mention that if an upgrade succeeds in attracting more people then we still have the "bull in a china shop" effect of a large enterprise in a residential area. As well, I work from home during the day and have clients attend my home frequently. Should there be an upgrade to the gallery then there will no doubt be a fairly long term impact of construction noise during the day which will further aggravate my position. I have considered selling my home but with this rezoning application and potential long term impact I doubt I could realize the full market potential. When we last met I suggested the AGGV could purchase my home if the space was required for the upgrade. Perhaps now you can better understand my motivation for this suggestion.

In closing I hope you can empathize with why I will be completely and unequivocally opposed to this rezoning process and subsequent upgrades. Of all the AGGV neighbours I am by far the most affected by not only its current format but especially in the event of the proposed upgrade. I've spoken with the City of Victoria zoning staff and the Rockland Neighbourhood Association and have been assured my sentiments will carry significant weight should there be a rezoning attempt. I'm aware that my position may not be favourable to many gallery supporters but they may not understand how this impacts me and my home. Barring any viable options proposed by the AGGV I will be committed to ensuring the rezoning does not take place. Again, my apologies to those affected and the hard work and money spent but I truly hope they understand.

Sincerely

Jim Fields

1035 Pentrelew Place