

2. Committee of the Whole – July 27, 2016

8. Development Variance Permit Application No. 000190 for 1358 and 1360 Thurlow Road

Motion:

It was moved by Councillor Madoff, seconded by Councillor Alto, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit Application No.00190 for 1358 and 1360 Thurlow Road, in accordance with:

1. Plans date stamped June 22, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - Proposed Lot A
 - i. relax front lot definition for irregular lots to allow the street line to be considered the property line along Thurlow Road
 - ii. reduce the front setback from 7.50m to 3.05m
 - iii. reduce the side yard setback from 1.97m to 1.50m.
 - Proposed Lot B
 - iv. relax front lot definition for irregular lots to allow the street line to be considered the property line along Thurlow Road
 - v. reduce the minimum lot width from 15.00m to 13.70m
 - vi. reduce the minimum flanking street side yard setback of an accessory building from 7.50m to 7.31m.
3. The Development Permit lapsing two years from the date of this resolution.

Carried Unanimously

6. LAND USE MATTERS

6.3 Development Variance Permit Application No. 000190 for 1358 and 1360 Thurlow Road

Committee received a report dated July 14, 2017, from the Director of Sustainable Planning and Community Development regarding an application to create a new small lot house and reduce the rear yard setback of the existing house.

Motion:

It was moved by Councillor Lucas, seconded by Councillor Alto, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit Application No.00190 for 1358 and 1360 Thurlow Road, in accordance with:

1. Plans date stamped June 22, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

Proposed Lot A

- i. relax front lot definition for irregular lots to allow the street line to be considered the property line along Thurlow Road
- ii. reduce the front setback from 7.50m to 3.05m
- iii. reduce the side yard setback from 1.97m to 1,50m.

Proposed Lot B

- iv. relax front lot definition for irregular lots to allow the street line to be considered the property line along Thurlow Road
 - v. reduce the minimum lot width from 15.00m to 13.70m
 - vi. reduce the minimum flanking street side yard setback of an accessory building from 7.50m to 7.31m.
2. The Development Permit lapsing two years from the date of this resolution.

CARRIED UNANIMOUSLY 17/COTW



Committee of the Whole Report

For the Meeting of July 27, 2017

To: Committee of the Whole **Date:** July 14, 2017

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Development Variance Permit No.000190 for 1358 and 1360 Thurlow Road

RECOMMENDATION

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

"That Council authorize the issuance of Development Permit Application No.00190 for 1358 and 1360 Thurlow Road, in accordance with:

1. Plans date stamped June 22, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

Proposed Lot A

- i. relax front lot definition for irregular lots to allow the street line to be considered the property line along Thurlow Road
- ii. reduce the front setback from 7.50m to 3.05m
- iii. reduce the side yard setback from 1.97m to 1.50m.

Proposed Lot B

- iv. relax front lot definition for irregular lots to allow the street line to be considered the property line along Thurlow Road
- v. reduce the minimum lot width from 15.00m to 13.70m
- vi. reduce the minimum flanking street side yard setback of an accessory building from 7.50m to 7.31m.

3. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 498 of the *Local Government Act*, Council may issue a Development Variance Permit that varies a *Zoning Regulation Bylaw* provided the permit does not vary the use or density of land from that specified in the *Zoning Regulation Bylaw*.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Variance Permit Application for the property located at 1358 and 1360 Thurlow Road. The proposal is to demolish the existing duplex, subdivide the lot and construct a new single-family dwelling on each lot.

The following points were considered in assessing this application:

- the proposal is generally consistent with the Fairfield-Gonzales Local Area Plan
- the variances for the street line definition in relation to setbacks and the variance for the front yard setback on Lot A are supportable as the shape of the lot greatly limits the ability to build within the existing regulations, and further, the proposed siting of the dwellings are consistent with the adjacent properties
- the side yard and flanking street variance are supportable given the irregular shape of the lots
- the requested lot width variance is necessary in order to accommodate the minimum lot size, given the irregular lot shape
- the proposal includes the removal of three trees protected under the Tree Protection Bylaw, which would be replaced by six new trees
- the proposal includes measures to mitigate potential impacts of several boulevard trees and one protected tree on the adjacent property to the north.

BACKGROUND

Description of Proposal

The proposal is to demolish an existing duplex, subdivide the existing lot and construct two single-family dwellings. Variances are required due to the shape of the proposed lots. Both the existing and proposed lots are irregularly shaped and would have a very limited amount of buildable area that would conform to the existing zoning regulations.

The proposed variances are related to:

- proposed Lots A and B: relaxing the definition of street line for irregular lots to allow the street line to be considered the property line along Thurlow Road
- proposed Lot A: reducing the front yard setback from 7.50m to 3.05m
- proposed Lot A: reducing the side yard setback from 1.97m to 1.50m
- proposed Lot B: reducing the flanking street side yard setback of an accessory building from 7.50m to 7.31m
- proposed Lot B: reducing the lot width from 15.00m to 13.70m.

It would be possible for secondary suites to be added to the proposed single-family dwellings. This could be done through a building permit and without further development approvals.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with this application.

Public Realm Improvements

No public realm improvements are proposed in association with this Development Permit Application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Existing Site Development and Development Potential

The site is presently a strata duplex, constructed in the mid-1950s. Under the current R-2 Zone, Two-Family Dwelling District, the property could be redeveloped as a duplex; however, it could also be developed as a:

- single-family dwelling
- single-family dwelling with secondary suite
- single-family dwelling with garden suite.

Duplexes would not be permitted on the proposed lots as they would no longer meet the minimum lot size required for duplexes in the R-2 Zone.

Data Table

The following data table compares the proposal with the R1-B Zone, Single-Family Dwelling District. As per the R-2 Zone, as the proposal is to build two single-family dwellings, the regulations in the R1-B Zone apply. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal Lot A	Proposal Lot B	Zone Standard R1-B
Site area (m ²) - minimum	460.40	504.20	460.00
Lot width (m) - minimum	19.65	13.70*	15.00
General Regulations 27 (1)- Irregular lot definitions of street line in relation to setbacks	Street Line taken as property line along Thurlow Road*	Street Line taken as property line along Thurlow Road*	Irregular lot regulations
1st & 2nd storey floor area (m ²) - maximum	200.58	212.93	280.00
Combined floor area (m ²) - maximum	296.41	299.71	300.00
Height (m) - maximum	7.43	7.20	7.60
Storeys - maximum	2	2	2
Basement	Yes	Yes	Permitted
Site coverage % - maximum	32.53	31.43	40.40
Setbacks (m) – minimum:			
Front	3.05*	7.50	7.50
Rear	7.50	9.30	7.50 - Lot A 9.03 - Lot B
Side (West)	6.70	1.58	3.0 - Lot A 1.50 - Lot B
Side (East)	1.50*	N/A	1.97 - Lot A
Side (flanking street)	N/A	3.58	3.50 – Lot B

Zoning Criteria	Proposal Lot A	Proposal Lot B	Zone Standard R1-B
Combined side yards	8.20	5.16	4.50
Parking - minimum	1	1	1
Accessory Building			
Location	Rear	Rear	Rear Yard
Combined floor area (m ²) - maximum	20.72	28.16	37.00
Height (m) - maximum	3.46	3.44	3.50
Rear setback (m) - minimum	0.60	0.60	0.60
Side setback (m) - minimum	0.60	0.60	0.60
Flanking street (m) - minimum	n/a	7.31*	7.50
Separation space from main building - minimum	2.47	3.20	2.40
Rear yard site coverage (%) - maximum	16.86	24.90	25.00

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on May 4, 2017 the application was referred for a 30-day comment period to the Fairfield Gonzales CALUC. Letters dated May 5, May 26 and July 6, 2017 are attached to this report.

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

ANALYSIS

Regulatory Considerations

Street Line Variances for Lots A and B

The applicant is proposing to have the regulations varied to have the front yard setbacks be measured from the property line along Thurlow Road. This is a proposed relaxation from the standard calculation of the street line with respect to setbacks for irregular lots, which uses the line closest to the street of the largest rectangle that can be inscribed in the lot. From this line, the front yard setbacks are measured. Due to the angle of the front of the lots, this would effectively eliminate the buildable area for proposed Lot A, and greatly reduce it for Lot B; however, the proposed siting of the houses respects the similar setback pattern of the neighbouring houses, and for this reason, staff recommend the variance is supportable.

Front Yard Variance for Lot A

The applicant is proposing to reduce the front yard setback for Lot A from 7.50m to 3.05m. As the proposed lot is shallow, a 7.5m rear yard setback would result in very little buildable area.

This variance is considered supportable given the general consistency with the siting of the neighbouring houses.

Side Yard Variance for Lot A

The east side yard setback would be reduced for Lot A from 1.97m to 1.50m. This side yard setback requirement increases as a percentage of the lot width (1.50m or 10% of lot width). As Lot A is wider than a typical residential lot, it has a higher than typical side yard setback requirement. The proposed siting allows for a wider setback on the west side to accommodate the larger turning radius required for the angled driveway crossing. The combined side yard setbacks is 8.20m, which is almost double the minimum required of 4.50m. Given these factors, staff recommend for Council's consideration that the variance is supportable.

Lot Width Variance for Lot B

A reduction in the lot width from 15.00m to 13.70m is proposed for Lot B; this is required to enable Lot A to "capture" enough area to meet the minimum lot area requirements in the R1-B Zone. With the exception of a minor setback variance for the accessory building, the design of the proposed dwelling adequately accommodates this narrower lot width. The variance is considered supportable because the proposed siting of the building maintains appropriate massing in relation to the street and neighbouring houses.

Flanking Street Setback for Accessory Building on Lot B

The applicant is proposing to reduce the minimum flanking street setback of an accessory building from 7.50m to 7.31m. The depth of the garage is designed to meet the minimum off-street parking stall depth requirement. Given the minor scale of this request, the variance is recommended as supportable.

Tree Preservation and Urban Forest Management

There are four bylaw protected trees on this property, three of which the applicant is proposing to remove. The applicant has provided three arborist reports, including an exploratory excavation report which provides details on the rationale for the removal of the bylaw protected trees, and measures to mitigate the impact on the remaining trees. The applicant will be required to replant six new trees to compensate for the removal of the three protected trees. The replacement tree species would be determined by Parks Department staff.

The arborist report dated May 22, 2017 and the exploratory excavation report determined that construction of the garage on Lot B would not be critical to the health of the bylaw protected Cedar tree on the adjacent property (at 414 Durban Street). In order to minimize potential root disturbance, a grade beam design will be used to build the garage foundation from the existing grade.

The proposal includes permeable paving for the patio and driveway material in order to mitigate the potential impacts on municipal boulevard trees, as well as the bylaw protected Cedar tree on the adjacent property to the rear.

The applicant would be required to comply with the arborist report. This includes arborist supervision during demolition and excavation. Staff would also require a follow-up report to confirm compliance and provide an assessment of the protected Cedar tree on the adjacent property.

CONCLUSIONS


The proposal to subdivide the existing lot and construct two new single-family dwellings requires several variances associated with the proposed lots and proposed buildings. The irregular shape of the lot limits the ability to build on the existing lot within the regulations. The variances are considered supportable because they will not have a substantial impact on the neighbouring properties, and the siting of the proposed buildings is generally consistent with the context of the neighbouring properties. Staff recommend that Council consider supporting this application.

ALTERNATE MOTION

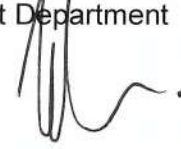
That Council decline Development Variance Permit Application No.000190 for the property located at 1358-1360 Thurlow Road.

Respectfully submitted,


Chloe Tunis
Planning Technician
Division

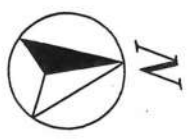

Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Date: 
July 19, 2017

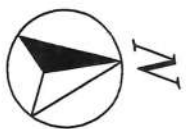
List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped June 22, 2017
- Attachment D: Letter from applicant to Mayor and Council dated July 12, 2017
- Attachment E: Community Association Land Use Committee Comments dated May 5, 2017, May 26, 2017, July 6, 2017
- Attachment F: Arborist report dated March 8, 2017
- Attachment G: Updated arborist report dated May 22, 2017
- Attachment H: Arborist exploratory excavation report date June 15, 2017



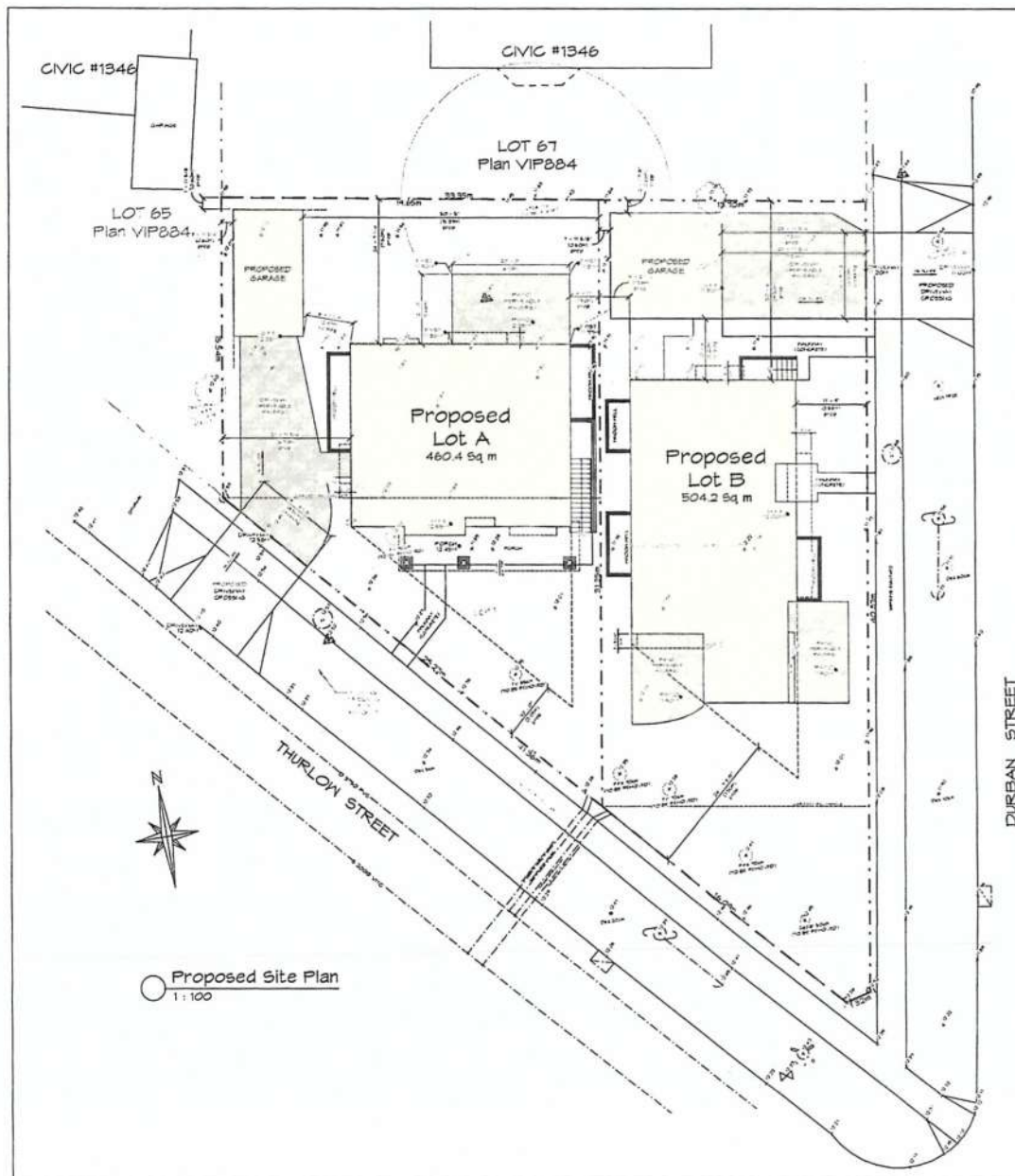
1538 & 1360 Thurlow Street
Development Variance Permit #00190





1538 & 1360 Thurlow Street
Development Variance Permit #00190





PROPOSED 2-LOT SUBDIVISION - 1956/1560 THURLOW ST.					
LEGAL DESCRIPTION - TBD ZONING - R-1B					
LOT AREA	REQUIRED	PROPOSED - LOT A		PROPOSED - LOT B	
LOT LENGTH	150.00 M ²	460.41 M ² (1452.67 FT ²)	504.25 M ² (1542.67 FT ²)	504.25 M ² (1542.67 FT ²)	
LOT WIDTH	150.00 M	14.65 M (48.04 FT)	13.70 M (44.93 FT)	13.70 M (44.93 FT)	
SETBACKS		23.45 M (76.92 FT)	36.11 M (118.49 FT)	36.11 M (118.49 FT)	
FRONT	7.50 M	3.05 M (10.00 FT)	7.50 M (24.61 FT)	7.50 M (24.61 FT)	
REAR	7.50 M	1.50 M (4.92 FT)	4.50 M (14.76 FT)	4.50 M (14.76 FT)	
SIDE (N)	3.00 M	6.10 M (19.98 FT)	1.50 M (4.92 FT) - INTERIOR	1.50 M (4.92 FT) - INTERIOR	
SIDE (E)	1.41 M (4.63 FT)	1.50 M (4.92 FT)	5.50 M (18.04 FT) - INTERIOR	5.50 M (18.04 FT) - INTERIOR	
SIDE (COMBINED)	4.50 M	4.50 M	8.20 M (26.90 FT)	8.20 M (26.90 FT)	
AVG. GRADE		11.81 M (38.75 FT)	11.71 M (38.41 FT)	11.71 M (38.41 FT)	
STOREYS	2 + BSHFT	2 + BSHFT	2 + BSHFT	2 + BSHFT	
BUILDING HEIGHT	7.60 M	7.43 M (24.38 FT)	7.20 M (23.62 FT)	7.20 M (23.62 FT)	
FLOOR AREA					
UPPER FLOOR		48.01 M ² (1055.00 FT ²)	47.04 M ² (1044.50 FT ²)	47.04 M ² (1044.50 FT ²)	
MAIN FLOOR		102.56 M ² (1104.00 FT ²)	115.40 M ² (1247.50 FT ²)	115.40 M ² (1247.50 FT ²)	
LOWER FLOOR/BSHFT		45.83 M ² (492.76 FT ²)	56.71 M ² (608.00 FT ²)	56.71 M ² (608.00 FT ²)	
SITE FLOOR		40.11 M ² (430.76 FT ²)	40.11 M ² (430.76 FT ²)	40.11 M ² (430.76 FT ²)	
1ST/2ND STOREYS, TOTAL	280.00 M ²	200.55 M ² (2154.00 FT ²)	212.43 M ² (2282.00 FT ²)	212.43 M ² (2282.00 FT ²)	
ALL FLOORS, TOTAL	300.00 M ²	246.41 M ² (2645.00 FT ²)	249.71 M ² (2692.00 FT ²)	249.71 M ² (2692.00 FT ²)	
TOTAL FLOOR AREA		200.55 M ² (2154.00 FT ²)	212.43 M ² (2282.00 FT ²)	212.43 M ² (2282.00 FT ²)	
FLOOR AREA RATIO		0.436	0.422	0.422	
SITE COVERAGE	40.00 %	32.53 % (144.73 FT ²)	31.43 % (155.48 M ²)	31.43 % (155.48 M ²)	
PARKING	1 SPACE	1 SPACE	1 SPACE	1 SPACE	
ACCESSORY BLDG	REQUIRED	PROPOSED - LOT A		PROPOSED - LOT B	
REAR YARD AREA		142.13 M ² (1530.40 FT ²)	127.54 M ² (1373.34 FT ²)	127.54 M ² (1373.34 FT ²)	
SETBACKS					
TO HOUSE	2.40 M	0.60 M (1.97 FT)	0.60 M (1.97 FT)	0.60 M (1.97 FT)	
REAR	0.60 M	0.60 M	0.60 M (1.97 FT) - INTERIOR	0.60 M (1.97 FT) - INTERIOR	
SIDE (N)	0.60 M	0.60 M	1.91 M (6.25 FT) - INTERIOR	1.91 M (6.25 FT) - INTERIOR	
SIDE (E)	0.60 M	0.60 M	1.91 M (6.25 FT) - INTERIOR	1.91 M (6.25 FT) - INTERIOR	
AVG. GRADE		12.05 M (39.59 FT)	11.74 M (38.52 FT)	11.74 M (38.52 FT)	
BUILDING HEIGHT	3.50 M	3.46 M (11.39 FT)	3.44 M (11.29 FT)	3.44 M (11.29 FT)	
FLOOR AREA		20.72 M ² (223.00 FT ²)	28.16 M ² (303.04 FT ²)	28.16 M ² (303.04 FT ²)	
SITE COVERAGE	31.00 %	16.56 % (23.47 M ²)	24.40 % (31.70 M ²)	24.40 % (31.70 M ²)	
		OF REAR YARD	OF REAR YARD	OF REAR YARD	
VARIANCES PROPOSED		PROPOSED		VARIANCE	
PROPOSED - LOT A	REQUIRED	3.50 M		TBD BY STAFF REVIEW	
FRONT YARD SETBACK	1.50 M	1.50 M		0.47 M	
SIDE YARD SETBACK	1.47 M	1.50 M		0.47 M	
- EAST INTERIOR					
PROPOSED - LOT B					
LOT FRONTAGE	Durham St.	Thurlow St.		TBD BY STAFF REVIEW	
FRONT YARD SETBACK	1.50 M	1.50 M		0.47 M	
ACCESSORY SIDE YARD	1.50 M	1.50 M		0.47 M	
SETBACK - EAST					
EXTERIOR					
LOT WIDTH	15.00 M	13.74 M		12.64 M	

DRAWING LIST	
DVP 01	SITE PLAN & SITE DATA
DVP 02	LANDSCAPE PLAN
DVP 03	LOT A FLOOR PLANS & ELEVATIONS
DVP 04	LOT B FLOOR PLANS & ELEVATIONS
DVP 05	GARAGE FLOOR PLANS & ELEVATIONS
DVP 06	STREETSCAPE

RE-ISSUED FOR
DEVELOPMENT
VARIANCE PERMIT
JUN 21, 2017

ZEBRADESIGN

1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: JVS

Date: APR 6, 2017

Scale: AS NOTED
Project:

Proposed SFD's -

1358/1360
Thurlow St

Title:

SITE PLAN & SITE DATA

DATA

Revision:	Sheet:
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011 151 244-2200
APR 06/17

REV A
NAVIGATE
REV B

Page 10 of 10

		Proj. No. 155
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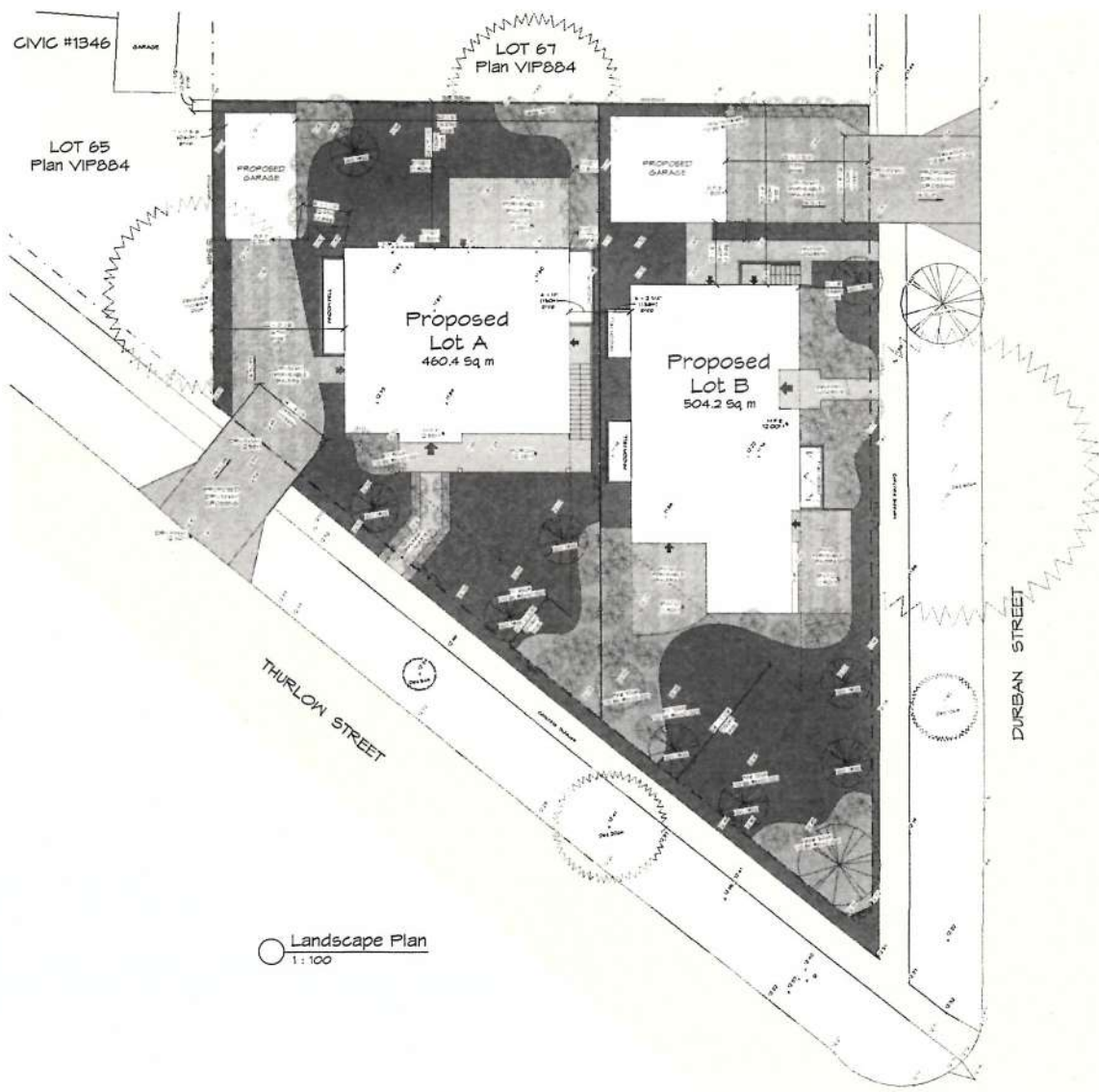
CITY OF VICTORIA

RECEIVED

DEEMED

JUL 06 2017

JUN 22 2017



Landscape Plan
1:100

LANDSCAPE LEGEND

NOTES:

1. LANDSCAPE IS INDICATED IN CONCEPTUAL ONLY AND REQUIRES INSTALLATION BY A QUALIFIED LANDSCAPE CONTRACTOR.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS PROVIDED THROUGHOUT AND AVOID CONFLICT WITH EXISTING UTILITIES.
3. ALL LANDSCAPING SHALL BE PERFORMED TO LOCAL STANDARDS.
4. ALL EXISTING TREES TO REMAIN UNLESS OTHERWISE NOTED.
5. FENCE LINE TO BE INDICATED ON 1:100 (1:100) BETWEEN FRONT PROPERTY LINE AND FRONT OF BUILDING. 1:100 (1:100) BETWEEN FRONT OF BUILDING AND REAR PROPERTY LINE.

RE-ISSUED FOR
DEVELOPMENT
VARIANCE PERMIT
JUN 21, 2017

ZEBRADESIGN

1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115
Drawn By: JVS
Date: APR 6, 2017
Scale: AS NOTED
Project:
Proposed SFD's -
1350/1360
Thurlow St
Title:
LANDSCAPE
PLAN

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	RELIGATE SECOND ENTRY, DRIVEWAY SLOPED, PARKING ELEVATIONS, PARKING, SITE SERVICES, NEIGHBOURHOOD PROPERTIES, LAYOUT, LAYOUT, LAYOUT.	MAY 2015	REV. 1 JAN 2017	DVP 02
2	DECREASED SIZE OF FRONT YARD, NEW TREE LOCATIONS	JUN 2017	REV. 2 JUN 2017	Pro. No. TBD

Received
City of Victoria

JUN 22 2017

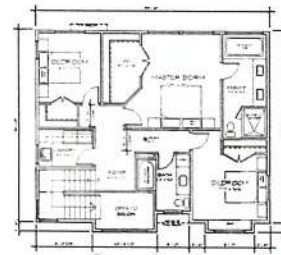
Planning & Development Department
Development Services Division



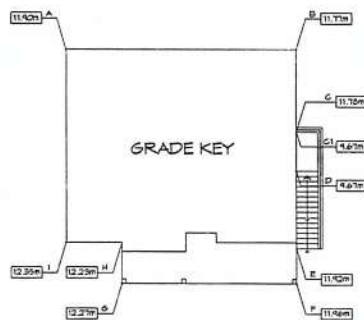
○ Lower Floor Plan
1:100



○ Main Floor Plan
1:100



○ Upper Floor Plan
1:100



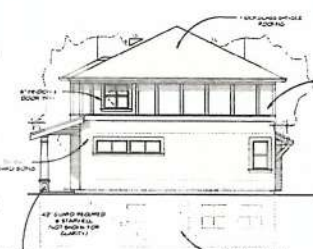
○ Front Elevation
1:100



○ Side (West) Elevation
1:100



○ Rear Elevation
1:100



○ Side (East) Elevation
1:100

Average Grade Calculation						Average Grade Total 11.81	
SEGMENT	Dist	Finish	Average	Distance	Factor	Total Factor's Perimeter	perimeter
AB	11.50	11.77	11.64	11.43	125.27	420.54	45.72
BC	11.77	11.75	11.76	4.51	47.23		
CD	9.67	9.67	9.67	1.92	18.57		
DE	9.67	11.67	10.67	3.51	41.13		
EF	11.67	11.66	11.64	1.69	20.16		
FG	11.66	12.27	12.12	8.07	105.04		
GH	12.27	12.23	12.25	1.48	20.25		
HI	12.23	12.35	12.29	2.76	33.92		
JA	12.35	11.90	12.13	9.45	114.56		
TOTAL						45.72	545.16
						EXIST.	AVERAGE GRADE
							11.81

RE-ISSUED FOR
DEVELOPMENT
VARIANCE PERMIT
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1358/1360
Thurlow St

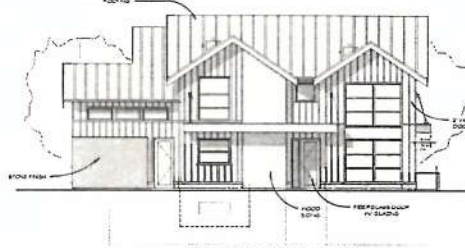
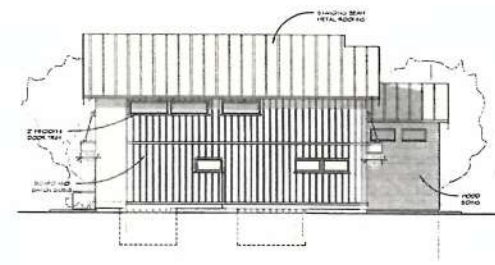
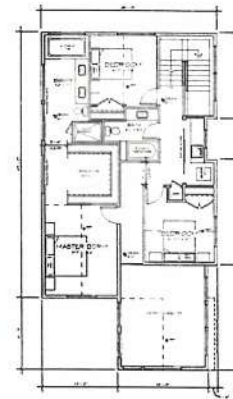
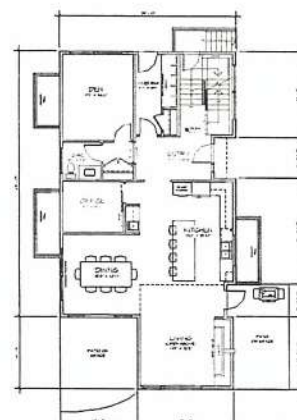
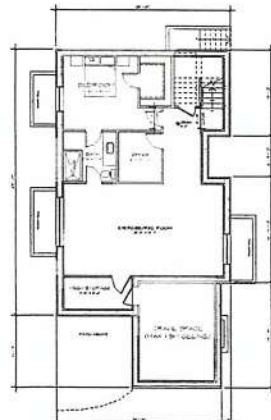
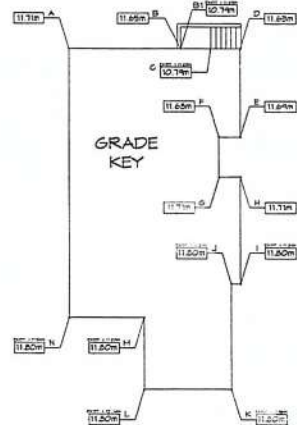
Title:
LOT A FLOOR
PLANS &
ELEVATIONS

REV. NO.	DESCRIPTION	DATE	REVISION	SHEET
1	ADD BUILDING DIMENSIONS	MAY 2017	REV. 001	DVP
2	ADD FRONT PORCH DIMENSIONS, DIMENSION OVERHANGS	JUN 2017	REV. 001	03
			REV. 001	Proj. No. 1807

Received
City of Victoria

JUN 22 2017

Planning & Development Department
Development Services Division



Average Grade Calculation

Segment	Start	Finish	Average	Distance	Factor	Total Factor	Perimeter	Average	Grade (ft)
AB	11.71	11.65	11.68	1.57	65.06	615.08	32.54	11.62	
BC	11.65	11.63	11.64	1.49	56.06				
CD	11.63	11.63	11.63	1.47	18.48				
DE	11.63	11.63	11.63	1.47	23.57				
EF	11.63	11.63	11.63	1.47	13.50				
FG	11.63	11.71	11.67	1.07	23.64				
GH	11.71	11.71	11.71	1.07	12.53				
HI	11.71	11.80	11.76	1.07	40.77				
IJ	11.80	11.80	11.80	1.07	5.43				
JK	11.80	11.80	11.80	1.07	81.12				
KL	11.80	11.80	11.80	1.07	21.57				
LM	11.80	11.80	11.80	1.07	42.24				
LN	11.80	11.80	11.80	1.07	43.78				
NA	11.80	11.71	11.76	1.07	58.11				
TOTAL					615.08				11.62

MINIMUM GRADE CALCULATION (SEE DRAWING NOTES)
DISTANCE TO PROPERTY LINE: 10.00 ft (3.05 m)
GRADE: 11.63 ft (3.54 m)
PERCENTAGE: 0.00%

RE-ISSUED FOR
DEVELOPMENT
VARIANCE PERMIT
JUN 21, 2017



1161 NEWPORT AVE
Victoria, B.C. V8S 5E5
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: JVS
Date: APR. 6, 2017

Scale: AS NOTED
Project:
Proposed SFD's -
1358/1360
Thurlow St

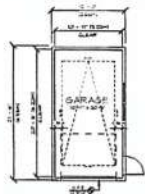
Title:
LOT B FLOOR
PLANS &
ELEVATIONS

REV. NO.	DESCRIPTION	DATE	Revision	Sheet:
1	GRADE KEY & TABLE UPDATE, AVE. GRADE ON ELEVATIONS EXCEPTED LAYOUT REVISED, RELOCATE SECOND ENTRY, ADD BUILDING DIMENSIONS	MAY 2015	1ST SUBMISSION APR. 2017 REV. A MAY 2017	DVP 04
2	DECREASED SIZE OF FRONT YIELD, COVERING DIMENSIONS	JUN 2017	REV. B JUN 2017	Proj. No. TBD

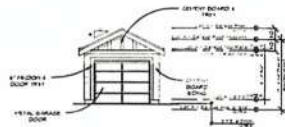
Received
City of Victoria

JUN 22 2017

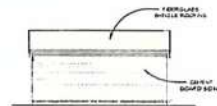
Planning & Development Department
Development Services Division



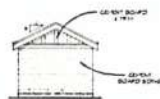
Lot A - Garage Floor Plan
1:100



Lot A - Garage Front Elevation
1:100



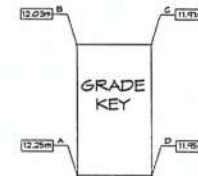
Lot A - Garage Side (West) Elevation
1:100



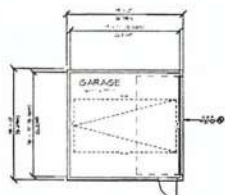
Lot A - Garage Rear Elevation
1:100



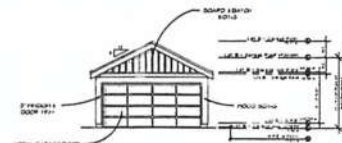
Lot A - Garage Side (East) Elevation
1:100



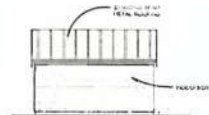
Average Grade Calculation							Average grade total factors
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter perimeter
AB	12.03	12.03	12.14	6.55	18.52	246.06	22.42
BC	12.03	11.87	12.00	5.66	43.92		
CD	11.97	11.85	11.96	5.55	19.34		
DA	11.95	12.25	12.10	3.06	44.29		
TOTAL							246.06
							Finished AVERAGE GRADE 12.15



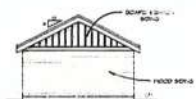
Lot B - Garage Floor Plan
1:100



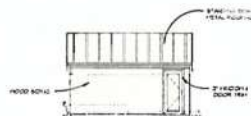
Lot B - Garage Front Elevation
1:100



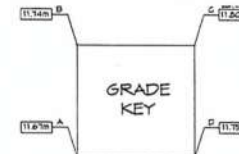
Lot B - Garage Side (North) Elevation
1:100



Lot B - Garage Rear Elevation
1:100



Lot B - Garage Side (South) Elevation
1:100



Average Grade Calculation							Average grade total factors
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter perimeter
AB	11.67	11.74	11.71	5.79	47.77	264.85	22.56
BC	11.74	11.83	11.77	5.49	64.62		
CD	11.80	11.75	11.78	5.79	68.18		
DA	11.75	11.67	11.71	5.49	64.28		
TOTAL							264.85
							Finished AVERAGE GRADE 11.74

RE-ISSUED FOR
DEVELOPMENT
VARIANCE PERMIT
JUN 21, 2017

ZEBRADESIGN

1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2119

Drawn By: JVS
Date: APR 6, 2017

Scale: AS NOTED
Project:
Proposed SFD's -
1358/1360
Thurlow St

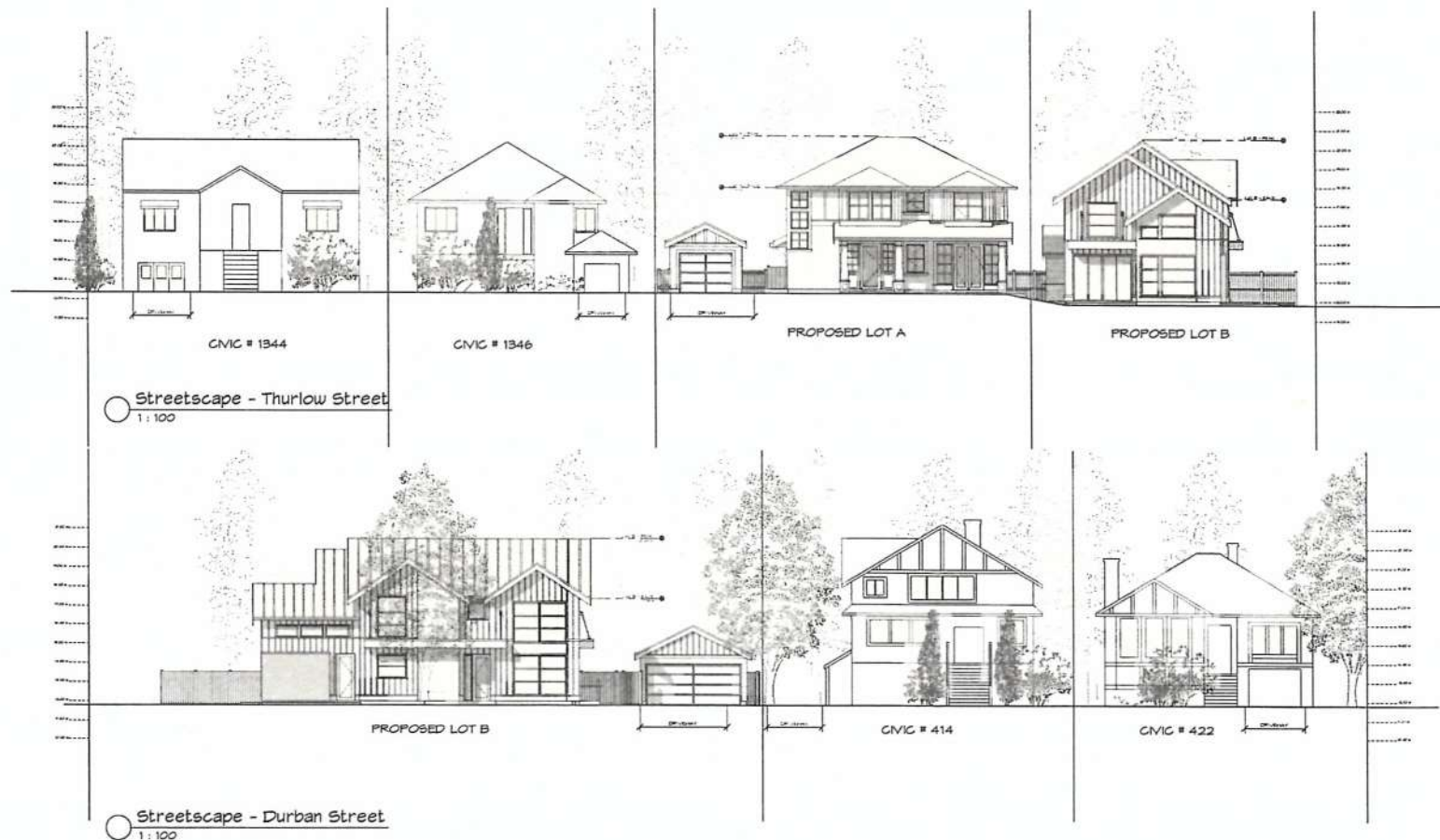
Title:
GARAGE FLOOR
PLANS &
ELEVATIONS

REV. NO.	DESCRIPTION	DATE	REVISION	SHEET
1	CLARIFY INTERIOR GARAGE DIMENSIONS BUILDING DIMENSIONS	MAY 16/17	REV. 1/17	DVP
2	CLARIFY GARAGE DIMENSIONS & PARKING STALL SIZE & LOCATION	JUN 21/17	REV. 2/17	05
				Proj No. TBD

Received
City of Victoria

JUN 22 2017

Planning & Development Department
Development Services Division



RE-ISSUED FOR
DEVELOPMENT
VARIANCE PERMIT
JUN 21, 2017

ZEBRADESIGN

1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: JVB

Date: APR 6, 2011

Scale: AS NOTED

Project:
Proposed SFD's -
1358/1360
Thurlow St

Title:
STREETSCAPE



REV. NO.	DESCRIPTION	DATE	REVISION	SHEET
1	SHADINGS ON NEW DWELLINGS. NOTE DRIVEWAY LOCATIONS.	MAY 10/11	1ST SUBMISSION APR 04/11	DVP 06 Proj No. TBD
2	NO CHANGES	JUN 20/11	REV. A JULY 10/11 REV. B JUN 20/11	



TURNBULL
DEVELOPMENT
GROUP

485 B Garbally Road
Victoria, BC V8T 2J9
P: 250.405.4392
F: 250.405.4399

Re: 1358/1360 Thurlow Road, Zone R2 (R1-B) – Development Variance Permit Application

July 12, 2017

Her Worship Mayor Lisa Helps and Members of City of Victoria Council,



My name is Brad Schaffer and I am working with Nicole Caldwell and Mario Gedicke to redevelop the property on the corner of Thurlow and Durban (1358/1360 Thurlow). We are making an application to subdivide 1358/1360 Thurlow into two R1-B lots, and build two new homes. The lots meet and exceed the lot area requirement, with a minor lot width variance for proposed lot B.

The property currently has a purpose built, circa 1960, duplex that is tired and in need of re-development. Through discussions with Nicole and Mario, we feel two single-family homes will provide a more cohesive streetscape with the existing homes in the neighbourhood, rather than building a new duplex.

Russ Collins from Zebra Design was engaged to work through the design process. The goal was to create house designs that fit with the context of the neighbourhood. Therefore, the best design and fit for the neighbourhood was the first priority. Traditional forms and massing, pitched roofs, and traditional materials were selected to complement the neighbourhood. Homes have been designed to allow lower secondary suites as the zoning allows, helping address affordability, rental stock, and urban sprawl, while minimizing the impact on the neighbourhood. Tom Talbot of Talbot MacKenzie is the certified arborist for the project and has recommended the best strategy for tree retention, removal, survival, and replacement on each proposed lot.

The shape of the corner property, by definition of the Zoning Regulation Bylaw is considered an "irregular lot", and thus affects the buildable area within the building envelope of each proposed lot. The request for these variances is predicated by the General Zoning Regulations, and our approach to create homes that fit with the neighbourhood. We feel these variances will have no negative impact on neighbouring properties.

Thank you for your time and consideration of this application.

A handwritten signature in dark ink, appearing to read 'BSchaffer' followed by a horizontal line.

Brad Schaffer
Turnbull Development Group
485 B Garbally Rd
Victoria, BC V8T 2J9
250-812-1968
brad@turnbulldevelopments.com



July 12, 2017

Variance(s) requested:

Proposed Lot B

Lot Width Required 15M, Proposed 13.70M

Thurlow Road Defined Lot Frontage

Accessory Flanking Street Setback required 7.5M, proposed 7.31M
(Durban Road for Detached Garage)

Proposed Lot A

Front Yard Setback required 7.5M, proposed 3.05M

Side Yard Setback East Interior Required 1.97M, Proposed 1.5M
(Between the two proposed homes)

Lauren Martin

From: David Biltek [REDACTED]
Sent: Friday, May 05, 2017 8:50 AM
To: Noraye Fjeldstad
Subject: RE: Development Variance Application Received for 1358 Thurlow Road - DVP No. 00190

Noraye

Please advise Mayor and Council of our concerns about these variances

We have adopted a policy or raising concern about any variance which is more than 15% change in the standard set back etc.

We continue to see more and more variances where we raise our concern because the requests are more than 15%. If this is to continue it may behoove Council to request a review of setbacks and other standards.

These standards were set for reasons of amenities, safety, street scape among others, some of these should NOT be changed but it may be time to change the standards, until such time we will continue to raise concern about variances that exceed a 15% change

David Biltek

Chair

Fairfield Gonzales Community Association Land Use Committee

From: Noraye Fjeldstad [mailto:NFjeldstad@victoria.ca]
Sent: May-04-17 9:08 AM
To: planandzone@fairfieldcommunity.ca
Subject: Development Variance Application Received for 1358 Thurlow Road - DVP No. 00190

Dear Mr. Don Monsour and Mr. David Biltek,

Re: 1358 Thurlow Road – DVP No. 00190

City staff have completed a plan check on the submitted plans and have identified the following *Zoning Regulation Bylaw* variances:

Lot A:

- Introduction and General Regulation Section 27 (1): Allow the front setback to be measured from the front property line
- Part 1.2.5 a: A relaxation to the minimum required front yard setback from 7.5 to 3.05
- Part 1.2.5 c: A relaxation to the minimum required side yard setback from 1.97m to 1.5m.

Lot B

- Introduction and General Regulation Section 27 (1): Allow the frontage to be Thurlow Road
- Part 1.2.2 b.: Relaxation to the minimum required lot width from 15m to 13.74m
- Schedule F Section 4 c: Relaxation to the minimum flanking street setback of an accessory building from 7.5m to 7.31m.

The details of this application can be found on the Development Tracker at [1358 Thurlow Road](#). You will also be notified of any further revisions to the plans.

If your Land Use Committee has comments it would like considered by City Council, please submit them to Mayor and Council with a copy to the Sustainable Planning and Community Development Department within 30 days from the date of this email.

Yours truly,

Noraye Fjeldstad

Administrative Assistant

Sustainable Planning and Community Development

1 Centennial Square

Victoria, BC V8W 1P6

Phone: 250-361-0212

Fax: 250-361-0386

Email: nfjeldstad@victoria.ca



Lauren Martin

From: David Biltek [REDACTED]
Sent: Friday, May 05, 2017 9:40 AM
To: Noraye Fjeldstad
Subject: RE: Development Variance Application Received for 1358 Thurlow Road - DVP No. 00190

Also can you add the following

We also are aware that there may be some tagged trees on the property and we have an ongoing concern about the removal of mature trees and them being replaced with younger smaller whips. As well some of the areas in Fairfield have very soft soil and when new foundations are installed there can be some serious disruptions, vibrations to surrounding properties which can and do cause damage

David Biltek
Chair
Fairfield Gonzales Community Association Land Use Committee

From: Noraye Fjeldstad [mailto:NFjeldstad@victoria.ca]
Sent: May-05-17 9:35 AM
To: David Biltek [REDACTED]
Subject: RE: Development Variance Application Received for 1358 Thurlow Road - DVP No. 00190

Thank you for your email, David. I will ensure this correspondence is included in the report to Mayor and Council.

From: David Biltek [REDACTED]
Sent: Friday, May 05, 2017 8:50 AM
To: Noraye Fjeldstad <NFjeldstad@victoria.ca>
Subject: RE: Development Variance Application Received for 1358 Thurlow Road - DVP No. 00190

Noraye

Please advise Mayor and Council of our concerns about these variances

We have adopted a policy of raising concern about any variance which is more than 15% change in the standard set back etc.

We continue to see more and more variances where we raise our concern because the requests are more than 15%. If this is to continue it may behoove Council to request a review of setbacks and other standards.

These standards were set for reasons of amenities, safety, street scape among others, some of these should NOT be changed but it may be time to change the standards, until such time we will continue to raise concern about variances that exceed a 15% change

David Biltek
Chair
Fairfield Gonzales Community Association Land Use Committee

From: Noraye Fjeldstad [<mailto:NFjeldstad@victoria.ca>]

Sent: May-04-17 9:08 AM

To: planandzone@fairfieldcommunity.ca

Subject: Development Variance Application Received for 1358 Thurlow Road - DVP No. 00190

Dear Mr. Don Monsour and Mr. David Biltek,

Re: 1358 Thurlow Road – DVP No. 00190

City staff have completed a plan check on the submitted plans and have identified the following *Zoning Regulation Bylaw* variances:

Lot A:

- Introduction and General Regulation Section 27 (1): Allow the front setback to be measured from the front property line
- Part 1.2.5 a: A relaxation to the minimum required front yard setback from 7.5 to 3.05
- Part 1.2.5 c: A relaxation to the minimum required side yard setback from 1.97m to 1.5m.

Lot B

- Introduction and General Regulation Section 27 (1): Allow the frontage to be Thurlow Road
- Part 1.2.2 b.: Relaxation to the minimum required lot width from 15m to 13.74m
- Schedule F Section 4 c: Relaxation to the minimum flanking street setback of an accessory building from 7.5m to 7.31m.

The details of this application can be found on the Development Tracker at [1358 Thurlow Road](#). You will also be notified of any further revisions to the plans.

If your Land Use Committee has comments it would like considered by City Council, please submit them to Mayor and Council with a copy to the Sustainable Planning and Community Development Department within 30 days from the date of this email.

Yours truly,

Noraye Fjeldstad

Administrative Assistant

Sustainable Planning and Community Development

1 Centennial Square

Victoria, BC V8W 1P6

Phone: 250-361-0212

Fax: 250-361-0386

Email: nfjeldstad@victoria.ca



Katie Lauriston

From: David Biltek [REDACTED]
Sent: Friday, May 26, 2017 8:30 AM
To: Katie Lauriston; Alec Johnston
Subject: RE: Revised Plans Received for 1358 & 1360 Thurlow Road - DVP No. 00190

Katie and Alec:

As before we continue to be concerned about variances where the change is more than 15%, and in this case there are two as outlined in red.

The variances were put in place for many reasons...if Council continues to reduce variances maybe it should conduct a review of variances and set new standards

David Biltek
Chair
Fairfield Gonzales Community Association Land Use Committee

From: Katie Lauriston [mailto:klauriston@victoria.ca]
Sent: May-25-17 8:56 AM
To: planandzone@fairfieldcommunity.ca
Subject: Revised Plans Received for 1358 & 1360 Thurlow Road - DVP No. 00190

Dear Mr. Don Monsour and Mr. David Biltek,

Re: 1358 & 1360 Thurlow Road – DVP No. 00190

City staff have completed a plan check on the revised plans and have identified the following *Zoning Regulation Bylaw* variances:

Lot A:

- Introduction and General Regulation Section 27 (1) - Regarding front lot line definitions for irregular lots, a relaxation to allow that the front lot line be considered the property line along Thurlow Rd.
- Part 1.2.5 a. - Relaxation to the minimum required front yard setback from 7.5m to 3.05m
- Part 1.2.5 c. - Relaxation to the minimum required side yard setback from 1.97m to 1.50m

Lot B:

- Introduction and General Regulation Section 27 (1) - Regarding front lot line definitions for irregular lots, a relaxation to allow the street frontage to be the lot line along Thurlow Rd.
- Part 1.2.2 b. - Relaxation to the minimum required lot width from 15m to 13.74m
- Schedule F Section 4 c. - Relaxation to the minimum flanking street setback of an accessory building from 7.5m to 7.31m

The details of this application can be found on the Development Tracker at [1358 & 1360 Thurlow Road](#). You will also be notified of any further revisions to the plans.

If your Land Use Committee has comments it would like considered by City Council, please submit them to Mayor and Council with a copy to the Sustainable Planning and Community Development Department.

Katie Lauriston

From: Katie Lauriston
Sent: Thursday, July 06, 2017 8:42 AM
To: 'David Biltek'
Cc: Alec Johnston; Chris Coleman (Councillor)
Subject: RE: Revised Plans Received for 1358 & 1360 Thurlow Road - DVP No. 00190

Good Morning Mr. Biltek,

Thank you for submitting your concerns regarding the variances requested for Development Variance Permit No. 00190 for 1358 & 1360 Thurlow Road. I will ensure your comments are submitted for review by Mayor and Council.

Kind Regards,

Katie Lauriston
Planning Secretary
Sustainable Planning and Community Development
Development Services Division
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0498 F 250.361.0386



From: David Biltek [REDACTED]
Sent: Thursday, July 06, 2017 8:34 AM
To: Katie Lauriston <klauriston@victoria.ca>
Cc: Alec Johnston <ajohnston@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>
Subject: RE: Revised Plans Received for 1358 & 1360 Thurlow Road - DVP No. 00190

Katie

Please advise Council that once again in these matters the FGCA CALUC is advising Council that we have major concerns about changing setbacks and other standards by more than 15%, and all of these but one exceed that mark, some by a rather large amount.

We have recently seen the impact a legal variance had on a development. The permitted variance allowed a house to be built within ONE FOOT of the property line. Maybe at the time it seemed reasonable, but today presents a major problem

We continue to feel that if Council is going to accept such changes it may be better to conduct a complete review with public input on setbacks and other standards, all of which were created for particular reasons

David Biltek

Chair
Fairfield Gonzales Community Association Land Use Committee

From: Katie Lauriston [<mailto:klauriston@victoria.ca>]

Sent: July-05-17 3:35 PM

To: planandzone@fairfieldcommunity.ca

Subject: Revised Plans Received for 1358 & 1360 Thurlow Road - DVP No. 00190

Dear Mr. Don Monsour and Mr. David Biltek,

Re: 1358 & 1360 Thurlow Road – DVP No. 00190

Please be advised that the Sustainable Planning and Community Development department has received revised plans for DVP Application No. 00190 for 1358 & 1360 Thurlow Road.

City staff have completed a plan check on the submitted plans and have identified the following *Zoning Regulation Bylaw* variances:

Lot A:

- Introduction and General Regulation Section 27 (1) Regarding front lot line definitions for irregular lots – Relaxation to allow that the front lot line be considered the property line along Thurlow Road
- Part 1.2.5 (a) – Relaxation to the minimum required front yard setback from 7.5m to 3.05m
- Part 1.2.5 (c) – Relaxation to the minimum required side yard setback from 1.97m to 1.50m

Lot B:

- Introduction and General Regulation Section 27 (1) Regarding front lot line definitions for irregular lots – Relaxation to allow the street frontage to be the lot line along Thurlow Road
- Part 1.2.2 (b) – Relaxation to the minimum required lot width from 15m to 13.70m
- Schedule F Section 4 (c) – Relaxation to the minimum flanking street setback of an accessory building from 7.5m to 7.31m

The details of this application can be found on the Development Tracker at [1358 & 1360 Thurlow Road](#). You will be notified of any further revisions to the plans.

If your Land Use Committee has comments it would like considered by City Council, please submit them to Mayor and Council with a copy to the Sustainable Planning and Community Development Department.

Yours truly,

Katie Lauriston
Planning Secretary



Talbot Mackenzie & Associates
Consulting Arborists

March 08, 2017

Turnbull Holdings Ltd.
1648 Wilmot Place
Victoria, BC V8R 5S4

Attention: Brad Schaffer

Re: Arborist report for 1358 and 1360 Thurlow Road

Assignment: Provide arborist services to:

- Examine and document the tree resource on the 1358/1360 Thurlow Road property and the municipal frontages of this property.
- Assess the potential impacts on the resource of bylaw-protected and municipal trees related to the proposed subdivision of the property into two lots.
- Outline mitigation strategies to reduce the impacts on the bylaw-protected and municipal trees during the subdivision and subsequent construction on these lots.

Tree resource: Of the 14 trees that were documented:

- Four are bylaw protected: Douglas-fir #96, 98 and 99 and one Western Red cedar #4.
- Five are located on the municipal frontages: two flowering cherries #1 and #2 are on the Thurlow Road frontage, and two Flowering plums #6 and 8 and one Horse chestnut #7 on the Durban Street Frontage.
- The five remaining trees are not protected under the municipal tree protection bylaw.

Potential Impacts: The proposal, as outlined in the plans that were supplied, is to construct a new single family house on each of the two strata lots. In our opinion, only five of the trees are located where they can be isolated from construction and where there is a reasonable expectation that they will survive these impacts:

- Western Red cedar #4 located on private property.
- Municipal Flowering cherry trees #1 and #2 on the Thurlow Road frontage.
- Horse chestnut #7 and Flowering plum #8 on the Durban Street frontage

One Flowering plum #6 is located within the proposed driveway access to Lot B. This tree is infected with a *Ganoderma* wood decay pathogen and is proposed to be removed and replaced.

In our opinion, the remainder of the trees are located where they will be too heavily impacted by the construction and where they cannot be retained.

Box 48153 RPO Uptown
Victoria, BC V8Z 7H6
Ph: (250) 479-8733 ~ Fax: (250) 479-7050
Email: treehelp@telus.net

....2

Tree Retention Guidelines and General recommendations: We recommend the following procedures be implemented to reduce the impacts on the bylaw-protected and municipal trees that are to be retained.

Barrier fencing: The areas, surrounding the one bylaw-protected tree and the municipal trees that are to be retained must be isolated from the construction activity by erecting protective barrier fencing. Where possible, this fencing should be erected at the edge of the critical root zones as defined in the tree resource spreadsheet, or in locations identified by the project arborist. In areas where the building and driveway footprints encroach within these defined zones, the fencing should be erected at a distance of 2 metres off the building footprint, or in a location defined by the project arborist, once the building and construction locations have been surveyed on the site.

- To protect Western Red cedar #4, the fencing must be erected on the property side of the trunk 5.5 metres from the property boundary and extend 7 metres out on each side of the tree or up to the garage footprint and extend up to the property boundary.
- The municipal trees must be protected by erecting barrier fencing that runs along the street and sidewalk edge on each side of the tree and extends out to the edge of the canopy spread on each side of the tree.

These fencing locations are indicated on the attached plans.

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, house relocation, excavation and construction), and remain in place through completion of the project. Signs must 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. Solid hording material may also be required to protect the trunks of trees from mechanical injury where vehicles or machinery are permitted close to tree trunks.

Building footprints: The project arborist must supervise the excavation for the north side of the house footprint on Lot A, and the west side of the garage footprint on Lot B where they fall within the critical root zone of Western Red cedar #4. A patio area is shown on the north side of the building footprint for Lot A where it falls within the critical root zone of Western Red cedar #4. The patio should be constructed at a grade that permits it to float over the critical root structures, any excavation in this location must be supervised by the project arborist.

Driveway footprints: The driveway access for Lot B on the Durban Street side of the property will require the removal of infected Flowering plum #6. The driveway footprints are located where they should not impact any of the other municipal or bylaw-protected trees. The driveway for Lot A may encroach within the root zone of the non-protected plum tree that is located on the adjacent property at 1346 Thurlow Road.

Servicing: We did not review the servicing plans for this site; however, it is our understanding that these service corridors will be located where they will not encroach within the root zone areas that will be protected with barrier fencing. The services may encroach within the root zone of the non-protected plum tree located on the adjacent property at 1346 Thurlow Road.

Work area and material storage: It is important that the issue of storage of excavated soil, construction material, and site parking be reviewed prior to the start of construction. All construction related activity and the storage of soil and other construction materials must be located outside of the critical root zones of the municipal trees that are to be retained. We recommend that all the construction staging and storage of construction materials be located on the east side of the property and the building footprints.

Clients responsibility: 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 arborist reports and retention plans with the project foreman or site supervisor
- Locating work zones, where required. Supervising excavation, blasting and other construction activities where they encroach within critical root zones of the bylaw-protected, municipal and other trees that are to be retained.

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

Enclosures: Tree resource spreadsheet, tree location and barrier fencing diagram

Disclosure Statement

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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.

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.

Tree status – Planned status of tree retention within proposed development

- Retain – Retention of tree proposed
- Possible retain – Retention possible with precautions
- Remove – Removal required or recommended

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

February 23, 2017

**TREE RESOURCE
for 1358 and 1360 Thurlow Road**

Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Status	Relative Tolerance	Remarks / Recommendations
not tagged #1	22	3.0	Flowering cherry	5.0	Fair	Fair	Retain	Moderate	Located on the Thurlow Road municipal frontage.
not tagged #2	6	2.0	Flowering cherry	1.5	Good	Good	Retain	Moderate	Located on the Thurlow Road municipal frontage. Recently planted.
not tagged #3	Multiple stemmed	5.0	Flowering plum	9.0	Good	Poor	Retain	Moderate	Located on the adjacent property at: 1348 Thurlow Road. Not bylaw-protected.
not tagged #4	75	7.0	Western Red cedar	8.0	Good	Fair	Retain	Poor	Located along the property boundary with 414 Durban Street. Multiple stems. Bylaw-protected.
not tagged #5	Multiple stemmed	2.0	English holly	6.0	Good	Fair	Remove	Good	Not bylaw-protected. Multiple stems.
not tagged #6	56	6.0	Flowering plum	8.0	Fair	Fair	Remove	Moderate	Located on the Durban Street municipal frontage and within the proposed driveway footprint. Infected with the <i>Ganoderma</i> wood decay pathogen.
not tagged #7	56	6.0	Horse chestnut	13.0	Good	Good	Retain	Good	Located on the Durban Street municipal frontage.
not tagged #8	10	2.0	Flowering plum	3.0	Good	Good	Retain	Moderate	Located on the Durban Street municipal frontage.

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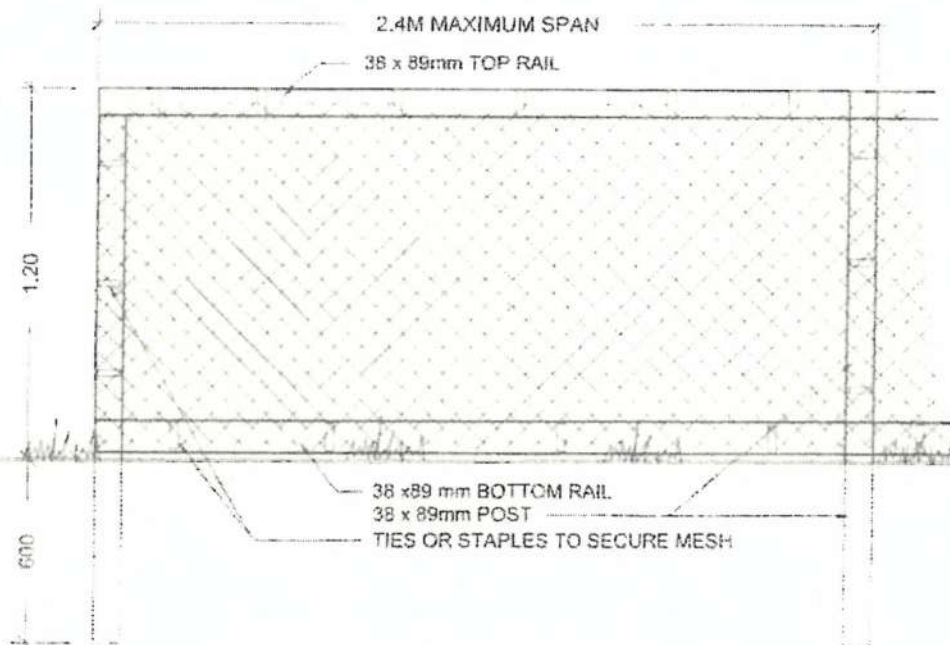
February 23, 2017

**TREE RESOURCE
for 1358 and 1360 Thurlow Road**

2

Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Status	Relative Tolerance	Remarks / Recommendations
94	55	6.0	Western Red cedar	10.0	Good	Good	Remove	Poor	Not bylaw-protected. Multiple stems
95	63	6.0	Austrian pine	12.0	Good	Fair	Remove	Good	Not bylaw-protected. Multiple stems
96	62	8.0	Douglas-fir	12.0	Good	Good	Remove	Poor	Bylaw-protected.
97	63	6.0	Austrian pine	13.0	Good	Fair	Remove	Good	Not bylaw-protected.
98	68	9.0	Douglas-fir	12.0	Good	Good	Remove	Poor	Bylaw-protected.
99	85	10.0	Douglas-fir	15.0	Fair	Fair	Remove	Poor	Bylaw-protected. Some stress visible in canopy. Long over-extended limbs.

Prepared by
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TREE PROTECTION FENCING
 FENCE WILL BE CONTRUCTED USING
 38 X 89 mm (2"X4") WOOD FRAME:
 TOP, BOTTOM AND POSTS. *
 USE ORANGE SNOW-FENCING MESH AND
 SECURE TO THE WOOD FRAME WITH
 "ZIP" TIES OR GALVANZIED STAPLES

* IN ROCKY AREAS, METAL POSTS (T-BAR
 OR REBAR) DRILLED INTO ROCK WILL BE
 ACCEPTED

DETAIL NAME:

TREE PROTECTION FENCING

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

E105
 DRAWING



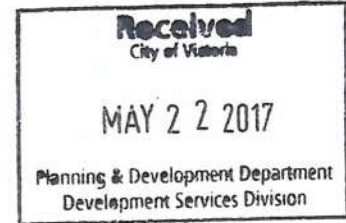
Talbot Mackenzie & Associates

Consulting Arborists

May 22, 2017

Turnbull Holdings Ltd.
1648 Wilmot Place
Victoria, BC V8R 5S4

Attention: Brad Schaffer



Re: Arborist report for 1358 and 1360 Thurlow Road

Summary: From the information that was compiled during our site visit and visual examination of the tree resource we determined that:

- Municipal Flowering plum #6 on the Durban Street frontage is infected with a *Ganoderma* wood decay pathogen, is located within the proposed driveway access to Lot B and is proposed to be removed and replaced.
- The remaining Municipal trees, flowering cherries #1 and #2 are on the Thurlow Road frontage, and flowering plums #6 and 8 and Horse chestnut #7 on the Durban Street frontage can be protected and retained. In addition, Western Red cedar #4, located on the adjacent property at 414 Durban Street, is to be protected and retained.
- The proposal is to remove the three trees not protected under the municipal tree protection bylaw, Western Red cedar #94, and Austrian pines #95 and 97.

The remaining three Douglas-fir trees #96, 98 and 99 are a species that have a low tolerance to root disturbance and other construction impacts and are located where there will be a significant impact to their health and stability. In our opinion, these three trees will be unsuitable to retain the impacts, and cannot be mitigated sufficiently to have a reasonable expectation that they will survive in the landscape long term. Therefore, we recommend that they be removed and replaced with trees of a suitable species to replicate the function of these removed trees eventually becoming a permanent part of the urban forest canopy.

Assignment: Provide arborist services to:

- Examine and document the tree resource on the 1358/1360 Thurlow Road property and the municipal frontages of this property.
- Assess the potential impacts on the resource of bylaw-protected and municipal trees related to the proposed subdivision of the property into two lots.
- Outline mitigation strategies to reduce the impacts on the bylaw-protected and municipal trees during the subdivision and subsequent construction on these lots.

.../2

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Tree resource: Of the 14 trees that were documented:

- Four are bylaw protected: Douglas-fir #96, 98 and 99 located within the property boundaries, and one Western Red cedar #4 located on the adjacent property at 414 Durban Street.
- Five are located on the municipal frontages: two flowering cherries #1 and 2 are on the Thurlow Road frontage, and two Flowering plums #6 and 8 and one Horse chestnut #7 on the Durban Street frontage.
- The five remaining trees on this property, two Austrian pine, one Western Red cedar and one English holly and one Flowering plum on the adjacent 1346 Thurlow Road property are not protected under the municipal tree protection bylaw.

Potential Impacts: The proposal, as outlined in the plans that were supplied, is to construct a new single family house on each of the two strata lots. In our opinion, only one of the bylaw-protected and four of the municipal trees are located where they can be isolated from construction and where there is a reasonable expectation that they will survive these impacts:

- Western Red cedar #4 located on the adjacent property at 414 Durban Street.
- Municipal Flowering cherry trees #1 and #2 on the Thurlow Road frontage.
- Horse chestnut #7 and Flowering plum #8 on the Durban Street frontage

The garage footprint on Lot B and the proposed patio area on Lot A encroach within the defined critical root zone of Western Red cedar #4, but, in our opinion where the impacts to these trees can be mitigated sufficiently to have a reasonable expectation that the tree can be protected and will survive long term.

The proposal is to remove the non-protected trees including English Holly #4, Western Red cedar #94, and Austrian pines #95 and 97.

Douglas-fir #99 is located within the house footprint on Lot A where it cannot be protected and retained.

The remaining two Douglas-fir trees #96 and 98 are located where they will be heavily impacted, and, in our opinion, the impacts cannot be mitigated sufficiently to assure their retention long term. The building footprints and required excavation will encroach extensively into the critical root zones, while the underground storm, sanitary and underground hydro and communication lines, that run between these footprints and the Thurlow Road frontage, will bisect the root zones close to the trunks of the trees increasing the impacts on their future health and potentially their stability.

One Flowering plum #6 is located within the proposed driveway access to Lot B. This tree is infected with a *Ganoderma* wood decay pathogen and is proposed to be removed and replaced.

Tree Retention Guidelines and General recommendations: We recommend the following procedures be implemented to reduce the impacts on the bylaw-protected and municipal trees that are to be retained.

Barrier fencing: The areas, surrounding the one bylaw-protected tree and the municipal trees that are to be retained must be isolated from the construction activity by erecting protective barrier fencing. Where possible, this fencing should be erected at the edge of the critical root zones, as defined in the tree resource spreadsheet. In areas where the building and driveway footprints encroach within these defined zones, the fencing should be erected 2 metres off the building footprint and one half metre off the driveway footprint, or in a location defined by the project arborist, once the building and construction locations have been surveyed on the site.

- To protect Western Red cedar #4, erect fencing on the property side of the trunk 5.5 metres from the property boundary or 1.0 metre out from the proposed house footprint on Lot A, and extend the fence 7.0 metres out to the west. On the east side of the trunk, erect fencing 1.0 metre out from the proposed garage footprint on Lot B.
- The municipal trees must be protected by erecting barrier fencing that runs along the street and sidewalk edge on each side of the tree extending out to the edge of the canopy spread on each side of the tree.

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. house demolition, lot clearing, excavation, and construction), and remain in place through completion of the project. Signs must 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. Solid hording material may also be required to protect the trunks of trees from mechanical injury where vehicles or machinery are permitted close to tree trunks.

Building footprints: The project arborist must supervise the excavation for the north side of the house footprint on Lot A, and the west side of the garage footprint on Lot B where they fall within the critical root zone of Western Red cedar #4. The arborist will prune all non-critical roots and expose and retain any critical root structures that are encountered. It has been determined by the architect that it will be possible to use grade beam construction for the garage footings and floor to bridge critical roots.

A patio area is shown on the north side of the building footprint for Lot A where it falls within the critical root zone of Western Red cedar # 4. The patio should be constructed at a grade that permits it to float over the critical root structures over a geotextile base fabric layer. Any excavation in this location must be supervised by the project arborist.

Driveway footprints: The driveway access for Lot B on the Durban Street side of the property will require the removal of infected Flowering plum #6. The driveway footprints are located where they should not impact any of the other municipal or bylaw-protected trees to be retained. The driveway for Lot A may encroach within the root zone of the non-protected plum tree located on the adjacent property at 1346 Thurlow Road.

Servicing: The site services, with the exception of the water line for Lot B including the water service for Lot A, and the storm, sanitary, and the hydro/communications for both lots, will connect along the Thurlow Road. We have determined that the bylaw-protected and other trees on this side of the property cannot be retained; therefore, we have recommended that all the trees within the property boundary in this location be removed. These service corridors will be located where they will not encroach within the root zones of the municipal trees. The barrier fencing must be erected to protect these municipal trees prior to the commencement of any service installations.

Work area and material storage: It is important that the issue of storage of excavated soil, construction material, and site parking be reviewed prior to the start of construction. All construction related activity and the storage of soil and other construction materials must be located outside of the critical root zones of the municipal trees that are to be retained. We recommend that all the construction staging and storage of construction materials be located on the east side of the property and the building footprints.


Clients responsibility: 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 arborist reports and retention plans with the project foreman or site supervisor
- Locating work zones, where required, Supervising excavation, blasting and other construction activities where they encroach within critical root zones of the bylaw-protected, municipal and other trees that are to be retained.

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

Enclosures: Tree resource spreadsheet, tree location and barrier fencing diagram

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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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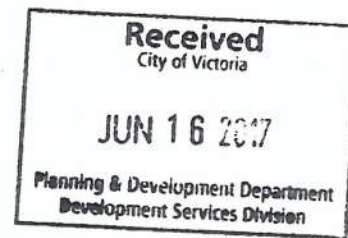
Talbot Mackenzie & Associates

Consulting Arborists

June 15, 2017

Turnbull Holdings Ltd.
1648 Wilmot Place
Victoria, BC V8R 5S4

Attention: Brad Schaffer



Re: Exploratory excavation for Western Red cedar at 1358/1360 Thurlow Road

On June 14, 2017, at your request, we conducted an exploratory excavation along the west side of the proposed garage footprint on Lot B. The purpose of this excavation was to expose and document the size and number of roots that extend from the bylaw-protected Western Red cedar #4 and into the building footprint of the proposed garage. This footprint encroaches within one quadrant of the tree's critical rooting area, as defined in our February 23, 2017 tree resource spreadsheet.

The excavation commenced near the north property boundary approximately 4 metres from the cedar tree, at the edge of the canopy dripline, and extended in a southerly direction along this proposed footprint. The excavation to a bearing level of soil approximately 40 cm below the existing soil grade encountered a total of six roots larger than 1 cm in diameter:

- 3 roots measuring 2.5 cm in diameter
- 1 root measuring 1.5 cm in diameter
- 2 roots measuring 4.0 cm in diameter

In our opinion, the roots that were encountered are not critical to the health or stability of the cedar tree, and could be removed without having a detrimental impact on its survival. Reducing the size of the garage or relocating it slightly further to the east is unlikely to reduce the impacts on the tree or its root system significantly.

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

Thank you,

Talbot Mackenzie & Associates

Tom Talbot & Graham Mackenzie
ISA Certified, & Consulting Arborists

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Picture Page – June 14, 2017

Exploratory Excavation for Garage Footprint



Exposed trench



Exposed trench



Bearing soils



Exposed 1.5 and 2.5 cm roots