

## REPORTS OF COMMITTEES

### **1. Committee of the Whole – May 4, 2017**

#### **6. Rezoning Application No.00520 for 3031 Jackson Street & Development Permit with Variances Application No. 000475 for 3031 Jackson Street (Hillside/Quadra)**

##### **Motion:**

It was moved by Councillor Alto, seconded by Councillor Lucas:

##### **1. Rezoning Application No.00520 for 3031 Jackson Street**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00520 for 3031 Jackson Street, subject to staff working with the applicant to increase the rear yard setbacks, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Submission of a sanitary sewer impact assessment to the satisfaction of the Director of Engineering and Public Works, determining if the increase in density results in a need for sewage attenuation, and if sewage attenuation is necessary, preparation of legal agreements to the satisfaction of the City Solicitor and the Director of Engineering and Public Works.
2. Preparation of a Housing Agreement to ensure that future Strata Bylaws cannot prohibit the rental of units, executed by the applicant to the satisfaction of City Staff.

##### **2. Development Permit with Variances Application No. 000475 for 3031 Jackson Street**

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00520, if it is approved, consider the following motion:

"That Council authorize the issuance of development Permit Application No. 000475 for 3031 Jackson Street, in accordance with:

1. Plans date stamped February 3, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. reduce site width from 75.00m to 53.17m
  - ii. reduce front setback from 7.50m to 7.00m
  - iii. reduce the rear setback from 7.50m to 4.50m (to unit 10)
  - iv. reduce the side setback (north) from 7.50m to 2.44m (to Unit 5) and to 3.00m (to Units 6 and 7) and to 7.19m (to Unit 6)
  - v. reduce building separation space from 7.5m to 5.76m between Unit 2 and Unit 4
3. Retention of an International Society of Arboriculture certified arborist during construction to ensure the tree protection plan is followed.
4. The Development Permit lapsing two years from the date of this resolution."

**Carried**

**For:** Mayor Helps, Councillors Alto, Coleman, Loveday, Lucas, Thornton-Joe, and Young

**Opposed:** Councillor Isitt and Madoff

#### 4. LAND USE MATTERS

##### 4.3 Rezoning Application No.00520 for 3031 Jackson Street & Development Permit with Variances Application No. 000475 for 3031 Jackson Street (Hillside/Quadra)

Committee received reports dated April 20, 2017, from the Director of Sustainable Planning and Community Development regarding an application to allow for the construction of ten, two-storey townhouses.

Committee discussed:

- Concerns about the proposed tree loss to accommodate the proposal.
- The current proposal vs. what could be developed within the allowable zoning and policies.

**Motion:**

It was moved by Mayor Helps, seconded by Councillor Lucas:

**Rezoning Application No.00520 for 3031 Jackson Street & Development Permit with Variances Application No. 000475**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00520 for 3031 Jackson Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

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2. Preparation of a Housing Agreement to ensure that future Strata Bylaws cannot prohibit the rental of units, executed by the applicant to the satisfaction of City Staff.

**Development Permit with Variances Application No. 000475 for 3031 Jackson Street**

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  - v. reduce building separation space from 7.5m to 5.76m between Unit 2 and Unit 4
3. Retention of an International Society of Arboriculture certified arborist during construction to ensure the tree protection plan is followed.



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

Committee discussed:

- Concerns about the proposals lack of alignment with the development permit area guidelines for enhancing the neighbourhood's character.
- The concerns raised by neighbours and the proposals alignment with various policies and plans.
- Issues of the rear yard setbacks and proximity to neighbouring boundaries.

**Amendment:** It was moved by Councillor Young, seconded by Mayor Helps, that the motion be amended as follows:

**Rezoning Application No.00520 for 3031 Jackson Street & Development Permit with Variances Application No. 000475**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00520 for 3031 Jackson Street, **subject to staff working with the applicant to increase the rear yard setbacks**, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

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  - vii. reduce front setback from 7.50m to 7.00m
  - viii. reduce the rear setback from 7.50m to 4.50m (to unit 10)
  - ix. reduce the side setback (north) from 7.50m to 2.44m (to Unit 5) and to 3.00m (to Units 6 and 7) and to 7.19m (to Unit 6)
  - x. reduce building separation space from 7.5m to 5.76m between Unit 2 and Unit 4
3. Retention of an International Society of Arboriculture certified arborist during construction to ensure the tree protection plan is followed.
4. The Development Permit lapsing two years from the date of this resolution."

Committee discussed:

- Various concerns with the current proposal and opportunities to enhance the proposal's suitability for the neighbourhood and applicable site guidelines.

On the amendment:

CARRIED UNANIMOUSLY 17/COTW

**Main motion as amended:**

**Rezoning Application No.00520 for 3031 Jackson Street & Development Permit with Variances Application No. 000475**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00520 for 3031 Jackson Street, subject to staff working with the applicant to increase the rear yard setbacks, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

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

On the main motion as amended:

CARRIED 17/COTW

For: Mayor Helps, Councillors Alto, Coleman, Lucas, and Young



Against: Councillors Isitt, Madoff, and Thornton-Joe

*Councillor Young excused himself from the meeting at 9:48 a.m. due to a pecuniary conflict of interest as he lives near the subject site being considered in the next item.*



## Committee of the Whole Report

### For the Meeting of May 4, 2017

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**To:** Committee of the Whole **Date:** April 20, 2017

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

**Subject:** **Development Permit with Variances Application No. 000475 for 3031 Jackson Street**

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### RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00520, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000475 for 3031 Jackson Street, in accordance with:

1. Plans date stamped February 3, 2017.
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### LEGISLATIVE AUTHORITY

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

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 Permit with Variances Application for the property located at 3031 Jackson Street. The proposal is to replace an existing house on a large lot (2910m<sup>2</sup>) with 10 two-storey townhouses. The proposed units incorporate single-car garages and five visitor parking stalls are provided in three locations on the site. The units are situated to retain the majority of Gary Oak trees and trees of other species that occupy the site.

The variances are related to a reduced lot width, reduced front, side and rear yard setbacks, as well as, reduced separation spaces between townhouse units.

The following points were considered in assessing this application:

- the Development Permit Application with Variances No. 000475 is generally consistent with the *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development (2012)* prescribed within Development Permit Area 16
- the requested setback variances are supportable with sufficient distance and privacy maintained from the adjacent townhouse/garden suite development
- the separation space variances are supportable as sufficient distance and privacy is maintained amongst the units within the development
- the requested site width variance is supportable as the lot depth of 66.4m is significantly greater than that of a standard lot.

## BACKGROUND

### Description of Proposal

The proposal is for the replacement of an existing house on a large lot (2910m<sup>2</sup>) with 10 two-storey townhouses. The proposed units incorporate single-car garages and five visitor parking stalls are provided in three locations on the site. The units are situated to retain the majority of Gary Oak trees and trees of other species that occupy the site. A number of variances are requested for building setbacks, building separation spaces, and site width.

Specific details include:

- traditional architectural building design with pitched roofs and gables
- two and three unit clusters of townhouses accessed by an "L"-shaped driveway
- a front yard orientation and single-family dwelling appearance to the townhouse unit closest to the street
- retention of large Gary Oaks and open space on the northwest corner of the property along Jackson Street
- private open space in the form of a patio or deck for each unit.

Building materials include:

- Hardieplank siding
- cedar shingle siding
- cultured stone
- fibreglass laminated shingles
- groomed concrete.

Landscaping elements include:

- concrete unit pavers
- perimeter fencing
- privacy screens
- replacement trees for trees that are removed
- lawn, planting areas and naturalized areas.

The proposed variances are related to:

- reduced site width based on width required per dwelling unit
- reduced front, rear and north side yard setbacks
- reduced building separation spaces

### **Sustainability Features**

The applicant advised in a letter to staff dated December 12, 2016 that the units will be built to Energuide 80 rating and that the builder is a registered Built Green Builder.

### **Existing Site Development and Development Potential**

The large lot (2910.7m<sup>2</sup>) is occupied by a single-family dwelling. The existing house was built in 1942 and is in fair condition. It is not identified on the Heritage Register.

Under the current R1-B Zone, Single Family Dwelling District, the property could be subdivided for a number of single-family dwelling lots with single-family dwellings of up to 300m<sup>2</sup> and two-storeys in height. Based on the lot area, up to five lots (including panhandle lots) may be possible.

### **Community Consultation**

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Hillside Quadra CALUC at a Community Meeting held on April 25, 2016. A letter dated May 30, 2016 is attached to this report.

### **Advisory Design Panel**

The application was referred to the Advisory Design Panel (ADP) on December 21, 2016. The Panel was asked to comment on the following aspects of the proposal:

- prominence of the garages
- rear and side façade treatments
- paving materials.

The minutes from the meeting are attached for reference and the following motion was carried (unanimous):

*"That the Advisory Design Panel recommend to Council that Development Permit Application No. 000475 for 3130 Jackson Street be approved with recommendations as proposed:*

*increase glazing at exterior corners, the second floor and secondary frontages, and [provide additional] information on the landscape plan to [allow for] review or comment."*



In response to the ADP recommendation, the applicant revised the plans to increase the amount of glazing, particularly on the south elevations of Units 3 and 10 where there is the greatest setback from adjacent properties. On the other secondary frontages, piano style windows were added to provide additional glazing while minimizing potential overlook to adjacent properties. The landscape plan was also revised to provide more information on the location of proposed plantings.

## **ANALYSIS**

### **Development Permit Area and Design Guidelines**

The *Official Community Plan (OCP)* includes these properties in Development Permit Area (DPA) 16, General Form and Character. The objectives of this DPA include:

- *To integrate commercial, industrial and multi-unit residential buildings in a manner that is complementary to established place character in a neighbourhood or other area, including heritage character.*
- *To enhance the place character of established areas and their streetscapes through high quality of architecture, landscape and urban design that responds to each distinctive setting through sensitive and innovative interventions.*
- *To achieve more livable environments through considerations for human-scaled design, quality of open spaces, privacy impacts, safety and accessibility.*

With respect to the *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development (2012)*, the siting of the townhouses mitigates the loss of Gary Oaks and other trees on the property and preserves existing vegetation where possible. The two-storey with pitched roof and gables form and character of the townhouses is in keeping with the existing place character. The proposed materials including HardiePlank, cedar shingles and cultured stone are high quality and appropriate for the site with its numerous trees, rock outcroppings and varied topography. The townhouse unit closest to Jackson Street has an entrance and orientation to the street reflective of a single-family dwelling.

The requested setback variances are supportable with sufficient distance and privacy maintained from the adjacent townhouse/garden suite development. Similarly, the separation space variances are supportable as sufficient distance and privacy is maintained amongst the units within the development. The requested site width variance is supportable as the lot depth of 66.4m is significantly greater than that of a standard lot.

## **CONCLUSIONS**

The Development Permit Application with Variances No. 000475 is generally consistent with the *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development (2012)* prescribed within Development Permit Area 16. Staff recommend that Council consider supporting this application.

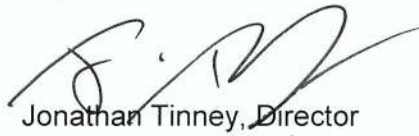
## ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 000475 for the property located at 3031 Jackson Street.

Respectfully submitted,



Alec Johnston  
Senior Planner  
Development Services Division



Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date:

April 25, 2017

### List of Attachments:

- Subject Map
- Aerial Map
- Letters from the applicant to Mayor and Council dated January 12, 2017, October 10, 2016 and June 1, 2016
- Arborist report dated March 23, 2017 and March 11, 2016
- Plans date stamped April 20, 2017
- Community Association Land Use Committee Comments dated May 30, 2016
- Advisory Design Panel Report dated December 21, 2016
- Minutes of the Advisory Design Panel meeting on December 21, 2016
- Neighbourhood Correspondence

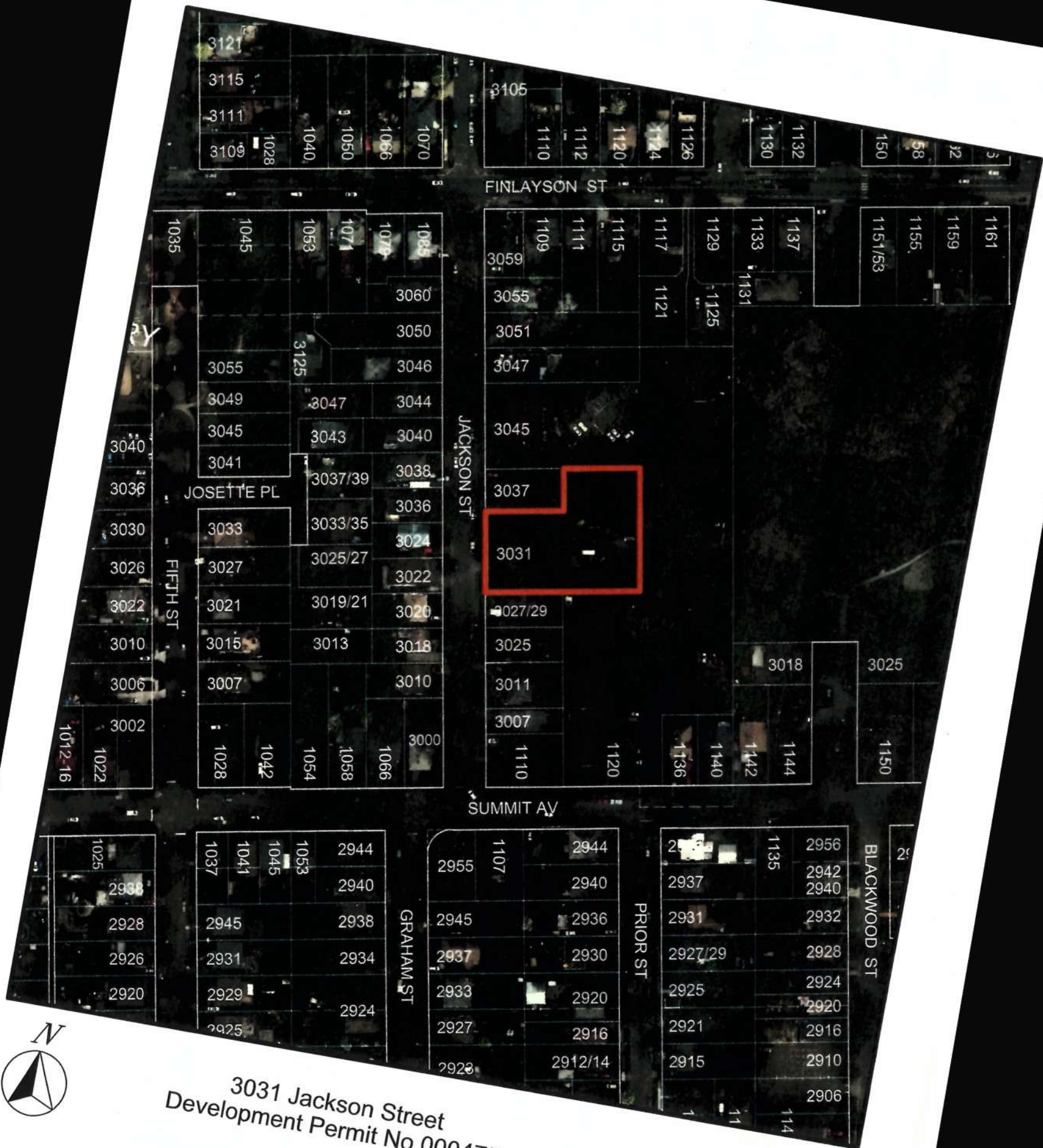








3031 Jackson Street  
Development Permit No.000475







2272 Millstream Road, Victoria , BC V9B 6H2  
Home Page <http://mcneildesigns.bc.ca>

Phone/Phax ( 250 ) 474 - 2360  
Email [ron@mcneildesigns.bc.ca](mailto:ron@mcneildesigns.bc.ca)

January 12 , 2017

Mayor and Council  
City of Victoria,  
#1 Centennial Square, Victoria, BC  
c/o emailed to Brain Sikstrom, Planner  
via --

**Re: Rezone & DP for 10 townhouses at 3031 Jackson St, Victoria, BC**

Dear Mayor and Council,

I write on behalf of my clients, Mr. & Mrs B Canfield, and their builder, Brothers Home Building, who wish to rezone a large parcel for 10 townhouses. A property in Mrs Canfields family since the 1940's.

This site is central to two commercial centers, Mayfair and Hillside, plus smaller corner stores, making walking to these within 15 minutes possible. Jackson street is also just a short walk from Quadra where bus service is excellent. Jackson Street is also an identified bicycle route so we are served by all sustainable travel methods, and those methods support a density higher than single family dwelling. Jackson street is very well suited to slightly higher density being a connector to arterial roadways, bus routes, cycle routes.

We met with the NAG twice, once informal and once formally, we had delivered a letter to the door of the immediate neighbours outlining our intent to develop the property and invited them to contact our Consultant (Dean Strongitharm) if they had any questions. No calls to the Consultant came as a result. Subsequently, Dean went door to door in the immediate neighbourhood offering to discuss any thoughts the neighbours might have. The formal NAG meeting had a presentation by McNeil Designs, the comments received from both the NAG meetings and the neighbourhood canvass have been acted upon and are now incorporated in the submitted proposal. Part of their concerns focused on the appearance of the front units from the street, the changes were made, and were recently supported by ADP. Other concerns were off street parking and we have arrived at our present position after significant dialogue and direction from the Planning Dept.

There are not often larger lots in the city anymore and so this is an appropriate opportunity to develop comprehensively without demolition of much existing housing stock. Five fee simple lots under current zone would not leave nearly as many trees. Townhouses give the most flexibility in siting, by varying position and block size. We were commended by ADP on how we sited the buildings and driveways around trees, and have retained a fairly large portion of the lot near road.

We are of the view that density is not seen as paramount issue since we believe it is equivalent to R-J except for setbacks as a result of saving trees. We further believe the arborist report clearly indicates we have developed our proposal in such a way to save a majority of trees. Our Arborist has been in touch with the Parks Department personnel in this regard.

We have also carefully considered the topography and trees, following arborist's advice on which trees are the healthiest and easiest to protect, and then situated the units to best practice. You will see a large portion of property near the road is left untouched to retain a lot of what neighbours have come to know in way of greenspace and leaving a wide berth for the largest tree.

Gary Oak Tree Summary : ( excluding over grown shrubs and fruit trees shown on site plan )

Tree total : 59

Trees removed : 23

Condition of removed trees : 3 Healthy 7 Fair 13 Poor

We heard neighbourhood concerns at the outset, initially adding two on-site parking spaces above required in response to neighbours comments., but are currently providing only the required parking at the suggestion of the Planning staff, anticipating Council's wishes to prioritize preserving trees. Landscape design has been revised to show all surface parking is permeable as well as some sections near entry.

Summary of Variances : ( based on RJ zoning – low density )

These are variances to R-J, not a site specific zone. ALL of these come out of siting throughout the property to retain as many trees as possible, from both building siting and driveway location. Setbacks for windows, building separation based on rooms and property width. Note on the contextual plan that all neighbouring buildings, primarily the Coop townhouses are set back considerably from property lines. Most of these setbacks are for rooms that have additional windows facing another way, or are screened well from neighbours.

Following ADP recommendations we also added windows on side elevations where suitable, and amended the siding 'band' height and incorporated it with the belly band.

Note we will also build to Energuide 80. The builder is a registered Built Green Builder.

We hope you can support this application, we feel that this type of project, over single family subdivision, allows the best fit to retain trees and topography of lot and keeps affordability in the housing, we look forward to presenting our project as we have to the community.

Sincerely,



Ron McNeil, AScT.  
mbltr829







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October 10 , 2016

Mayor and Council  
City of Victoria,  
Centennial Square, Victoria, BC  
c/o by hand with revised drawing sets,  
via --

**Re: Revisions & Requested Variances, for Rezone/DP 3031 Jackson St, Victoria, BC**

Dear Mayor and Council,

I write on behalf of my clients, Mr & Mrs B Canfield, and their builder Brothers Home Building, who wish to rezone a large parcel for 10 townhouses.

This site is central to two commercial centers, Mayfair and Hillside, plus smaller corner stores, making walking to these within 15 minutes possible. Jackson street is also just a short walk from Quadra where bus service is excellent. Jackson Street is also an identified bicycle route so we are served by all sustainable travel methods, and those methods support a density higher than single family dwelling.

Jackson street is very well suited to higher density being a connector to arterial roadways, bus routes, cycle routes.

There are not often larger lots in the city anymore and so this is an appropriate opportunity to develop higher density without demolition of much existing housing stock

We have also carefully considered the topography and trees, following arborist's advice on which trees are the healthiest and easiest to protect, and then situated the units to best practice. You will see a large portion of property near the road is left untouched to retain a lot of what neighbours have come to know in way of greenspace and leaving a wide berth for the largest tree.

Owners have recently also enlisted a civil engineer to explore site servicing , and to date it appears much of it can be directed below the driveway to avoid root zones.

While our submission was a result of consultation with community association and neighborhood, we have also revised some aspects after receiving feedback from the planning department ;

Now that the Senior Planners have taken on our file some of the previously noted concerns contained in the City's July 10/16 letter, have been resolved. We are of the view that density is not seen as an issue since we believe it is now viewed we are equivalent to R- K except for setbacks as a result of saving trees.

Although our original submission included an Arborist's report the report didn't reach the reviewing departments during initial review. Once we became aware of the problem, we resubmitted the report and it has been circulated. We further believe the report clearly indicates we have developed our proposal is such a way to save a majority of trees. Our Arborist has been in touch with the Parks Department personnel in this regard.

We have removed two parking spaces, at the suggestion of the Planning staff, so as to preserve an additional two trees. We initially added the two on-site parking spaces in response to neighbours comments. We have been advised that the saving of two additional trees is where the emphasis should be placed.

Plans have had some corrections and clarification to address almost all of the concerns for missing information. We have made clear the bulk of the deficiencies for setbacks and height are variances we wish to pursue as they are a result of building position and driveway configuration all stemming from tree preservation.

In response to earlier Staff comments we note that this project does not require an Architect as no block has more than four units and the proposal is therefore meeting the Architect's Act exemptions.

Building changes were made in minor aspects as garage doors and some other features for the interior units. We have redesigned the front unit a second time to enforce the appearance of a single family dwelling on the street facade, we had to make this a slightly larger unit than the others, as well as make it a complete departure from the other units in plan.

As we have numerous revisions throughout the drawings, bubbles were detracting from readability so we hope this letter characterizes them and we can submit fewer sheets by not submitting bubbled sets. We look forward to cooperatively working with staff to ensure we proceed efficiently from here on in.

Summary of Variances : ( unless new zone based on RK is created )

Block 2 height, variance of 1.44m, due to steep terrain and meeting a common driveway.

Block 3 height, variance of 0.17m, due to steep terrain and meeting a common driveway.

Building Separation, smallest separation is 5.76m, variance of 1.74m,  
to facilitate building positions that save more trees.

Building Setbacks, to facilitate building positions that save more trees.

We hope you can support this application, we feel that this type of project, over single family subdivision, allows the best fit to retain trees and topography of lot and keeps affordability in the housing, we look forward to presenting our project as we have to the community.

Sincerely,



Ron McNeil, ASCT.  
mbltr813







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Email [ron@mcneildesigns.bc.ca](mailto:ron@mcneildesigns.bc.ca)

June 01 , 2016

Mayor and Council  
City of Victoria,  
Centennial Square, Victoria, BC  
c/o  
via emailed pdf

**Re: Rezoning, DP for 10 Townhouses, 3031 Jackson St, Victoria, BC**

Dear Mayor and Council,

I write on behalf of my clients, Mr & Mrs B Canfield, and their builder Brothers Home Building, we wish to rezone a large parcel for 10 townhouses.

This site is central to two commercial centers, Mayfair and Hillside, plus smaller corner stores, making walking to these within 15 minutes possible. Jackson street is also just a short walk from Quadra where bus service is excellent. Jackson Street is also an identified bicycle route so we are served by all sustainable travel methods, and those methods support a density higher than single family dwelling.

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There are not often larger lots in the city anymore and so this is an appropriate opportunity to develop higher density without demolition of much existing housing stock

We have also carefully considered the topography and trees, following arborist's advice on which trees are the healthiest and easiest to protect, and then situated the units to best practice. You will see a large portion of property near the road is left untouched to retain a lot of what neighbours have come to know in way of greenspace and leaving a wide berth for the largest tree.

As the project successfully progresses we will also require servicing , etc to do the same and minimize impact on the many trees retained.

We hope you can support us, we feel that this type of project, over single family subdivision, allows the best fit to trees and topography of lot and keeps affordability in the housing, we look forward to presenting our project as we have to community.

Sincerely,

Ron McNeil, AScT.  
mbltr805





## **Talbot Mackenzie & Associates**

**Consulting Arborists**

March 23, 2017

Brian Canfield  
289 Marine Drive  
Pt. Roberts, Washington 98281

Re: Proposed service corridor for 3031 Jackson Street

As requested, we reviewed the proposal to service the property by way of a single corridor that would run along the proposed driveway access. We concur with the proposed design and agree that the most suitable and practical location to install the underground services is along the driveway alignment.

Garry oak trees are located on either side of this corridor and where they could potentially be impacted by the service trench.

- Garry oaks #741, 746 and 749, on either side of the driveway near units #1 and #2
- Garry oaks #767 and 766 on the north side of the driveway near unit #3 and #768, 769, 770, 771 and 772 on the south side of the driveway opposite unit #3

We determined and outlined in the spreadsheet that accompanied our December 05, 2016 tree removal summary that oaks #746, 767, 768, 769 and 770 should be removed due to these and other anticipated construction impacts. We further indicated that it is unlikely that #749 could not be retained due to its location in relation to the driveway footprint,

The degree of impact on the remaining trees is dependant on the number of services that will be installed within the corridor, the degree of separation between each service and the depth of excavation required.

If it is determined that a wide, deep corridor is required, we recommend relocating the easement to one side of the corridor. Such a relocation may result in the loss of trees on one side of the corridor but would increase the chance of protecting the trees on the other side of this corridor.

On this site, if a wide corridor is required and in locations where trees on both sides of this corridor cannot be adequately protected, we would suggest:

- Where the service corridor enters the property and near unit #1 & 2, run the trench down the south side of the driveway which would result in the removal oak #749. This tree has already been identified as a tree that may not survive due to other construction related impacts.
- The service trench should cross the driveway and run along the north side of the driveway where it passes unit #3. Garry oak #767 which has already been identified in our spreadsheet for removal and one additional oak #766 would be removed.

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In some instances, to reduce the width of the required corridor, individual services can be stacked or services encased to reduce the separation between individual services.

A decision regarding the removal of these trees can be made prior to construction or made as a field decision at the time of excavation.

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 removal list, Possible service location diagram

**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 nor 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.

### 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 – Retention possible with precautions
- Remove – Removal required or recommended
- Unlikely – Retention may not be possible based on tree location and unless detailed mitigation strategies employed during construction.
- Removed – Tree has been removed previously

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



**TREE RESOURCE**  
**3031 Jackson (Tree Removal and Impacts)**

<i>Tree #</i>	<i>d.b.h. (cm)</i>	<i>PRZ</i>	<i>CRZ</i>	<i>Species</i>	<i>Crown Spread(m)</i>	<i>Condition Health</i>	<i>Condition Structure</i>	<i>Status</i>	<i>Remarks / Recommendations</i>
0746	37, 41	11.0	6.3	Garry oak	8	Fair	Fair	Remove	Co-dominant, large deadwood, compacted soil at base.
0749	23, 28, 30	11.0	6.0	Garry oak	8	Fair	Fair	Unlikely	Tri-dominant, located along southern property line, tri-dominant, epicormic growth, poor annual shoot elongation. A portion of the trunk appears to be within the driveway footprint.
0757	30	5.4	3.0	Garry oak	4	Fair/Poor	Fair	Remove	Ivy covered, little live foliage visible.
0758	36	6.5	3.6	Garry oak	4	Fair/Poor	Fair	Remove	Covered in dead ivy, poor annual shoot elongation.
0759	23	4.1	2.3	Garry oak	6	Fair/Poor	Fair	Remove	Covered in dead ivy, poor annual shoot elongation.
0760	42	7.6	4.2	Garry oak	6	Poor	Fair	Remove	Ivy covered, little live foliage visible.
0761	27, 31	8.5	4.7	Garry oak	8	Fair	Fair	Remove	Co-dominant, large deadwood, poor annual shoot elongation.
0762	37	6.7	3.7	Garry oak	8	Fair	Fair	Remove	Large deadwood, twig dieback, poor annual shoot elongation.
0763	27, 27, 34	12.0	6.6	Garry oak	12	Fair/poor	Fair	Remove	Epicormic growth, large deadwood, poor annual shoot elongation.
0764	18	3.2	1.8	Garry oak	5	Fair	Fair	Remove	Twig dieback, poor annual shoot elongation.
0765	34	6.1	3.4	Garry oak	7	Fair	Fair	Remove	Large deadwood, cavity at lower trunk.
0766	41	7.4	4.1	Garry oak	12	Fair	Fair	Possible	Small deadwood, compaction at base.
0767	27	4.9	2.7	Garry oak	3	Poor	Poor	Remove	Large deadwood, poor annual shoot elongation. Possible retention short term. Not good specimen
0768	26	4.7	2.6	Garry oak	8	Poor	Fair	Remove	Ivy covered, leaning, little live foliage visible, compaction at base from driveway.
0769	28	5.0	2.8	Garry oak	4	Poor	Fair	Remove	Ivy covered, leaning, little live foliage visible, compaction at base from driveway.

**TREE RESOURCE**  
**3031 Jackson (Tree Removal and Impacts)**

Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Status	Remarks / Recommendations
0770	36	6.5	3.6	Garry oak	4	Poor	Fair	Remove	Ivy covered, large deadwood, little live foliage visible.
0783	34	6.1	3.4	Garry oak	9	Dead	Dead	Remove	Dead tree next to house.
0784	22, 27	N/A	N/A	Pacific dogwood	N/A	Dead	Dead	Removed	Dead snag, ivy covered. Failed and removed previously.
0786	48	8.6	4.8	Garry oak	5	Fair/Poor	Poor	Unlikely	Main stem failed historically, large cavity in remaining stem. Remove.
0787	30	5.4	3.0	Garry oak	5	Fair	Fair	Unlikely	Corrected lean, minor girdling from power line.
0791	37	6.7	3.7	Garry oak	6	Good	Good	Unlikely	Leaning toward neighbouring property.
0792	52	9.4	5.2	Garry oak	10	Poor	Poor	Remove	Covered in dense ivy, no live foliage visible. Unlikely to be alive
0793	109	19.6	10.9	Garry oak	14	Fair/poor	Fair/poor	Remove	Mature tree with large historic pruning wounds, recent limb failure, large deadwood, end-weighted limbs. Resistograph test if retained.
0799	57	10.3	5.7	Garry oak	10	Fair	Poor	Remove	Large cavity at lower trunk, large deadwood, rooted in rock.
0800	17, 21	5.6	3.0	Garry oak	12	Good	Fair	Remove	Co-dominant, deadwood, rooted in rock.
0801	20	3.6	2.0	Garry oak	8	Fair	Fair	Remove	Rooted in rock.
0803	18	3.2	1.8	Garry oak	6	Fair	Fair	Remove	Rooted in rock, twig dieback.
0811	16	2.9	1.6	Garry oak	8	Good	Good	Remove	Rooted in rock.
0812	21	3.8	2.1	Garry oak	9	Good	Good	Remove	Rooted in rock.



consultation with a consulting arborist.

8) Type 1 bicycle parking within each separate garage. Type 2 bicycle parking within each separate garage.

9) 1.0M ht (min) hedging in front of parking area(s)

## LEGEND

### HARDSCAPE FINISHES:

PP1	Clf coloured concrete, Charcoal
PP2	Concrete unit paving, Old Country Stone, 75/30 mix of Teves/Shadow, all sizes
PP3	Crushed aggregate
PP4	Concrete unit paving, Old Country Stone, 75/30 mix of Walnut/Shadow, all sizes

### SOFTSCAPE:

	Lawn
	Planting area
	Motorized area

### MISCELLANEOUS:

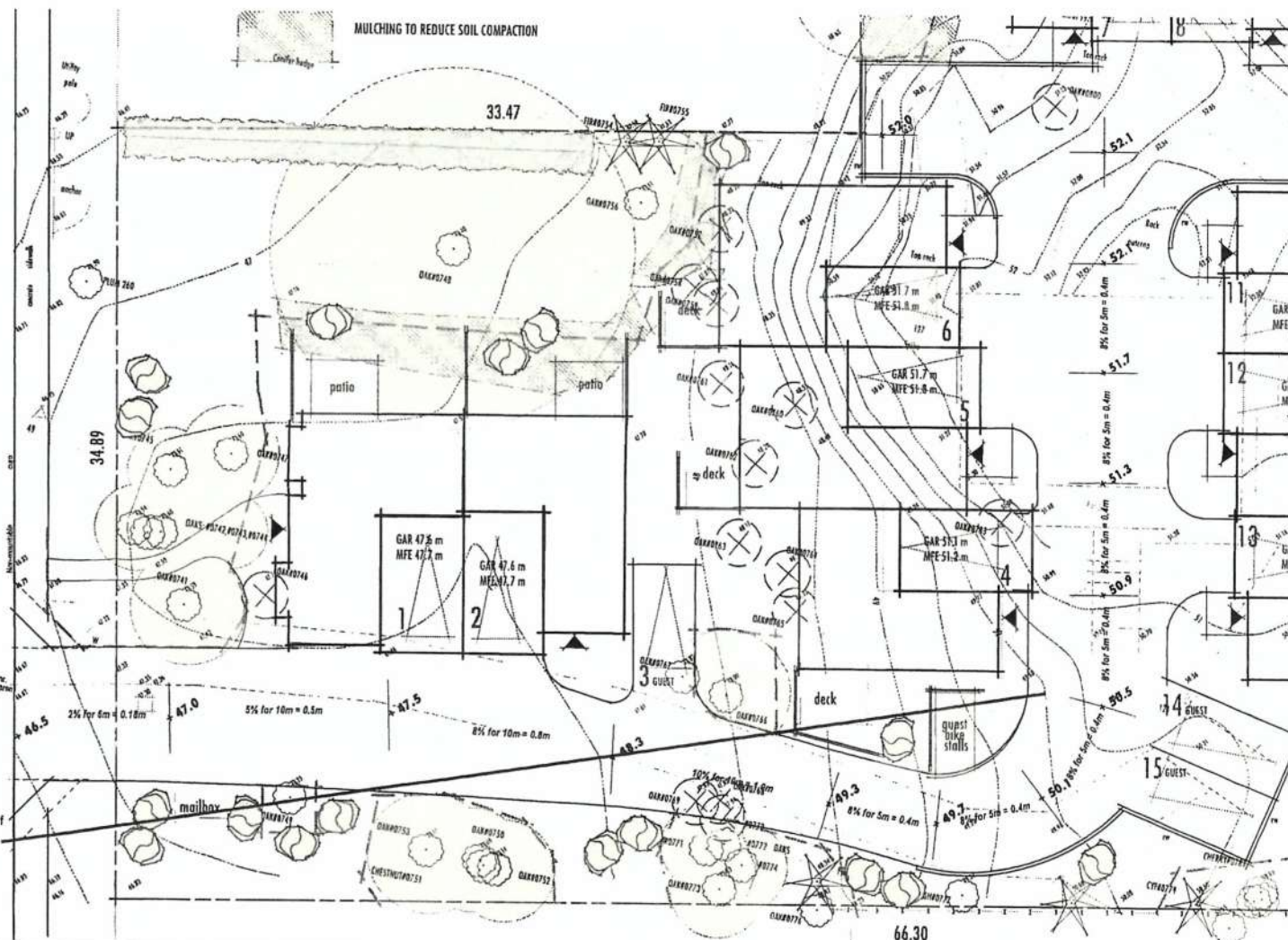
	Woodsen privacy screening approx. 1500-2400mm height
	Large rock boulders approx 4' x 3' dia.
	Concrete or masonry rock retaining/upstand walls; Heights vary.

### NOTES:

- 1) All building layout information and setback dimensions supplied by Mulled Building Design Limited.
- 2) All survey information supplied by J.E. Anderson & Associates.
- 3) This drawing must not be scaled. The General Contractor shall verify all dimensions, dates and levels prior to commencement of work.
- 4) All errors and omissions must be reported immediately to the Designer.
- 5) This drawing is the exclusive property of the Designer and can be reproduced only with the permission of the Designer, in which case the reproduction must bear the Designer's name.

JACKSON STREET

Possible alignment of Service corridor.



SKL.02

13.FEBRUARY.2016

3031 JACKS



## Talbot Mackenzie & Associates

Consulting Arborists

March 11, 2016

Brian Canfield  
289 Marque Drive  
Pt. Roberts, Washington 98281

Re: Arborist review for 3031 Jackson Street

During our recent March 07, 2016 site visit we inspected and reviewed the health and structure of the trees on the property that were previously examined by us on September 20, 2009.

We also reviewed the concept plan and preliminary drawings for the townhouse development that is proposed to be constructed on this property.

During our examination we assigned each tree a status, based on its health and structural condition and its location within the property as it relates to the building and driveway footprints, service corridor and areas of other construction impacts.

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
- Unlikely - Retention is unlikely based on the trees location in relation to the buildings, driveway or servicing.

Since the date of our original tree assessment several trees have died or failed, specifically Garry oak #0783 and Dogwood #0784. The canopies of others have become so heavily infested with English Ivy vine that there is little live foliage remaining or they will no longer be viable once the ivy has been removed, specifically Garry oak #0753, 0757, 0758, 0759, 0760, 0768, 0769, 0770, 0792.

The following information was compiled regarding the tree resource:

1. Trees that are located where there is an excellent opportunity for their retention
  - a. Garry oak #0742, 0743, 0744, 0745, 0748, 0750, 0752, 0773, 0774, 0776, 0780, 0782, 0788, 0789, 0790, 0795, 0840, 0805, 0806, 0807, 0808, 0810.
  - b. Douglas-fir #0754, 0755
  - c. Horse chestnut #0751
  - d. Flowering plum #1 (not tagged, located on the municipal frontage.

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2. Trees that are located where they will be impacted but their retention is possible, based on how effectively the construction impacts can be mitigated.
  - a. Garry oak #0741, 0747, 0753, 0756, 0766, 0767, 0771, 0772, 0794, 0802
  - b. Ash #0777.
  - c. Douglas-fir #0778,
  - d. Monterey cypress #0779, 0796, 0797, 0798.
3. Trees having health or structural defects or that are located where their retention is not possible.
  - a. Garry oak #0746, 0757, 0758, 0759, 0760, 0761, 0762, 0763, 0764, 0765, 0768, 0769, 0770, 0783 (dead tree), 0792, 0793, 0799, 0800, 0801, 0803, 0811, 0812.
4. Trees that are located outside of the construction footprints but where there retention is unlikely due to the anticipated impacts.
  - a. Garry oak #0749, 0786, 0787, 0791, 0809.
  - b. Douglas-fir #0775

The ability to retain trees that are near the area of construction impacts and designated as possible or unlikely will depend on the impact that is anticipated for each tree and the options for the possible mitigation of these impacts.

The potential impacts on the site related to the tree resource may include:

1. The location of the building footprint as it related to the critical root zones of the tree.
2. The proposed depth of excavation and any over excavation required on the outside of footprint.
3. The size and spread of the tree canopy as it relates to the location of and height of the building units and the subsequent canopy pruning that may be required.
4. Any blasting and rock removal that may be required to establish a level grade for the building units, driveway and parking areas.
5. The footprint for the common driveway access and driveways to the individual units and the options for realignment to favour tree retention.
6. Any changes to the site grade that may be required for the driveway and building footprints or for landscape improvements
7. The location of the service corridors and connections in relation to the trees critical root zones and the location and size of any onsite storm water management that may be required.
8. Any accessory building, sidewalks, patios or pathways that may be constructed and the options for adjusting their location to favour tree retention.
9. The removal of stumps that are in close proximity to trees that are to be retained.

Once the concept plan has been approved and the status of each tree is finalised we can prepare a tree impact and retention report for the purpose of mitigating the impact of the construction on the trees that are designated for retention based on these detailed plans.

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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

cc: Eric Ruygrok - Brothers Home Building

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- Remove – Removal required or recommended
- Unlikely - Retention is unlikely based on the trees location in relation to the building, driveway or servicing.

TREE RESOURCE  
for  
3031 Jackson Street

Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread	Condition Health	Condition Structure	Relative Tolerance	Status	Remarks / Recommendations
no tag #1	26			Japanese Flowering plum	5	Good	Good	Moderate	Retain	Flush cut wounds, leaning. Located on municipal frontage.
0741	26	4.7	2.6	Garry oak	5	Fair/Poor	Fair	Good	Possible	Twig dieback, weeps over driveway, compacted soil at base.
0742	24	4.3	2.4	Garry oak	6	Fair/Good	Fair	Good	Retain	Co-dominant with 0743, weeps over sidewalk, history of limb failure.
0743	26	4.7	2.6	Garry oak	4	Fair	Fair	Good	Retain	Co-dominant with 0742, large deadwood, natural lean.
0744	20	3.6	2.0	Garry oak	3	Fair	Fair	Good	Retain	High crown, twig dieback.
0745	26, 33	8.8	4.9	Garry oak	5	Fair	Fair	Good	Retain	Co-dominant, small deadwood, cavity in upper canopy.
0746	37, 41	11.0	6.3	Garry oak	8	Fair	Fair	Good	Remove	Co-dominant, large deadwood, compacted soil at base.
0747	26, 42	10.4	5.8	Garry oak	8	Fair	Fair	Good	Possible	Co-dominant, large deadwood, twig dieback.
0748	61	11.0	6.1	Garry oak	10	Fair/poor	Good	Good	Retain	Close to northern property boundary, twig dieback, small deadwood, poor annual shoot elongation.
0749	23, 28, 30	11.0	6.0	Garry oak	8	Fair	Fair	Good	Unlikely	Tri-dominant, located along southern property line, tri-dominant, epicormic growth, poor annual shoot elongation. A portion of the trunk appears to be within the driveway footprint
0750	17	3.1	1.7	Garry oak	4	Fair	Fair	Good	Retain	Located along southern property line, small deadwood, ivy covered.
0751	24	4.3	2.4	Horse chestnut	5	Good	Good	Good	Retain	Located along southern property line. Rubbing adjacent Garry oak.
0752	29	5.2	2.9	Garry oak	7	Good	Good	Good	Retain	Located along southern property line. Rubbing adjacent Horse chestnut.
0753	24	4.3	2.4	Garry oak	2	Poor	Fair/poor	Good	Possible	Located along southern property line, asymmetric form, 100% ivy covered, little live foliage visible through ivy.
0754	29	5.2	4.4	Douglas-fir	5	Good	Good	Poor	Retain	Located along northern property line, may be shared tree with neighbour.



TREE RESOURCE  
for  
3031 Jackson Street

Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread	Condition Health	Condition Structure	Relative Tolerance	Status	Remarks / Recommendations
0755	27	4.9	4.1	Douglas-fir	5	Good	Fair	Poor	Retain	Located along northern property line, corrected lean, may be shared tree with neighbour.
0756	60	10.8	6.0	Garry oak	7	Good	Good	Good	Possible	Located along northern property line, Ivy covered, deadwood.
0757	30	5.4	3.0	Garry oak	4	Poor	Fair	Good	Remove	Ivy covered, little live foliage visible.
0758	36	6.5	3.6	Garry oak	4	Poor	Fair	Good	Remove	Covered in dead ivy, poor annual shoot elongation.
0759	23	4.1	2.3	Garry oak	6	Fair	Fair	Good	Remove	Covered in dead ivy, poor annual shoot elongation.
0760	42	7.6	4.2	Garry oak	6	Poor	Fair	Good	Remove	Ivy covered, some live foliage visible.
0761	27, 31	8.5	4.7	Garry oak	8	Fair	Fair	Good	Remove	Co-dominant, large deadwood, poor annual shoot elongation.
0762	37	6.7	3.7	Garry oak	8	Fair	Fair	Good	Remove	Large deadwood, twig dieback, poor annual shoot elongation.
0763	27, 27, 34	12.0	6.6	Garry oak	12	Fair/poor	Fair	Good	Remove	Epicormic growth, large deadwood, poor annual shoot elongation.
0764	18	3.2	1.8	Garry oak	5	Fair	Fair	Good	Remove	Twig dieback, poor annual shoot elongation.
0765	34	6.1	3.4	Garry oak	7	Fair	Fair	Good	Remove	Large deadwood, cavity at lower trunk.
0766	41	7.4	4.1	Garry oak	12	Fair	Fair	Good	Possible	Small deadwood, compaction at base.
0767	27	4.9	2.7	Garry oak	3	Poor	Poor	Good	Possible	Large deadwood, poor annual shoot elongation. Possible retention short term. Not good specimen
0768	26	4.7	2.6	Garry oak	8	Fair/poor	Fair	Good	Remove	Ivy covered, leaning, some live foliage visible, compaction at base from driveway.
0769	28	5.0	2.8	Garry oak	4	Fair/poor	Fair	Good	Remove	Ivy covered, leaning, some live foliage visible, compaction at base from driveway.
0770	36	6.5	3.6	Garry oak	4	Fair/Poor	Fair	Good	Remove	Ivy covered, large deadwood, some live foliage visible.

TREE RESOURCE  
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Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread	Condition Health	Condition Structure	Relative Tolerance	Status	Remarks / Recommendations
0771	48	8.6	4.8	Garry oak	6	Good	Fair	Good	Possible	Ivy covered, leaning.
0772	28	5.0	2.8	Garry oak	8	Fair	Fair	Good	Possible	Ivy covered, small deadwood, weeping over driveway.
0773	40	7.2	4.0	Garry oak	7	Good	Fair	Good	Retain	Ivy covered, leaning over neighbour's yard.
0774	38	6.8	3.8	Garry oak	5	Fair	Fair	Good	Retain	Ivy covered, high crown.
0775	26	4.7	3.9	Douglas-fir	4	Good	Poor	Poor	Unlikely	Ivy covered, young tree, suppressed.
0776	49	8.8	4.9	Garry oak	6	Fair	Fair	Good	Retain	Ivy covered, one-sided form over neighbour's yard.
0777	34	6.1	4.1	Ash	4	Good	Fair	Moderate	Possible	Located at edge of driveway, minor included bark, compaction at base.
0778	32	5.8	4.8	Douglas-fir	6	Good	Good	Poor	Possible	Located at edge of driveway, compaction at base.
0779	60	10.8	9.0	Monterey cypress	9	Good	Fair	poor	Possible	Located at edge of driveway, multiple stems, compaction at base, small hangers.
0780	34	6.1	4.1	Garry oak	9	Fair	Fair	Good	Retain	Twig dieback, grows close to cherry #0781.
0781	22	4.0	2.2	Cherry	6	Fair	Fair	Fair	Retain	Grows close to Garry oak #0780.
0782	13	2.3	1.3	Garry oak	3	Fair	Fair	Good	Retain	Leans over neighbour's yard, grows next to cherry #0781.
0783	34	6.1	3.4	Garry oak	9	Dead	Dead	N/A	Remove	Dead tree next to house.
0784	22, 27	N/A	N/A	Pacific dogwood	N/A	Dead	Dead	N/A	Failed	Dead snag, ivy covered. Failed and removed.
0786	48	8.6	4.8	Garry oak	5	Poor	Poor	Good	Unlikely	Main stem failed historically, large cavity in remaining stem. Remove.
0787	30	5.4	3.0	Garry oak	5	Fair	Fair	Good	Unlikely	Corrected lean, minor girdling from power line.



TREE RESOURCE  
for  
3031 Jackson Street

Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread	Condition Health	Condition Structure	Relative Tolerance	Status	Remarks / Recommendations
0788	40	7.2	4.0	Garry oak	6	Fair	Fair	Good	Retain	Ivy covered, small deadwood, low live crown ratio, canopy leans over neighbouring property.
0789	42	7.6	4.2	Garry oak	4	Fair	Fair	Good	Retain	Ivy covered, small deadwood, low live crown ratio.
0790	31, 32	9.0	5.1	Garry oak	5	Fair	Fair	Good	Retain	Co-dominant, twig dieback, small deadwood, leaning toward neighbouring property.
no tag	multiple stems	N/A	N/A	Western Red cedar	N/A	Fair	Fair	Poor	Retain	Cedar hedge along southeast property line. Approximately 20 stems between 10-20 cm d.b.h.
0791	37	6.7	3.7	Garry oak	6	Good	Good	Good	Unlikely	Leaning toward neighbouring property.
0792	52	9.4	5.2	Garry oak	10	Poor	Poor	Good	Remove	Covered in dense ivy, no live foliage visible. Unlikely to be live
0793	109	19.6	10.9	Garry oak	14	Fair/poor	Fair/poor	Good	Remove	Mature tree with large historic pruning wounds, recent limb failure, large deadwood, end-weighted limbs. Resistograph test if retained.
0794	79	14.2	7.9	Garry oak	8	Fair/poor	Poor	Good	Possible	Mature tree, large dead/decayed stem, twig dieback, leans toward neighbours property. Resistograph test if retained. Could be retained short term.
0795	55	9.9	5.5	Garry oak	7	Fair	Good	Good	Retain	Twig dieback.
0796	34, 35, 66	19.0	16.0	Monterey cypress	18	Good	Fair	Poor	Possible	Northeast corner of property, crossing limbs, multiple stems.
0797	30	5.4	4.5	Monterey cypress	12	Good	Fair	Poor	Possible	Rubbing adjacent Cypress tree.
0798	46	8.3	6.9	Monterey cypress	10	Good	Fair	Poor	Possible	Previously topped, recent pruning wounds.
0799	57	10.3	5.7	Garry oak	10	Fair	Poor	Good	Remove	Large cavity at lower trunk, large deadwood, rooted in rock.
0800	17, 21	5.6	3.0	Garry oak	12	Good	Fair	Good	Remove	Co-dominant, deadwood, rooted in rock.
0801	20	3.6	2.0	Garry oak	8	Fair	Fair	Good	Remove	Rooted in rock.
0802	26	4.7	2.6	Garry oak	9	Fair	Fair	Good	Possible	Rooted in rock, deadwood.

**TREE RESOURCE**  
for  
3031 Jackson Street

<i>Tree #</i>	<i>d.b.h. (cm)</i>	<i>PRZ</i>	<i>CRZ</i>	<i>Species</i>	<i>Crown Spread</i>	<i>Condition Health</i>	<i>Condition Structure</i>	<i>Relative Tolerance</i>	<i>Status</i>	<i>Remarks / Recommendations</i>
0803	18	3.2	1.8	Garry oak	6	Fair	Fair	Good	Remove	Rooted in rock, twig dieback.
0804	22	4.0	2.2	Garry oak	7	Fair	Fair	Good	Retain	Rooted in rock, high crown.
0805	29	5.2	2.9	Garry oak	12	Fair	Fair	Good	Retain	Rooted in rock, large deadwood, may be shared with neighbour.
0806	36	6.5	3.6	Garry oak	10	Fair	Fair	Good	Retain	Rooted in rock, may be shared with neighbour.
0807	14	2.5	1.4	Garry oak	8	Fair	Fair	Good	Retain	Rooted in rock.
0808	42	7.6	4.2	Garry oak	8	Fair	Fair	Good	Retain	Rooted in rock, located on northernmost property line.
0809	16	2.9	1.6	Garry oak	8	Good	Good	Good	Unlikely	Rooted in rock, small tree, located along northernmost property line.
0810	38	6.8	3.8	Garry oak	10	Good	Good	Good	Retain	Rooted in rock, located behind 0808, leaning over neighbouring property.
0811	16	2.9	1.6	Garry oak	8	Good	Good	Good	Remove	Rooted in rock.
0812	21	3.8	2.1	Garry oak	9	Good	Good	Good	Remove	Rooted in rock.





# NOTES

- 1) Plant material, installation and maintenance to conform to RCMA/RCMA standard (current edition).
- 2) All growing medium to comply to RCMA/RCMA standard designation "T-17 1' Soil Growned Area".
- 3) All planting areas to be covered with well aged bark mulch application of 75mm (minimum).
- 4) Underground irrigation system to be installed. Irrigation materials and installation to conform, as a minimum, to RCMA/RCMA Standard (current edition) and BACI Standards. All irrigation piping under hard surfaces to be sleeved. Irrigation heads to reduce sprinkler coverage on sidewalks, parking and adjacent properties and roads. Adjust irrigation accordingly. Limit watering times to between 11.00pm and 4.00am. Irrigation to be designed to water different areas of the landscape based on water needs. Irrigation design to be sensitive to slope factors of site.
- 5) Fencing to be built as shown on plan. Portion of fencing between adjacent lots to be built with an additional 2"x6" tube top. Max height for the side yard shall be 1.8M including traffic sign post (if any). Not to exceed allowable by the municipality. All fencing to be treated with two coats of semi-transparent stain (to match building colour).
- 6) Contractor to confirm location and elevation of all existing services and utilities prior to commencing construction.
- 7) All existing trees located on plan are representative. Size and display of trees are not shown, and should be verified by a surveyor and/or arborist when necessary. No work to be done around any trees without notification of project arborist. Any and all protected trees to be fenced off in consultation with a consulting arborist.
- 8) Type 1 bicycle parking within each separate garage. Type 2 bicycle parking within each separate garage.
- 9) 1.2M W (max) hedging in front of parking area(s).

## LEGEND

### HARDSCAPE FINISHES:

- PP1 CP colored concrete, Channel
- PP2 Concrete and paving, Old Country Stone, 75/25 mix of Temp/Stone, all uses
- PP3 Colored aggregate
- PP4 Concrete and paving, Old Country Stone, 75/25 mix of Temp/Stone, all uses

### SOFTSCAPE:

- Lawn
- Planting area
- Retained area

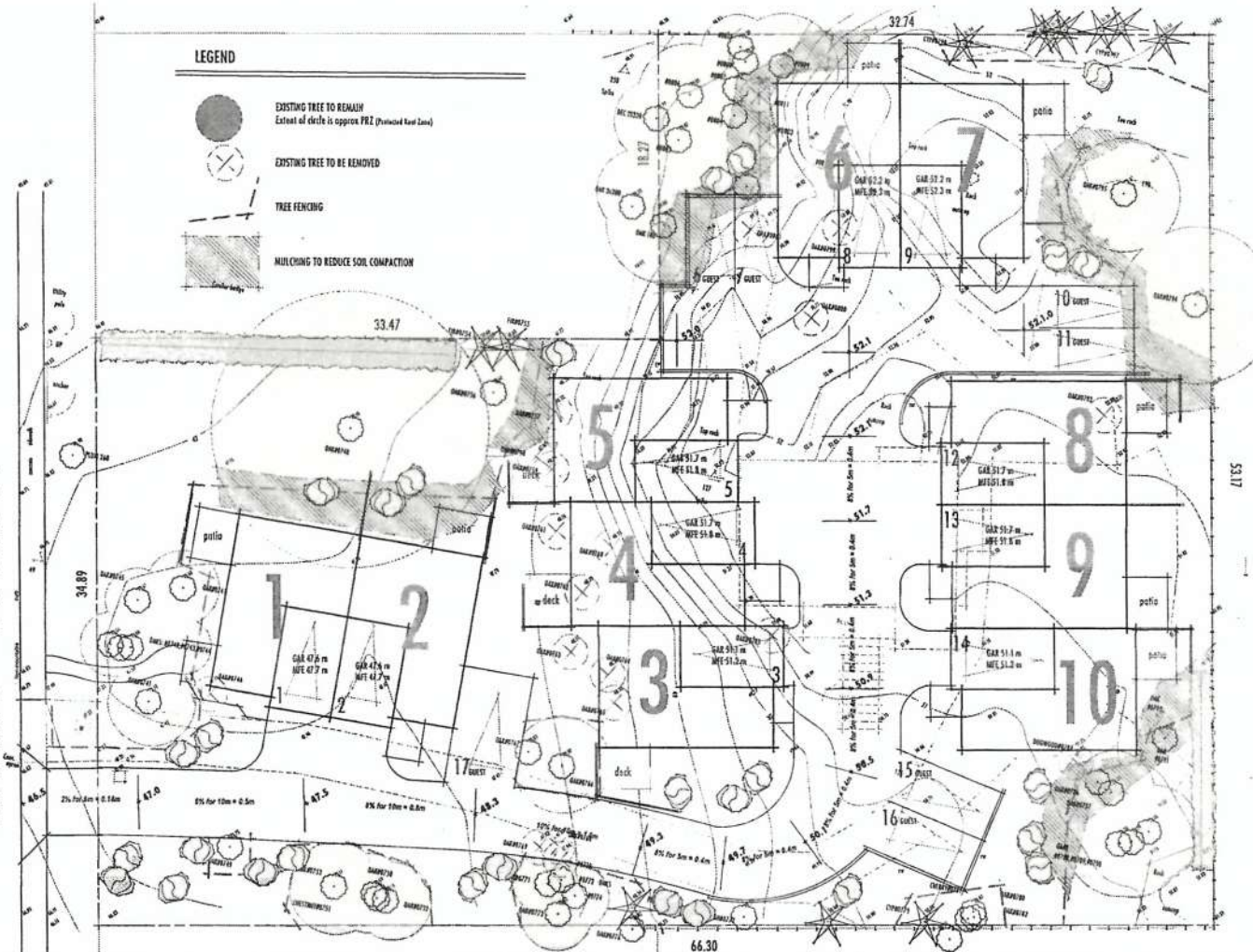
### MISCELLANEOUS:

- Washer primary or main app. 1500/2000mm height
- Large rock boulders approx 4' x 5' dia.
- Concrete or masonry wall retaining walls, height vary

### NOTES:

- 1) All building level information and surface dimensions supplied by Mihal Building Design Limited.
- 2) All survey information supplied by J.L. Johnson & Associates.
- 3) The designer must be advised. The General Contractor shall verify all dimensions, dates and levels prior to commencing work.
- 4) All survey and information must be received immediately by the designer.
- 5) This drawing is the exclusive property of the Designer and can be reproduced only with the permission of the designer, in which case the reproduction must bear the designer's name.

JACKSON STREET



SKL.02  
13.FEBRUARY.2016  
1:125  
LATEST REVISION: 31.MAY.2016

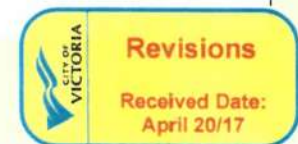
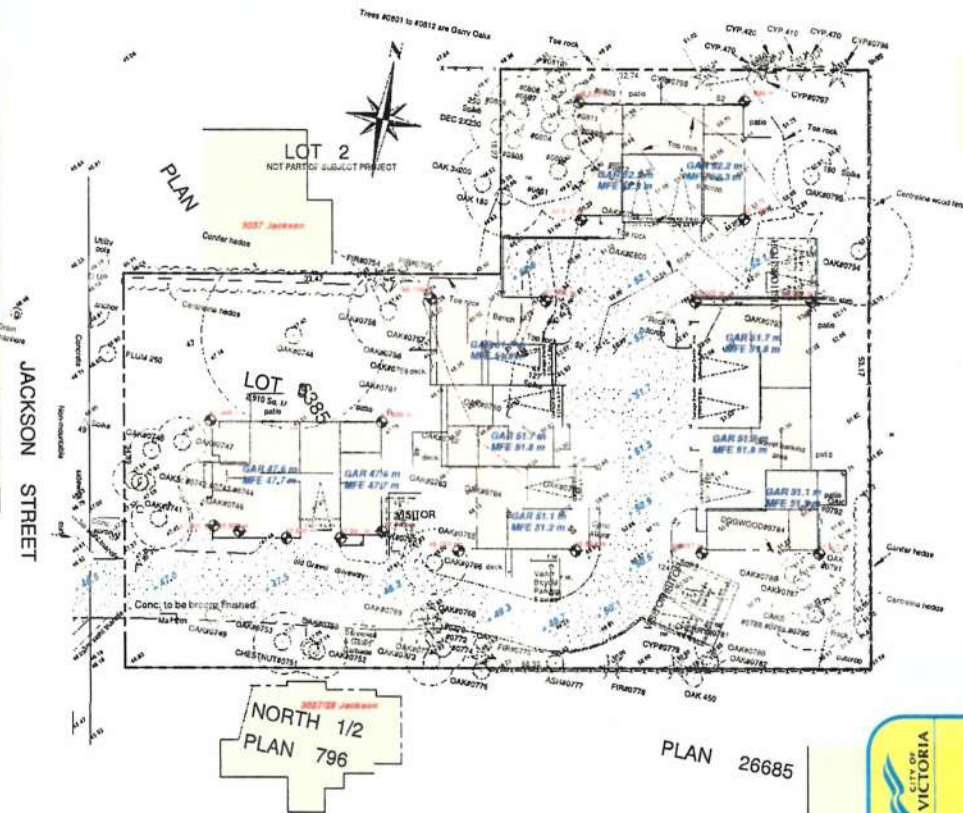
## 3031 JACKSON STREET TREE RETENTION & GRADING PLAN

250.851.0706

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TO: TOWNHOUSE REZONING :: 3031 JACKSON STREET :: SKL.01 :: landscape layout ::





**P0**



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Proposed 10 Townhouses for:

**Brian & Bev CANFIELD**  
at : 3031 Jackson Street, Victoria, BC

1:200

Revisions:  
1. Top of S&B being lowered by 12" to permit taller windows.  
2. Bottom of S&B being lowered to replace the body of the main floor; windows added or raised to be larger.

OCT 2018

Proposed Zone - similar to R-J  
Address 3031 Jackson St., Victoria

Units - 10 townhouses - Density = 291 m<sup>2</sup>/unit

Parking 10 w/ single enclosed garage  
5 Visitor surface Parking = 15 spaces

Site Coverage :  
 $912+830+900+907+905+831+831+831+830+831 = 8608 = 27.5 \%$

Open Site Space :  
Buildings 8608 sf + driveway 7455 sf  
 $31328 - 8608 - 7455 = 15265 = 48.8\%$

Front Yard Open Space :  
2216 / 2686 = 82.5 %

Floor Area	( inside face per city of Victoria )
Elec	1 x 80
Units	1 x 1448
Units	2 x 1309
Units	<u>7 x 1279</u>
Total	13,099 sf = 0.418 FAR

Garages each 10 x 200 sf excluded from units

**Building Separations :**  
Living room separations only,  
west 7.0 m, facing road,  
north 3.0 m , dinings exceed 7.5m  
east 4.5 m .

### Building Setbacks :

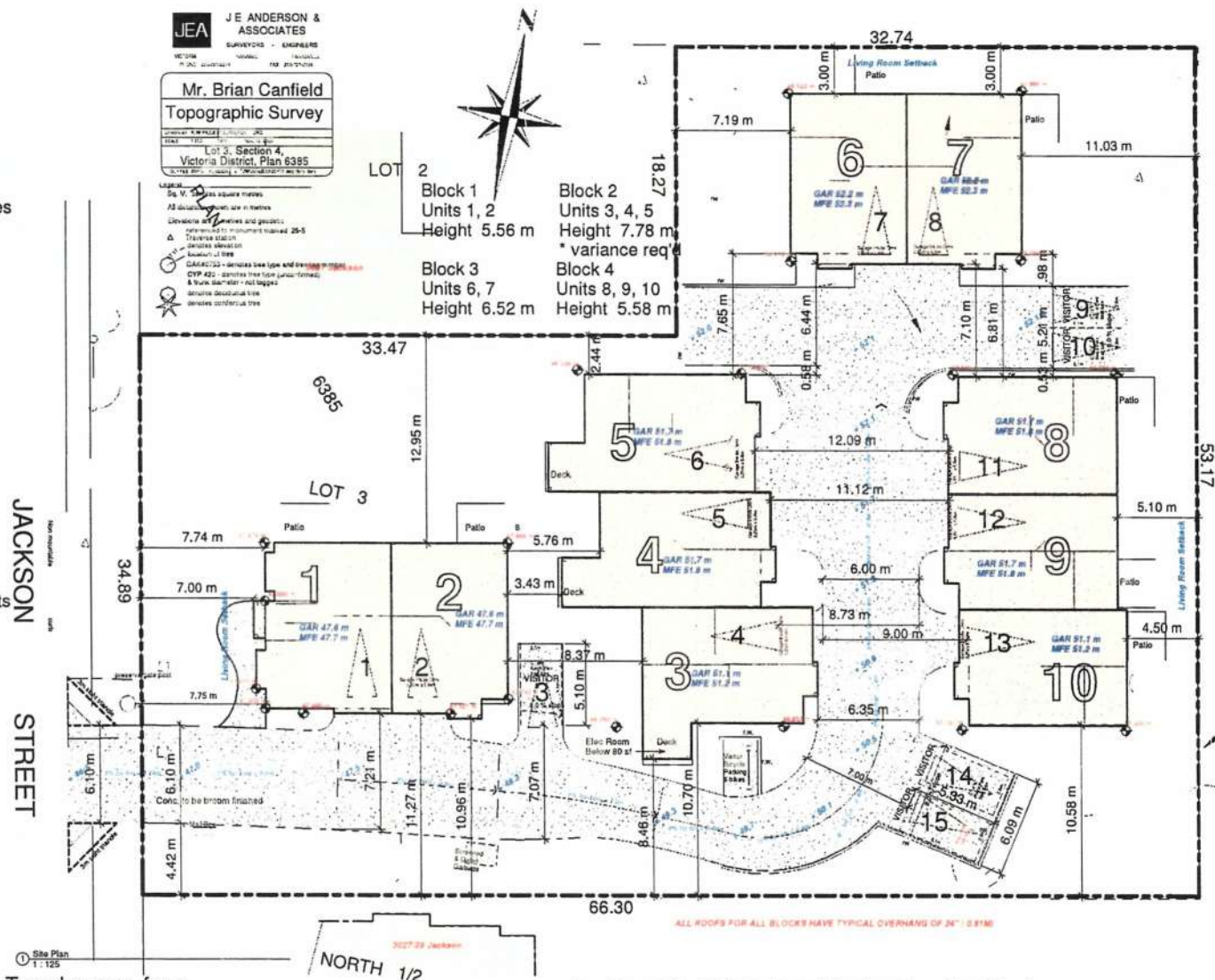
Front 7.00m,  
North Int. 2.44m,  
North Int. 3.00m  
Rear 4.50m,  
South Int. 8.46m.



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Proposed 10 Townhouses for :

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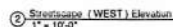


See Pages P5 - P8 for individual block grade and height calcs.

P1

[illegible]





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**Brian & Bev CANFIELD**  
at : 3031 Jackson Street, Victoria, BC

- A Fiberglass laminated SHINGLES
- B Aluminum GUTTER
- C 2x8 FASCIA BOARD
- D Vented Aluminum SOFFIT
- E 2x8 TRANSITION BOARD w/ Drip Cap
- F 2x12 BARGE BOARD w/ 1x4 Shadow Line
- G Cedar SHINGLE SIDING
- H HARDIEPANEL SIDING w/ 1x4 BATTENS @ 24" o.c.
- I Horizontal HARDIEPLANK SIDING
- J Cultured STONE w/ 2" CONC CAP
- K 1x6 CORNER BOARD
- L 1x6 Side & Window TRIM
- M 2x10 BELLY BAND w/ Drip Cap
- N 8x8 Wood POST w/ Natural Stain
- O Metal or Tempered Glass RAILING
- P Natural Stained Wood DOOR
- R Parged CONCRETE

Main Body Paint Colour Buildings: Units 1-2 &amp; 6-7

Extent	Main
Brand	Shawin Williams
Colour	Royalist Pewter
Code	SW2549

Main Body Paint Colour Buildings Units 3-4

Extent	Main
Brand	Sherwin Williams
Colour	Adaptive Grey
Code	SW7563

Main Body Paint Colour Buildings Units 6-10

Extent	Main
Brand	Cloverdale Paint
Colour	Bay Leaf
Code	CA142

Trim/Accent Paint Colour: 1 (off white)

Extent	All 4 Buildings
Brand	Cloverdale Paints
Colour	Standard White
Code	CAG25

Iron Arsenic Paint Colour 2 (Charcoal)

Extent	All 4 Buildings
Brand	Sherwin Williams
Colour	Iron Ore
Code	SW7088

**Start Date:**

Supplier	Sherwin Williams
Type	Semi-Transparent Woodscapes
Colour	Hearthstone
Code	SW-3519

**Result**

Extent	A2 4 Buildings
Supplier	K2 Stone
Colour	Ocean Mist Natural Blend LedgeStone

### History and Development

Glendec Black \$29

[!\[\]\(9f3852d68d41e1e95bc4ec10e81aba4b\_img.jpg\)](#)
[!\[\]\(bdb0f3befa0da67ab318d6edc913daee\_img.jpg\)](#)
[!\[\]\(bf8000641e0d351c7a9edc2d7fb94a96\_img.jpg\)](#)



P2

**Main Body Paint Colour Buildings:** Units 1-2 & 9-7  
 Extent: Main  
 Brand: Sherwin Williams  
 Colour: Rainforest Painter  
 Code: SW2846

**Main Body Paint Colour Buildings:** Units 3-8  
 Extent: Main  
 Brand: Sherwin Williams  
 Colour: Adaptive Gray  
 Code: SW7083

**Main Body Paint Colour Buildings:** Units 9-10  
 Extent: Main  
 Brand: Cloverdale Paint  
 Colour: Bay Leaf  
 Code: CA142

**Trim/Accent Paint Colour 1 (all walls):**  
 Extent: All 4 Buildings  
 Brand: Cloverdale Paint  
 Colour: Standard White  
 Code: CA255

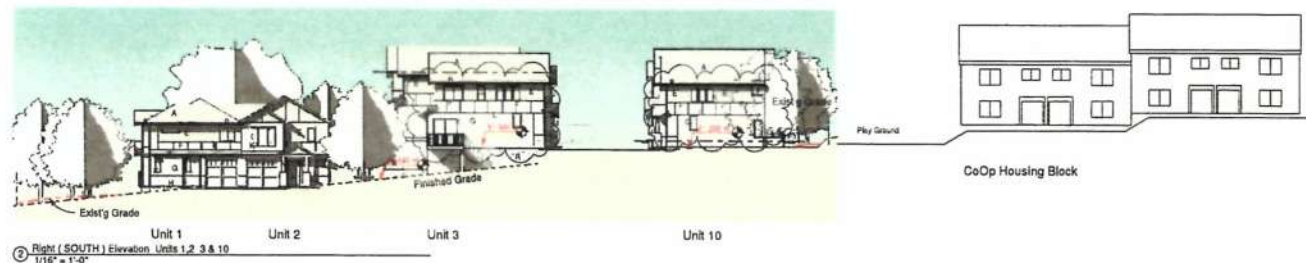
**Trim/Accent Paint Colour 2 (Chimney):**  
 Extent: All 4 Buildings  
 Brand: Sherwin Williams  
 Colour: Iron Ore  
 Code: SW7069

**Main Colour:**  
 Supplier: Sherwin Williams  
 Type: Semi-Transparent Woodcapes  
 Colour: Hawthorne  
 Code: SW 2516

**Deck:**  
 Extent: All 4 Buildings  
 Supplier: R2 Stone  
 Colour: Ocean Mist Natural Blend LedgeStone

**Gravels and Landscaping:**  
 Gravel: Black 825

**Soil:**  
 Gravel: Canyon Clay 910



- A Fiberglass Laminated SHINGLES
- B Aluminum GUTTER
- C 2x8 FASCIA BOARD
- D Vented Aluminum SOFFIT
- E 2x8 TRANSITION BOARD w/ Drip Cap
- F 2x10 BARGE BOARD w/ 1x4 Shadow Line
- G Cedar SHINGLE SIDING
- H HARDIPANEL SIDING w/ 1x4 BATTENS @ 24" o.c.
- I Horizontal HARDIEPLANK SIDING
- J Cultured STONE w/ 2" CONG CAP
- K 1x6 CORNER BOARD
- L 1x6 Door & Window TRIM
- M 2x10 BELLY BAND w/ Drip Cap
- N 8x8 Wood POST w/ Natural Stain
- O Metal or Tempered Glass RAILING
- P Natural Stained Wood DOOR
- R Parged CONCRETE



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Proposed 10 Townhouses for :

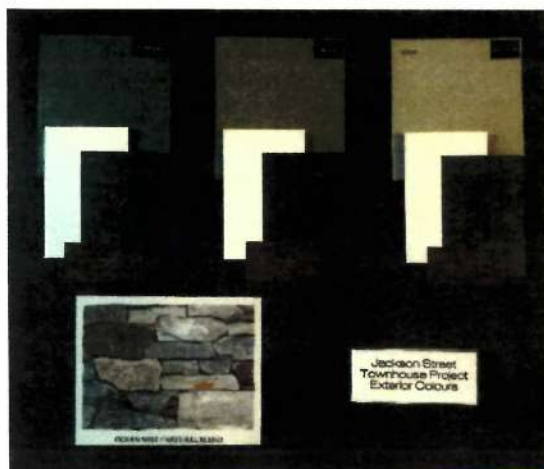
**Brian & Bev CANFIELD**  
 at : 3031 Jackson Street, Victoria, BC



**P3**

10 OCT 2016 11:11 AM Author RVT





**Main Body Paint Colour Buildings:** Units 1, 2 & 6-7  
 Extent: Main  
 Brand: Sherwin Williams  
 Colour: Rayonite Pewter  
 Code: SW2544

**Main Body Paint Colour Buildings:** Unit 3-4  
 Extent: Main  
 Brand: Sherwin Williams  
 Colour: Adaptive Gray  
 Code: SW7053

**Main Body Paint Colour Buildings:** Units 5-10  
 Extent: Main  
 Brand: Cloverdale Paint  
 Colour: Bay Leaf  
 Code: CA143

**Trim Accent Paint Colour 1 (off white):**  
 Extent: All 4 Buildings  
 Brand: Cloverdale Paint  
 Colour: Standard White  
 Code: CA221

**Trim Accent Paint Colour 2 (Charcoal):**  
 Extent: All 4 Buildings  
 Brand: Sherwin Williams  
 Colour: Iron Ore  
 Code: SW7066

**Stain Colour:**  
 Supplier: Sherwin Williams  
 Type: Semi-Transparent Woodcapes  
 Colour: Hawthorne  
 Code: SW-3518

**Rock:**  
 Extent: All 4 Buildings  
 Supplier: K2 Stone  
 Colour: Ocean Mist Natural Blend Ledgestone

**Outdoor Accent Colours:**  
 Granite: Black 521

**Stairs:**  
 Granite: Canyon Clay 516

- A Fiberglass Laminated SHINGLES
- B Aluminum GUTTER
- 2x8 FASCIA BOARD
- Vented Aluminum SOFFIT
- C 2x8 TRANSITION BOARD w/ Drip Cap
- D 2x10 BARGE BOARD w/ 1x4 Shadow Line
- E Cedar SHINGLE SIDING
- F HARDIEPANEL SIDING w/ 1x4 BATTENS @ 24" o.c.
- G Horizontal HARDIEPLANK SIDING
- H Cultured STONE w/ 2" CONG CAP
- J 1x6 CORNER BOARD
- K 1x6 Door & Window TRIM
- L 2x10 BELLY BAND w/ Drip Cap
- M 8x8 Wood POST w/ Natural Stain
- N Metal or Tempered Glass RAILING
- P Natural Stained Wood DOOR
- R Parged CONCRETE



Revision #2: Refer dimensions from ADP  
 1. Top of BAS siding lowered by 1/4" to center taller windows  
 2. Bottom of BAS siding lower-replaces the belly-band to maintain height, windows added or reduced to be larger



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Proposed 10 Townhouses for:

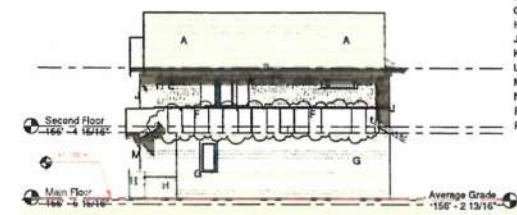
**Brian & Bev CANFIELD**  
 at : 3031 Jackson Street, Victoria, BC

**P4**

OCT 2014 P4 P4  
 J.A. Author RVT



1 Left (east) Elevation  
1/8" = 1'-0"



2 Right (west) Elevation  
1/8" = 1'-0"



3 Front (north) Elevation  
1/8" = 1'-0"



4 Rear (south) Elevation  
1/8" = 1'-0"

- A Fiberglass Laminated SHINGLES
- B Aluminum GUTTER
- C 2x6 FASCIA BOARD
- D Vented Aluminum SOFFIT
- E 2x8 TRANSITION BOARD w/ Drip Cap
- F 2x10 BARGE BOARD w/ 1x4 Shadow Line
- G Cedar SHINGLE SIDING
- H HARDIPANEL SIDING w/ 1x4 BATTENS @ 24" o.c.
- I Horizontal HARDIEPLANK SIDING
- J Cultured STONE w/ 2" CONC CAP
- K 1x6 CORNER BOARD
- L 1x6 Door & Window TRIM
- M 2x10 BELLY BAND w/ Drip Cap
- N 8x8 Wood POST w/ Natural Stain
- O Metal or Tempered Glass RAILING
- P Natural Stained Wood DOOR
- R Parged CONCRETE

#### Revisions #2: Recommendations from ADP

1. Top of B&B siding lowered by 12" to permit taller windows
2. Bottom of B&B siding lower replaces the belly-band to maintain height and windows added/resized to be larger



5 Section 1  
1/8" = 1'-0"



6 Second Floor  
1/8" = 1'-0"

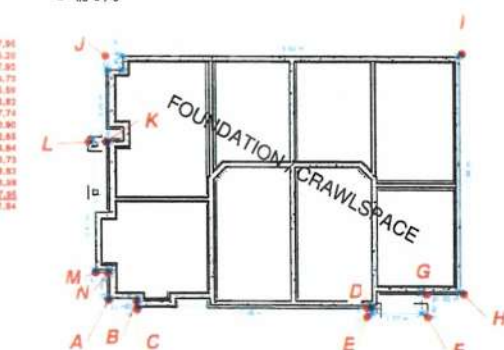


7 Main Floor  
1/8" = 1'-0"

### Block 1

Grade Points	Fin. AVG of Points	1.50% (1%)	
A 47.500	A/B ((47.500 + 47.500)/2) =	1.25	47.94
B 47.500	B/C ((47.500 + 47.494)/2) =	0.50	47.90
C 47.494	C/D ((47.494 + 47.521)/2) =	10.00	477.80
D 47.521	D/E ((47.521 + 47.512)/2) =	0.51	47.79
E 47.512	E/F ((47.512 + 47.515)/2) =	0.25	47.58
F 47.515	F/G ((47.515 + 47.448)/2) =	0.80	45.83
G 47.448	G/H ((47.448 + 47.742)/2) =	1.83	77.74
H 47.742	H/I ((47.742 + 47.985)/2) =	10.00	480.90
I 47.985	I/J ((47.985 + 47.475)/2) =	14.51	580.85
J 47.475	J/K ((47.475 + 47.500)/2) =	3.08	144.84
K 47.500	K/L ((47.500 + 47.500)/2) =	0.71	33.73
L 47.500	L/M ((47.500 + 47.500)/2) =	0.47	258.51
M 47.500	M/N ((47.500 + 47.500)/2) =	0.51	26.88
N 47.500	N/A ((47.500 + 47.500)/2) =	1.25	57.85
		52.33	2491.84

GRADE CALCULATION: 2491.84  
+ 47.82 =



8 Average Grade  
1/8" = 1'-0"

**P5**

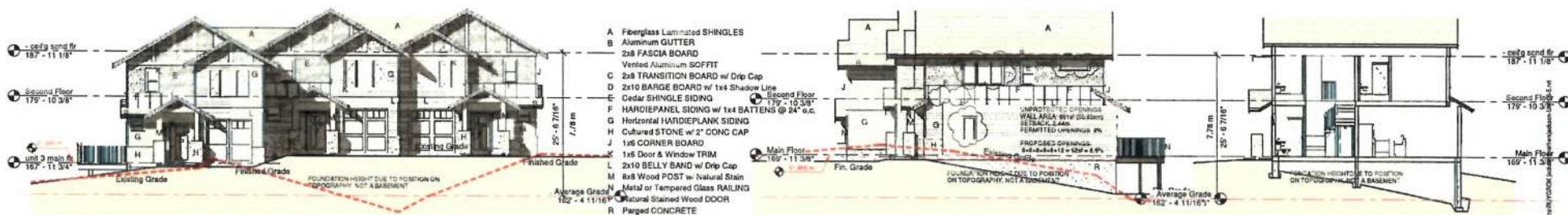


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Proposed 10 Townhouses for:

**Brian & Bev Canfield**  
at: 3031 Jackson Street, Victoria, B.C.





① Front (north) Elevation  
1/8" = 1'-0"

Revisions #2: Recommendations from ADP

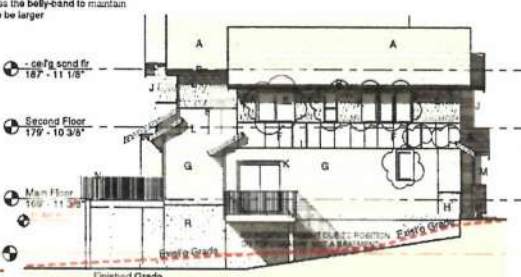
1. Top of BAB siding lowered by 12" to permit taller windows
2. Bottom of BAB siding lower replaces the belly-band to maintain height and windows adjusted to be larger

⑤ Right (west) Elevation  
1/8" = 1'-0"

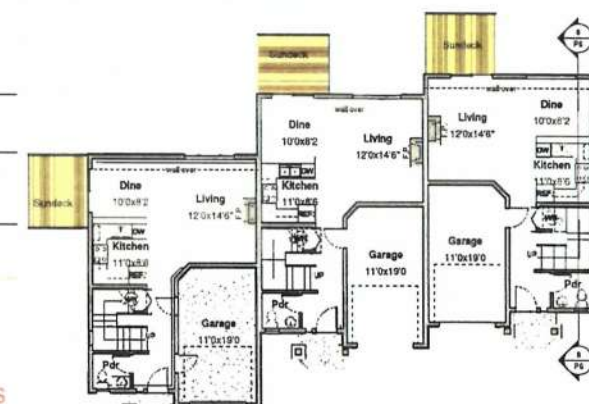
⑥ Section 1  
1/8" = 1'-0"



⑦ Rear (south) Elevation  
1/8" = 1'-0"



⑧ Left (east) Elevation  
1/8" = 1'-0"



① Main Floor  
1/8" = 1'-0"



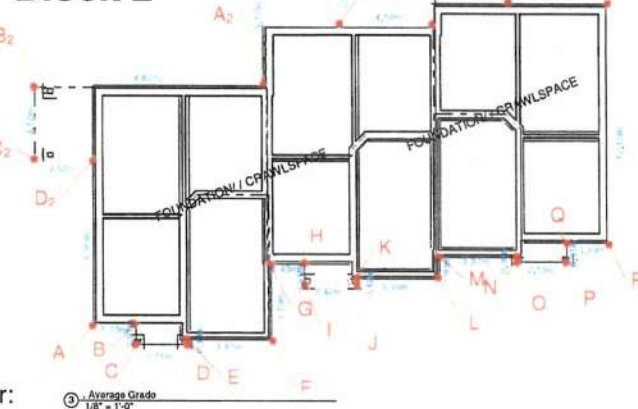
② Second Floor  
1/8" = 1'-0"

Grade Points	4 (ft)	Elev. AVG of Points	
AB	1.70	48.939-48.962/2	48.950
BC	2.15	48.962-48.982/2	48.972
CD	2.21	48.982-48.989/2	48.985
DE	2.00	48.989-48.992/2	48.990
EF	2.45	48.992-48.995/2	48.993
FG	3.10	48.995-48.998/2	48.996
GH	1.43	48.998-48.999/2	48.998
HI	2.15	48.999-48.999/2	48.999
IJ	2.42	48.999-48.999/2	48.999
JK	4.20	48.999-48.999/2	48.999
KL	3.38	48.999-48.999/2	48.999
LM	3.00	48.999-48.999/2	48.999
MN	3.27	48.999-48.999/2	48.999
NO	3.00	48.999-48.999/2	48.999
OP	2.13	48.999-48.999/2	48.999
PQ	3.10	48.999-48.999/2	48.999
QR	1.89	48.999-48.999/2	48.999
RS	1.17	48.999-48.999/2	48.999
ST	4.17	48.999-48.999/2	48.999
TU	2.80	48.999-48.999/2	48.999
UV	3.12	48.999-48.999/2	48.999
VW	3.80	48.999-48.999/2	48.999
WX	4.10	48.999-48.999/2	48.999
XY	2.58	48.999-48.999/2	48.999
YZ	3.12	48.999-48.999/2	48.999
ZA	1.17	48.999-48.999/2	48.999
AB	6.42	48.999-48.999/2	48.999
BC	7.12	48.999-48.999/2	48.999
CD	2.80	48.999-48.999/2	48.999
DE	6.55	48.999-48.999/2	48.999

TOTAL: 90.53m 4481.30m

Grade Calc:  
4481.000 / 90.53  
= 49.497m

Block 2



③ Average Grade  
1/8" = 1'-0"



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**Brian & Bev Canfield**  
at : 3031 Jackson Street, Victoria, B.C.

**P6**

1/17 JAN 2015 1/17 JAN 2015 1/17 JAN 2015 1/17 JAN 2015



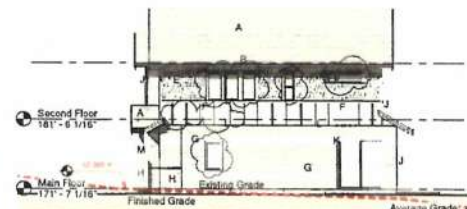


④ Front (north) Elevation  
1/8" = 1'-0"

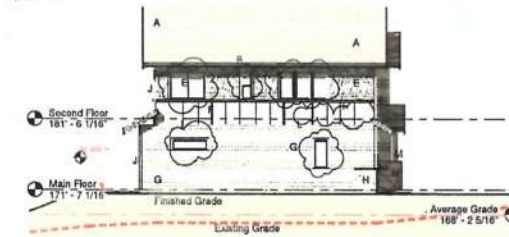


⑦ Rear (south) Elevation  
1/8" = 1'-0"

- A Polycrystalline Laminated SHINGLES
- B Aluminum GUTTER
- C 2x8 FASCIA BOARD
- D 2x8 TRANSITION BOARD w/ Drip Cap
- E 2x10 BARGE BOARD w/ 1x4 Shadow Line
- F Cedar SHINGLE SIDING
- G HARDIPANEL SIDING w/ 1x4 BATTENS @ 24" o.c.
- H Horizontal HARDIPANEL SIDING
- I Cultured STONE w/ 2" CONC CAP
- J 1x6 CORNER BOARD
- K 1x6 Door & Window TRIM
- L 2x10 BELLY BAND w/ Drip Cap
- M 8x4 Wood POST w/ Natural Stain
- N Metal or Tempered Glass RAILING
- P Natural Stained Wood DOOR
- R Parged CONCRETE



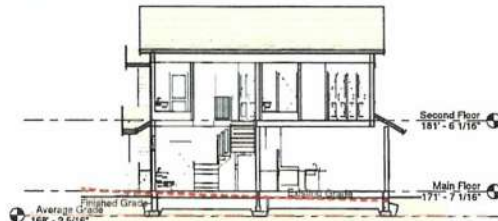
⑤ Right (west) Elevation  
1/8" = 1'-0"



⑥ Left (east) Elevation  
1/8" = 1'-0"

Revisions #2: Recommendations from ADP

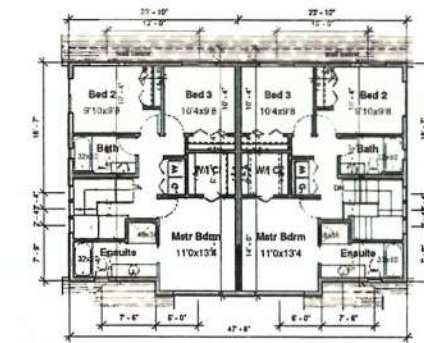
1. Top of B&B siding lowered by 12" to permit taller windows
2. Bottom of B&B siding lower replaces the belly-band to maintain height and windows added resized to be larger



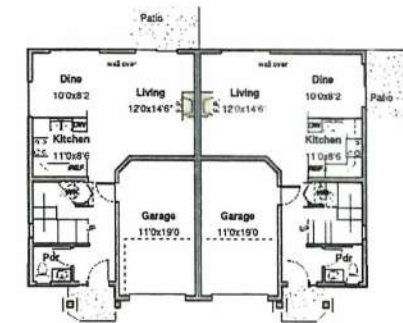
⑧ Section 1  
1/8" = 1'-0"

### Block 3

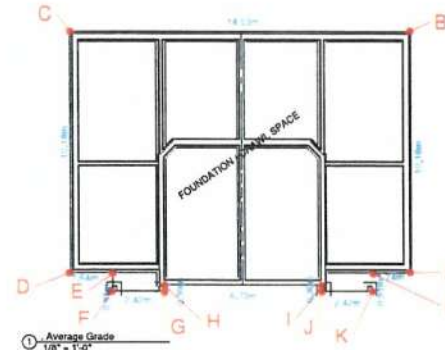
Grade Points	L 1/4"	Elev. AVG of Points	
AB	10.18	52.579+51.889/2	52.234
BC	14.53	51.889+48.847/2	50.368
CD	10.19	48.847+50.257/2	49.552
DE	1.84	50.257+50.823/2	50.540
EF	8.1	50.823+50.712/2	49.768
FG	2.42	50.712+51.248/2	50.980
GH	3.3	51.248+51.227/2	51.237
HI	6.73	51.227+52.466/2	51.847
IJ	36	52.466+52.886/2	52.676
JK	2.42	52.886+52.910/2	52.898
KL	9.1	52.910+53.000/2	52.955
LA	1.79	53.000+52.470/2	52.735
TOTAL	82.35m		2682.78m
Grade Calc:	2683.799	52.35	-51.265m



⑨ Second Floor  
1/8" = 1'-0"



⑩ Main Floor  
1/8" = 1'-0"



⑪ Average Grade  
1/8" = 1'-0"



RON McNEIL, BD, AIBC, ASCT  
4024 Metchosin Road,  
Victoria, BC V9C4A4  
Phone/Fax: 250.474.2360  
info@mcneilbuildings.com

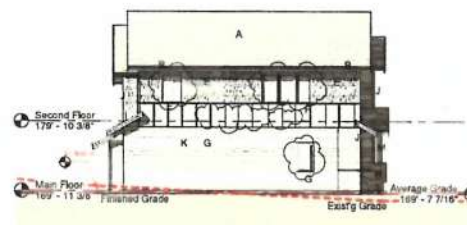
Proposed 10 Townhouses for:

**Brian & Bev Canfield**  
at : 3031 Jackson Street, Victoria, B.C.

**P7**



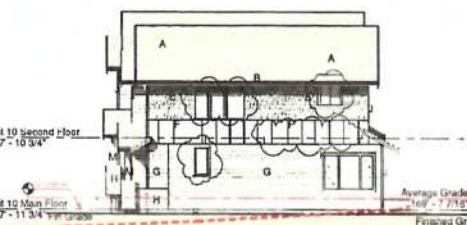
① Front (north) Elevation  
1/8" = 1'-0"



② Left (east) Elevation  
1/8" = 1'-0"



③ Rear (south) Elevation  
1/8" = 1'-0"



④ Right (west) Elevation  
1/8" = 1'-0"

- A Fiberglass Laminated SHINGLES
- B Aluminum GUTTER
- C 2x6 FASCIA BOARD
- D Vented Aluminum SOFFIT
- E 2x6 TRANSITION BOARD w/ Drip Cap
- F 2x10 BARGE BOARD w/ 1x4 Shadow Line
- G Cedar SHINGLE SIDING
- H HARDIEPANEL SIDING w/ 1x4 BATTENS @ 24" o.c.
- I Horizontal HARDIEPLANK SIDING
- J Cultured STONE w/ 2" CONC CAP
- K 1x5 CORNER BOARD
- L 1x5 Door & Window TRIM
- M 2x10 BELLY BAND w/ Drip Cap
- N 8x8 Wood POST w/ Natural Stain
- O Metal or Tempered Glass RAILING
- P Natural Stained Wood DOOR
- R Parged CONCRETE

Revisions #2: Recommendations from ADP

- 1 Top of S&B siding lowered by 12" to permit taller windows;
- 2 Bottom of S&B siding lower replaces the belly-band to maintain height and windows added/enlarged to be larger



⑤ Section 1  
1/8" = 1'-0"

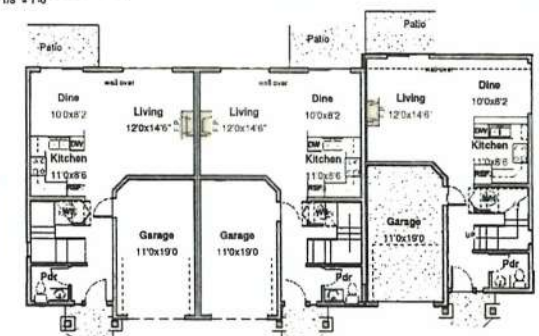
## Block 4

Grade Points	Elev.	Avg. of Points	Elev.
AB	7.33	(51.905+51.675)/2	51.790
BC	9.61	(51.975+51.661)/2	51.818
CD	14.43	(51.881+52.022)/2	51.951
DE	10.96	(52.022+52.418)/2	52.220
EF	1.73	(52.418+52.412)/2	52.415
FG	3.91	(52.415+51.708)/2	52.061
GH	3.42	(51.708+52.814)/2	52.261
HI	4.15	(52.814+52.438)/2	52.626
IJ	6.82	(52.438+51.693)/2	52.065
JK	3.36	(51.693+51.707)/2	51.700
KL	2.42	(51.707+51.544)/2	51.625
LM	3.12	(51.544+51.808)/2	51.676
MN	4.80	(51.808+51.188)/2	51.498
NO	3.00	(51.188+51.188)/2	51.188
OP	3.12	(51.188+52.861)/2	52.024
PQ	3.12	(52.861+52.861)/2	52.861
QR	1.84	(52.861+52.797)/2	52.829
RA	15.96	(52.797+51.698)/2	52.247
TOTALS	88.87m		52.188 Elev.

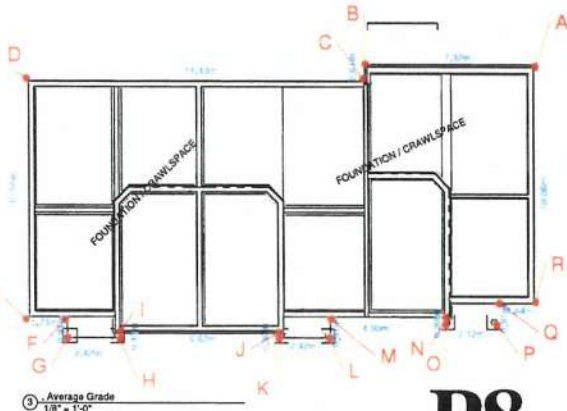
Grade Caps: 51.19 to 52.87  
3.177m



⑥ Second Floor  
1/8" = 1'-0"



⑦ Main Floor  
1/8" = 1'-0"



⑧ Average Grade  
1/8" = 1'-0"

P8



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Proposed 10 Townhouses for:

**Brian & Bev Canfield**  
at : 3031 Jackson Street, Victoria, B.C.







\_\_\_\_\_



# 3031 JACKSON STREET TREE RETENTION & GRADING PLAN

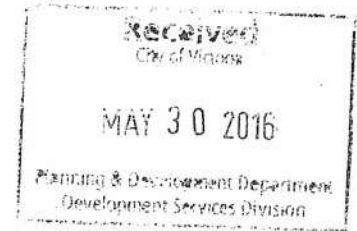
250.891.070

321  
:: TOWNHOUSE REZONING :: 3031 JACKSON STREET :: SKL02 :: landscape layout ::



Delivered by email to caluc@victoria.ca

30 May 2016



Dear Mayor and Council

Re: Community Meeting for proposed development at 3031 Jackson Street

I am writing on behalf of the Hillside Quadra Neighbourhood Action Committee (NAC), which acts as the CALUC for our neighbourhood.

On 25 April 2016, 26 members of the Hillside Quadra community as well as two members of the NAC Executive met with Ron McNeil, of McNeil Building Designs, Eric Ruygrok of Brothers Home Construction, and property owner Beverly Canfield to discuss a proposed development at the above address in Victoria.

The proponents indicated that the proposed development would involve removing the existing house on the property and replacing it with four buildings containing a total of ten townhouses, each with a single garage. They indicated that their intent is to build affordable homes costing in the range of \$525,000 per unit. Each townhouse would have three bedrooms and two bathrooms. The proposed development would require rezoning of the property from R1B Single Family Dwelling to a site specific zone.

The proponents indicated that an arborist has assessed the site. There are currently 62 trees on the site. The proposed design entails the removal of 21 trees. Of these, only one was assessed as being in good condition, with the rest assessed as failing. The proponents indicated that while the property is large enough to be divided into five residential lots, developing these lots would entail removing many more trees.

During the community meeting, neighbours expressed concerns about parking and traffic, the number of units proposed, siting and design, impacts on trees, stormwater management, noise and view, and the overall approach. They also mentioned an alleged covenant.

NAC also received comments from two community members by email; these comments are incorporated into this letter.

#### **Parking and Traffic**

The proposed development would have 10 garages and 8 additional parking spots, as well as bicycle racks, and would meet the parking requirements of the City. One meeting participant indicated this was adequate. Many others, however, expressed concern about the potential for the proposed development to add to existing problems with street parking. They suggested that, as most households have two vehicles, all the on-site parking would be used by residents, and visitors would have to park on the street. Parking is allowed on both sides of the 3000 block of Jackson Street and there is not enough room for two cars to pass.

Meeting participants also expressed concern about the potential for the proposed development to add to existing traffic problems. They indicated that Jackson is heavily used by parents dropping off and picking up students at Quadra Elementary School. It is also a bicycle route and the only entrance onto Finlayson for the residential area bounded by Hillside and Finlayson. Residents currently have difficulty getting out of their own driveways, and asked how the street would be able to handle the additional vehicles associated with the proposed development. One community member suggested that the hill and sight lines are more of an issue for driveway access and egress than anything else.

There was general agreement among the attendees that the neighbourhood is concerned about the extra vehicle traffic. Several meeting participants asked NAC to convey to the City that the neighbourhood demands that a traffic survey be carried out to assess the potential impacts of proposed development

#### Number of Units

Many meeting participants indicated that they would prefer fewer homes be built on the site, and if necessary at a higher price per unit. This would reduce the number of vehicles and add more housing at the higher end to the area. One community member indicated that proposed development 'seeks to dramatically shift the neighborhood away from single family homes as the standard.'

#### Siting and Design

Meeting participants indicated that they did not like the design of the building closest to the street – which is oriented so that the side of the building faces the street. They recommended that this building be turned so that the front doors face the street. The proponent noted, however, that this design modification would entail removing more trees. Meeting participants therefore recommended that the building closest to the street and containing two townhouses be eliminated in order to preserve more trees and the existing green space at the front of the property.

One community member took issue with the number of variances requested 'in order to permit construction of structures of a size and in locations not currently permitted.' Another was concerned that the proposed buildings are much higher than the adjacent homes. Yet another indicated that he was less concerned about the type of units on the site, as long as the number of units remains small and the height is no more than three typical residential stories.

#### Impacts on Trees

Meeting participants supported the stated intention of the proponent to retain as much green space and as many of the trees as possible. Many indicated that they value the trees and the parkland appearance of the site. One community member suggested that trees cut down should be replaced at a ratio of at least 2:1, and that the site be inspected by a biologist to ensure there are no endangered species present



### Stormwater Management

Neighbours indicated that there is currently no storm drain along Jackson Street and expressed concern about the potential for an increase in paved surface on the property and for increased flooding related to the development. The proponents indicated that, while they have not yet developed the stormwater management plan for the site, they plan to have some retention on site and are considering the use of permeable paving.

### Noise and View

Neighbours expressed concern about noise related to the proposed development, impacts on their existing views, and overall negative impacts on the neighbourhood. Several residents expressed concern about blasting and the potential for damage to their properties.

### Overall Approach

One community member indicated that, while he accepts that higher density is inevitable, he is looking for more forward-looking and progressive development proposals. He noted, for example, that the proposal for 3031 Jackson Street does not include incentives to reduce vehicle use and encourage cycling. Another community member suggested the proposal should address the multi-unit design guidelines (DPA 16), particularly regarding pedestrian and street-oriented design. Buildings should have a minimum amount of south facing roofs for solar energy installation.

### Alleged Covenant on the Property

Several meeting participants indicated that they believe – based on conversations with the previous owner – that there is a covenant on the property. City staff indicate, however, that there are no restrictions on title for this property.

It is the practice of the Hillside Quadra Neighbourhood Action Committee not to take a position on a proposed development, but to convey the comments and concerns of the neighbourhood as expressed at the community meeting. I believe this letter accurately represents that discussion.

Thank you for considering this input from the residents of Hillside Quadra regarding the proposed development.

Sincerely,

Jenny Fraser

CALUC Chair, Hillside Quadra



## **Advisory Design Panel Report**

**For the Meeting of December 21, 2016**

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**To:** Advisory Design Panel **Date:** December 21, 2016  
**From:** Brian Sikstrom, Senior Planner  
**Subject:** Rezoning Application No. 000475 and Development Permit No. 00520 for 3031 Jackson Street

---

### **RECOMMENDATION**

Recommend to Council that Development Permit with Variances Application No. 00520 for property approved with changes recommended by the Advisory Design Panel.

### **EXECUTIVE SUMMARY**

The Advisory Design Panel (ADP) is requested to review a Development Permit Application with Variances for 3031 Jackson Street and provide advice to Council.

The purpose of this report is to present the Advisory Design Panel with information, analysis and recommendations regarding a Rezoning and Development Permit with Variances Application for the property at 3031 Jackson Street.

The proposal is to replace an existing house on a large lot (2910m<sup>2</sup>) with ten two-storey townhouses. The proposed units incorporate single car garages and five visitor parking stalls are provided in three locations on the site. The units are situated to retain the majority of Gary Oak and trees of other species that occupy the site. A number of variances are requested for building setbacks and separation spaces.

A Rezoning Application from the R1-B Zone, Single Family Dwelling District to the R-J Zone, Low Density Attached Dwelling District is required to permit the proposed use and density. A Development Permit Application is required for the proposed general form and character of the development including the siting, form, exterior design and finish of the buildings as well as landscaping.

The following policy documents were considered in assessing this Application:

- *Advisory Design Guidelines for Buildings, Signs and Awnings (1981)*
- *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development (2012)*
- *Guidelines for Fences, Gates and Shutters (2010)*



Staff request that the ADP review the proposal with regard to its consistency with the *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development (2012)* and give specific attention to the unit entrances and garage doors, rear and side building facades as well as the paving materials for parking and driveways and the entrances to the townhouses.

## BACKGROUND

### Project Details

**Applicant:** Beverly and Brian Canfield  
**Architect:** Ron McNeil  
 McNeil Building Designs Limited

**Development Permit Area:** Development Permit Area 16, General Form and Character

**Heritage Status:** N/A

The following data table compares the proposal with the existing R-J Zone, Low Density Attached Dwelling District. An asterisk is used to identify where the proposal is less stringent than the existing Zone.

Zoning Criteria	Proposal	Zone Standard RJ
Site area (m <sup>2</sup> ) - minimum	2910.70	555.00
Site Width (m) - minimum	53.17*	75.00
Density (Number of Dwelling Units on a Lot) - maximum	10 (1 per 291.07m <sup>2</sup> )	10 units (1 per 277.5m <sup>2</sup> )
Total floor area (m <sup>2</sup> ) - maximum	1309.18	N/A
Floor space ratio – maximum	0.42	N/A
Height (m) - maximum	5.56 (Units 1,2) 7.78 (Units 3,4,5) 6.52 (Units 6,7) 5.58 (Units 8,9,10)	8.50
Storeys - maximum	2	N/A
Open site space %	48.80	N/A
Site coverage % - maximum	27.50	40.00
Setbacks (m) minimum – Front (Jackson Street) Rear (east)	7.0* 4.50*	7.50 7.50

Zoning Criteria	Proposal	Zone Standard RJ
Side (north)	2.44* (Unit 5) 7.19* (Unit 6) 3.00* (Units 6,7)	7.50
Side (south)	8.46	7.50
Separation Space (m) - minimum	3.43* (Units 2,4) 9.00* (Units 3,4,5 and 8,9,10) 6.81* (Units 7,8,9,10)	5.00 to 15
Parking – minimum	15	15 (1.5 per dwelling unit)
Visitor parking (minimum) included in the overall units	5	2
Bicycle parking stalls (minimum)	10 Class 1 6 Class 2	10 6

### Description of Proposal

The proposal is to replace an existing house on a large lot (2910m<sup>2</sup>) with ten two-storey townhouses. The proposed units incorporate single car garages and five visitor parking stalls are provided in three locations on the site. The units are situated to retain the majority of Gary Oaks and other species of trees that occupy the site. A number of variances are requested for site width, building setback and separation spaces.

Building and site design elements include:

- traditional architectural building design with pitched roofs and gables
- two and three unit clusters of townhouses accessed by an "L"-shaped driveway
- all units are family-oriented with three upper floor bedrooms
- a front yard orientation and single-family dwelling appearance to the townhouse unit closest to the street
- retention of large Gary Oaks and open space on the northwest corner of the property along Jackson Street
- private open space in the form of a patio or deck for each unit.

Building materials include:

- Hardieplank siding
- cedar shingle siding
- cultured stone
- fibreglass laminated shingles
- groomed concrete

Landscaping elements include:

- concrete unit pavers
- perimeter fencing



- privacy screens
- large rock boulders
- replacement trees for trees that are removed
- lawn, planting areas and naturalized areas.

### **Sustainability Features**

The applicant advised in a letter dated December 12, 2016 that the units will be built to Energuide 80 rating and that the builder is a registered Built Green Builder.

### **Consistency with Design Guidelines**

The OCP includes these properties in Development Permit Area (DPA) 16, General Form and Character. The objectives of this DPA include:

- *To integrate commercial, industrial and "multi-unit residential buildings in a manner that is complementary to established place character in a neighbourhood or other area, including heritage character.*
- *To enhance the place character of established areas and their streetscapes through high quality of architecture, landscape and urban design that responds to each distinctive setting through sensitive and innovative interventions.*
- *To achieve more livable environments through considerations for human-scaled design, quality of open spaces, privacy impacts, safety and accessibility.*

With respect to the *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development (2012)*, the siting of the townhouses mitigates the loss of Gary Oaks and other trees on the property and preserves existing vegetation where possible. The form and character of the townhouses' two-storey pitched roof and gables is in keeping with the existing place character. The proposed materials including HardiePlank, cedar shingles and cultured stone are high quality and appropriate for the site with its numerous trees, boulders and varied topography. The townhouse unit closest to Jackson Street has an entrance and orientation to the street reflective of a single-family dwelling.

The requested setback variances are supportable with sufficient distance and privacy maintained from the adjacent townhouse/garden suite development. Similarly, the separation space variances are supportable as sufficient distance and privacy is maintained amongst the units within the development.

### **ISSUES**

The issues associated with this project are:

- prominence of garages
- rear and side façade treatments
- paving materials

### **ANALYSIS**

The applicant has responded to staff comments on the prominence of the single car garages incorporated into each unit by adding windows to the garage doors. While this has improved their appearance, the garage doors are sited forward from the front door of each unit. Staff have also noted that the rear and side facades of the townhouse buildings are largely blank,

windowless and featureless, and the treatment of these facades should be enhanced. Permeable paving materials for parking and pedestrian areas should also be considered.

The ADP is invited to comment on these aspects of the proposal and any other suggestions for building and landscaping design improvements.

## OPTIONS

1. Recommend to Council that Development Permit Application No.00520 for 3031 Jackson Street be approved as presented.
2. Recommend to Council that Development Permit Application No. 00520 for 3031 Jackson Street be approved with changes recommended by the Advisory Design Panel.
3. Recommend to Council that Development Permit Application No. 00520 for 3031 Jackson Street does not sufficiently meet the applicable design guidelines and policies and should be declined.

## CONCLUSION

The Development Permit Application with Variances No. 00520 is generally consistent with the *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development (2012)* prescribed within Development Permit Area 16. The Application can benefit from a review by the Advisory Design Panel for further design improvements, especially in relation to reducing the prominence of garage doors and the appearance of the rear and side facades of the townhouse buildings.

## ATTACHMENTS

- Aerial Map
- Zoning Map
- Plans for ADP date stamped December 14, 2016
- Applicant's letters dated December 12, 2016.

cc: Applicant

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**MINUTES OF THE  
ADVISORY DESIGN PANEL MEETING  
HELD WEDNESDAY DECEMBER 21, 2016 AT 12 P.M.**

**1. THE CHAIR CALLED THE MEETING TO ORDER AT 12:08 P.M.**

**Panel Members Present:** Christopher Rowe; Renee Lussier; Justin Gammon; Cynthia Hildebrand; Ann Katherine Murphy; Jesse Garlick

**Absent:** Mike Miller; Patricia Graham; Erica Sangster

**Staff Present:** Mike Wilson, Senior Planner, Urban Design  
Brian Sikstrom, Senior Planner  
Charlotte Wain - Senior Planner, Urban Design  
Quinn Anglin - Secretary, Advisory Design Panel

**2. MINUTES**

**2.1 Minutes from the Meeting held October 26, 2016.**

**Action:**

It was moved by Justin Gammon, seconded by Renee Lussier, that the Minutes of the Meeting of Advisory Design Panel held October 26, 2016 be approved.

**CARRIED UNANIMOUSLY**

**3. APPLICATIONS**

**3.1 Development Permit with Variances Application No. 00025 for  
848 Yates Street**

Development Permit with Variances application proposing construction of a 21 storey (two tower) mixed use building with commercial and townhouses at grade and residential above.

Applicant Meeting attendees:

GRAEME CLENDENAN  
DAVE CHARD  
PETER KREUK  
MARK WHITEHEAD

CHARD DEVELOPOMENTS LTD.  
CHARD DEVELOPMENTS LTD.  
DURANTE KREUK LTD.  
MCM ARCHITECTS

Ms. Wain provided the Panel with a brief introduction of the Application and the areas that Council is seeking advice on, including the following:

- the massing and design of the two towers

- the street wall on Yates Street
- the pedestrian interface along Johnson Street
- the design of the through-block walkway
- opportunities to create communal amenity space on level 3 of the podium roof.

Dave Chard and Mark Whitehead then provided the panel with a detailed presentation of the site and context of the proposal.

Peter Kruek then provided the Panel with a detailed presentation of the landscape plan proposal.

*Erica Sangster joined the meeting at 12:14pm*

Questions of clarification were asked by the Panel on the following;

*Charlotte Wain clarified an item in reference to changes made from the previous application for the proposal; which included an office use on Johnson Street (which has a 0.5m setback), with the switch to an amenity space it is now considered a residential use and triggers a variance from 3.5m to 2.34 on the Johnson Street frontage which did not get captured on the staff report.*

- whether the amenity space mentioned could in the future change use to retail without variance; yes, it could
- the space adjacent to the through block walkway and how to define it from the private spaces
- how the private and public realm work together
- the rationale for one dark building and one light building
- how the buildings respond to the different context on Johnson and Yates Streets
- the composition of fenestration and applying horizontal bands in opposition of vertical bands to the buildings in response to massing breaks for setback requirements
- the application of glass wrapping around and descending to create a vertical relationship to a building that will have a primarily horizontal feel given the setbacks
- who will regulate and maintain the planting; the neighbour
- the gates and whether they are suitable or not
- the removal of the planting for safety concerns as a consequence of problems with drugs and needles being left in the area
- how the towers read together when travelling from the East along Yates Street, and looking down the hill; there are 3 developments proposals that will shadow these buildings if they go forward as proposed
- the loss of parking; this application does not require a parking variance as this particular zone does not have a parking requirement
- whether alternate applications were explored for the highly visible side elevations
- the rationale of potentially designing one building higher and one lower; the challenges with this were related to how the upper floors became highly inefficient without requesting variances.



Panel Members discussed:

- the perception of the design being stacked boxes, but not feeling it is fully committed to that; there doesn't seem to be a lot of proportional activity. The breaks and horizontal banding that represent the required setbacks seem to be a literalness that is taking away from the project as a result
- no issues with the massing and articulation of the project, more with the coherence to the overall composition
- how materials and cladding should enhance the sense of verticality in a stronger fashion
- alternative color choices or material refinement to be considered to bring the project together more successfully
- that the project appears to have become so complex that it has lost its cohesion
- concerns with the base of the buildings more so than the towers
- further vertical integration could be explored as there is opportunity for a stronger solution
- the Yates Street façade not being articulated as well as the Johnson Street façade
- the heights of the buildings that can be processed as a variance
- that regardless of what way the City grows up around the project, the two towers should relate to each other
- the residential street front units appearing to not have enough privacy given the concerns with security, so it doesn't perform as a successful residential space
- needing more detail in the articulation of the street front entrances, the composition feels constrained
- that it is exciting to see these style of projects coming into the City
- the living habitat space on the podium roof being very successful
- how the gates and fences at the amenity level could be gated as needed and are not permanent, they could be installed or removed if they are no longer required
- that the mid block walkway is not a major thoroughway
- how the north facing amenity space is not helping Johnson Street since it functions as people only looking out to the street from the inside and nothing more. Better use of this area would be a new restaurant or similar alternative that would invite efforts to encourage vibrancy and social activity at the street level.

**Action:**

**MOVED / SECONDED**

It was moved by Justin Gammon, seconded by Cynthia Hildebrand, that the Advisory Design Panel recommend to Council Development Permit with Variances Application No. 00025 for 848 Yates Street be approved with recommendations as proposed;

- **Consider the use of materials and composition of fenestration to enhance the vertical expression of both buildings**
- **Stronger expression of the base on both towers (Yates & Johnson Streets) and improved integration of the retail use façade on Yates Street with residential use above**

- Support of the gated midblock walkway

CARRIED

### 3.2 Development Permit Application No. 00520 and Rezoning Application No. 000475 for 3031 Jackson Street

Development Permit and Rezoning application proposing the construction of 10 attached dwelling (townhouse) units.

Applicant Meeting attendees:

RON MCNEIL  
ERIC RUYGROK

MCNEIL DESIGNS  
REPRESENTING OWNERS

Mr. Sikstrom provided the Panel with a brief introduction of the Application and the areas that Council is seeking advice on, including the following:

- prominence of garages
- rear and side façade treatments
- paving materials

Ron McNeil then provided the panel with a detailed presentation of the site and context of the proposal

Questions of clarification were asked by the Panel on the following;

- the banding on the project; was done as the second level is stepped back from the bottom level to help visually address issues with height and break the massing up from the neighbours
- where the windows are as a result of the banding on the windowsill; they sit at about 3'6"
- the possibility of adding windows around the corner in the units for a dining room areas; yes there is
- whether there was opportunity for more windows / higher windows to bring in more light, offer some variation on otherwise blank walls; yes, they are open to suggestions in reference to this
- the material used in the driveway and parking areas; and if there was opportunity for it to be permeable
- what the privacy screens are intended to look like; they will be the same as the perimeter fencing and approx. 5 ft. in height and likely 8 ft. panels
- how the landscaping plan was incomplete; there is a provided list of plants but no indication of where they are located
- the ability to see where the existing trees are but no outline for the planting plan
- if there was consideration of rain guards given the steep slopes of the topography; they had explored this option but the site is very rocky and the arborist had concerns with the oak trees and excessive water



Panel Members discussed:

- whether the Planning Department was satisfied with the projects sensitivity to the neighbourhood
- if the project is fitting with the streetscape, also from a landscape perspective
- the sensitivity to the neighbourhood, ecosystem and neighbours
- lack of information from the landscape design because the landscaping plan was incomplete; there is a provided list of plants but no indication of where they are located
- the ability to see where the existing trees are, but not any indication provided for the new planting plan
- the opportunity for improvements to the application of the band in the centre of the buildings
- encouraging the applicant to add more windows at corner rooms and exterior corner rooms and increase the amount of glazing into bedrooms particularly on secondary frontages

**Action:**

**MOVED / SECONDED**

It was moved by Erica Sangster, seconded by Justin Gammon, that the Advisory Design Panel recommends to Council Development Permit Application No. 00520 for 3130 Jackson Street be approved with recommendations as proposed;

- **Increase glazing at exterior corners, the second floor and secondary frontages**
- **In-sufficient information on the landscaping plan to provide review or comment**

**CARRIED**

*Renee Lussier recused herself for a pecuniary interest.*

**3.3 Development Permit Application No. 00013 and Rezoning Application No. 00519 for 71- 75 Montreal Street**

Development Permit and Rezoning Application proposing the construction of a 2 storey, 19 unit strata building.

Applicant Meeting attendees:

LEONARD COLE  
BEV WINDJACK  
PETER DE HOOG  
NICOLE BASICH

URBAN CORE DEVELOPMENTS  
LADR  
DE HOOG & KIERULF ARCHITECTS  
DE HOOG & KIERULF ARCHITECTS

Mr. Wilson provided the Panel with a brief introduction of the Application and the areas that Council is seeking advice on.

Peter De Hoog then provided the panel with a detailed presentation of the site and context of the proposal

Bev Windjack then provided the Panel with a detailed presentation of the landscape plan proposal.

Questions of clarification were asked by the Panel on the following;

- the number of one bedrooms in the project; there are 15 one bedrooms units, 1 one bedroom with den unit and 3 two bedroom units

Panel Members discussed:

- the challenges with affordable housing in James Bay and how the application is successful in providing a high quality, more affordable housing solution for the neighbourhood
- that the scale is successful, access to street activity is done well
- the façades and materials
- the durability of materials at ground level, these could look tired in time and especially at grade with having multiple units accessing the building and causing greater wear and tear
- the 9ft ceilings being a nice touch which allows the opportunity to offset windows in ways that they would not be able to otherwise

**Action:**

**MOVED / SECONDED**

It was moved by Jesse Garlick, seconded by Anne Katherine Murphy, that the Advisory Design Panel recommend to Council Development Permit Application No. 00013 for 71 – 75 Montreal Street be approved as proposed;

**CARRIED**

**3. ADJOURNMENT**

The Advisory Design Panel meeting of December 21, 2016 adjourned at 2:21 pm.

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Christopher Rowe, Chair



**Alicia Ferguson**

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**Subject:** RE: Proposed Development at 3031 Jackson

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**From:** Trinity MacRae  
**Sent:** May-22-16 2:20 PM  
**To:** 'councillors@victoria.ca'  
**Cc:** 'engage@victoria.ca'; 'nag@quadravillagecc.com'  
**Subject:** Proposed Development at 3031 Jackson

May 22, 2016

RE: Proposed Development at 3031 Jackson St

To Mayor and Council,

Thank you for the opportunity to express my concerns regarding the proposed rezoning and development at 3031 Jackson Street. The property shares three borders with Wilderness Park Co-op (1120 Summit Ave / 3045 Jackson St) where I have been a Member since 2009, raising my Son and enjoying a quiet, community lifestyle.

My main concern is about the requested variances. Municipal rules are in place for a reason and developers need to adhere to them. Changing set rules for this developer will have a negative effect on our neighbouring property and lifestyle. My unit (#20) is directly to the south of their existing driveway and parking lot; as it is we can already hear tenants speaking when they are outside and/or on their deck, from our back yard or when lying in bed at night. I feel like developing any closer than whatever the normal distance is is unfair to the established neighbours. It will make the townhouses far too close to our property line, take away the thin tree line that helps with noise pollution and offers a nice view, reduce our privacy, and give neighbours direct sightlines into my private fenced back yard as well as our Co-ops common area, gardens, and playground. Furthermore, building this close will mirror the dense urban developments that are occurring throughout the lower mainland; not at all appropriate for this old Victoria neighbourhood!

In addition, the number of 10 townhouses alarms me for the sheer number of people and cars it will add onto a small piece of land and an already busy street.

Usually bylaws and zoning regulations are there to keep neighbors happy. Variances create further antagonism, increasing shared noise issues as well as privacy concerns. I understand the Developer is already taking out Oak trees that others have to get a special permit to remove? And, they are asking for a change in zoning from single to multi-family dwellings! With all due respect, please consider the established lifestyle in our neighbourhood and at least deny the request to reduce building distances.

Respectfully,

Trinity and Jack MacRae  
Unit #20  
1120 Summit Avenue  
Victoria BC V8T2P7