

REPORTS OF COMMITTEES

1. Committee of the Whole – May 18, 2017

3. Rezoning Application No. 00536 & Development Permit Application No. 000485 for 1745 Rockland Avenue (Rockland)

Motion:

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

Rezoning Application No. 00536 for 1745 Rockland Avenue

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00536 for 1745 Rockland Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Development Permit Application No. 000485 for 1745 Rockland Avenue

That Council consider the following motion after the Public Hearing for Rezoning Application No. 00536, if it is approved:

"That Council authorize the issuance of Development Permit Application No. 000485 for 1745 Rockland Avenue, in accordance with:

1. Plans date stamped March 24, 2017.
2. Development meeting all Zoning Regulation Bylaw requirements.
3. The Development Permit lapsing two years from the date of this resolution.

Carried Unanimously

4. LAND USE MATTERS

4.1 Rezoning Application No. 00536 & Development Permit Application No. 000485 for 1745 Rockland Avenue (Rockland)

Committee received reports dated May 5, 2017, from the Director of Sustainable Planning and Community Development regarding an application to construct three single family dwellings on a panhandle lot.

Motion: It was moved by Councillor Madoff, seconded by Councillor Young:

Rezoning Application No. 00536 for 1745 Rockland Avenue

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00536 for 1745 Rockland Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Development Permit Application No. 000485 for 1745 Rockland Avenue

That Council consider the following motion after the Public Hearing for Rezoning Application No. 00536, if it is approved:

"That Council authorize the issuance of Development Permit Application No. 000485 for 1745 Rockland Avenue, in accordance with:

1. Plans date stamped March 24, 2017.
2. Development meeting all Zoning Regulation Bylaw requirements.
3. The Development Permit lapsing two years from the date of this resolution.

Committee discussed:

- Concerns about the covenant restricting secondary suites or garden suites on site and the housing issues in the City.

CARRIED UNANIMOUSLY 17/COTW



Committee of the Whole Report

For the Meeting of May 18, 2017

To: Committee of the Whole **Date:** May 5, 2017

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

Subject: Development Permit Application No. 000485 for 1745 Rockland Avenue

RECOMMENDATION

Staff recommend that Committee forward this report to Council and that Council consider the following motion after the Public Hearing for Rezoning Application No. 00536, if it is approved:

"That Council authorize the issuance of Development Permit Application No. 000485 for 1745 Rockland Avenue, in accordance with:

1. Plans date stamped March 24, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Development Permit lapsing two years from the date of this resolution."

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 *Official 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.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for a portion of the property located at 1745 Rockland Avenue. The proposal is to construct three single-family dwellings as strata units in a building strata on one panhandle lot.

The following points were considered in assessing this application:

- the proposed single-family dwellings are subject to control and regulation under Development Permit Area 15B Intensive Residential Panhandle Lot. The proposal

complies with the objectives of the Development Permit Area including ensuring that integration of panhandle lots and associated development are compatible with the immediate neighbours, surrounding neighbourhood character and streetscapes. In addition, achieving a high-quality of architecture, landscape and urban design to mitigate negative impacts of panhandle lots

- the proposed Landscape Plan includes the retention of clusters of trees through careful siting of the new buildings and the extensive use of permeable pavers. One Bylaw-Protected Big Leaf Maple previously planned to be removed would be retained. New trees would also be planted along the east boundary to mitigate the loss of the mature trees near that property line.

BACKGROUND

Description of Proposal

This proposal is associated with a Rezoning Application to allow three new single-family dwellings as strata units in a building strata on one panhandle lot. The proposed site plan, architectural and landscape design include the following:

- exterior finishes including cement-based stucco, cedar siding and soffits, wood fascia boards, exposed concrete elements (painted) and accent details in natural stone veneer as exterior finishes
- fiberglass window and patio door units with wooden doors
- removal of some trees to permit new buildings and driveways combined with the retention of most mature trees along the property boundaries, balanced with new trees and extensive new plantings
- permeable concrete pavers in critical root zones and surface parking areas
- internal garages for each single-family dwelling.

Due to the number of mature trees on or near the property, the applicant provided an Arborist Report (attached) to support the proposed scheme. Impacts on the mature landscape character are discussed under the Analysis section of this report.

Sustainability Features

As indicated in the applicant's letter dated March 24, 2017 the siting of the buildings respect the site's topography and allows for retention of the many mature trees on or near the site.

Active Transportation Impacts

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

Public Realm Improvements

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

ANALYSIS

The following sections provide a summary of the consistency of the Application with the relevant City policies and guidelines.

Development Permit Area and Design Guidelines

The proposed design for the new single-family dwellings is subject to Development Permit Area (DPA) 15B, Intensive Residential - Panhandle Lot. In DPA 15B, building form, character, finishes and landscaping details are considered in relation to the *Advisory Design Guidelines for Buildings, Signs and Awnings*, (1981) and *Design Guidelines for Small Lot House* (2002). Staff assessment of the proposed design in relation to the Guidelines is summarized below:

- siting of the single-family dwellings would have no impact on the views of the heritage house from Rockland Avenue, while one single-family dwelling would be partially visible from Richmond Avenue
- The form and massing of the single-family dwellings are small in scale compared to the surrounding houses and their designs are complementary in composition, mix and high-quality of the proposed materials
- the existing and proposed landscaping and fences, as well as, the setback distances and height for the proposed single-family dwellings will minimize overlook and privacy impacts on adjacent properties
- while a number of mature trees would be removed to construct the new buildings and driveways, the proposed Landscape Plan includes the retention of clusters of trees, the removal of invasive species and the use of permeable driveway materials in critical root zone areas. The applicant has provided an arborist report that provides further details on measures to mitigate the impact on the trees.

CONCLUSIONS

The proposed site plan, architectural and landscape design are well-considered with respect to form, massing and character and minimize the potential impact of new development on the mature landscape character. Should Committee advance the concurrent Rezoning Application to a Public Hearing, staff recommend that Committee also forward this report to Council and that Council authorize the issuance of Development Permit No. 000485, if the Rezoning Application is approved.

ALTERNATE MOTION

That Council decline Development Permit Application No. 000485 for the property located at 1745 Rockland Avenue.


Respectfully submitted,


Alec Johnston
Senior Planner
Development Services Division


FOR:
Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

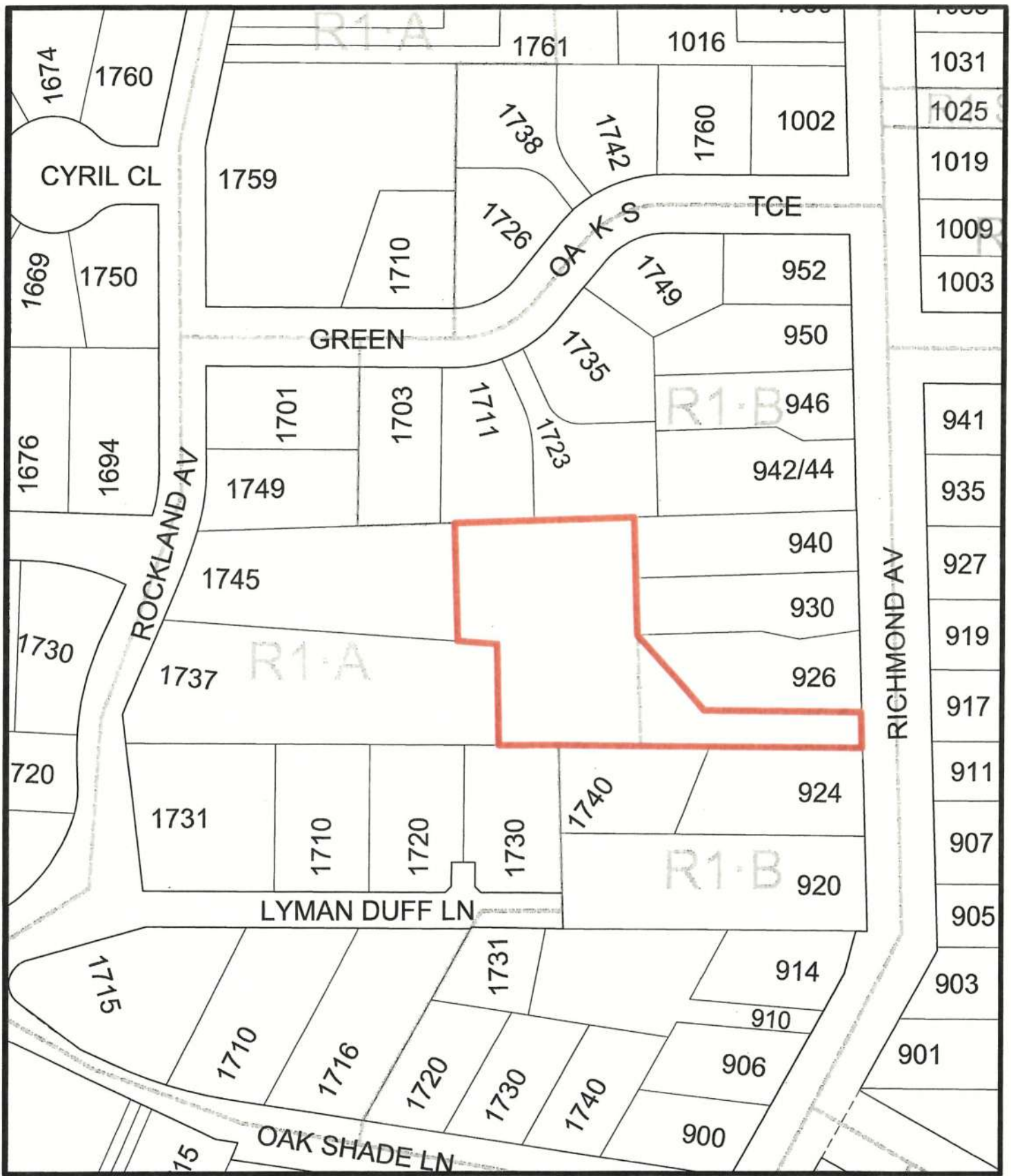
Report accepted and recommended by the City Manager:

Date:


May 11, 2017

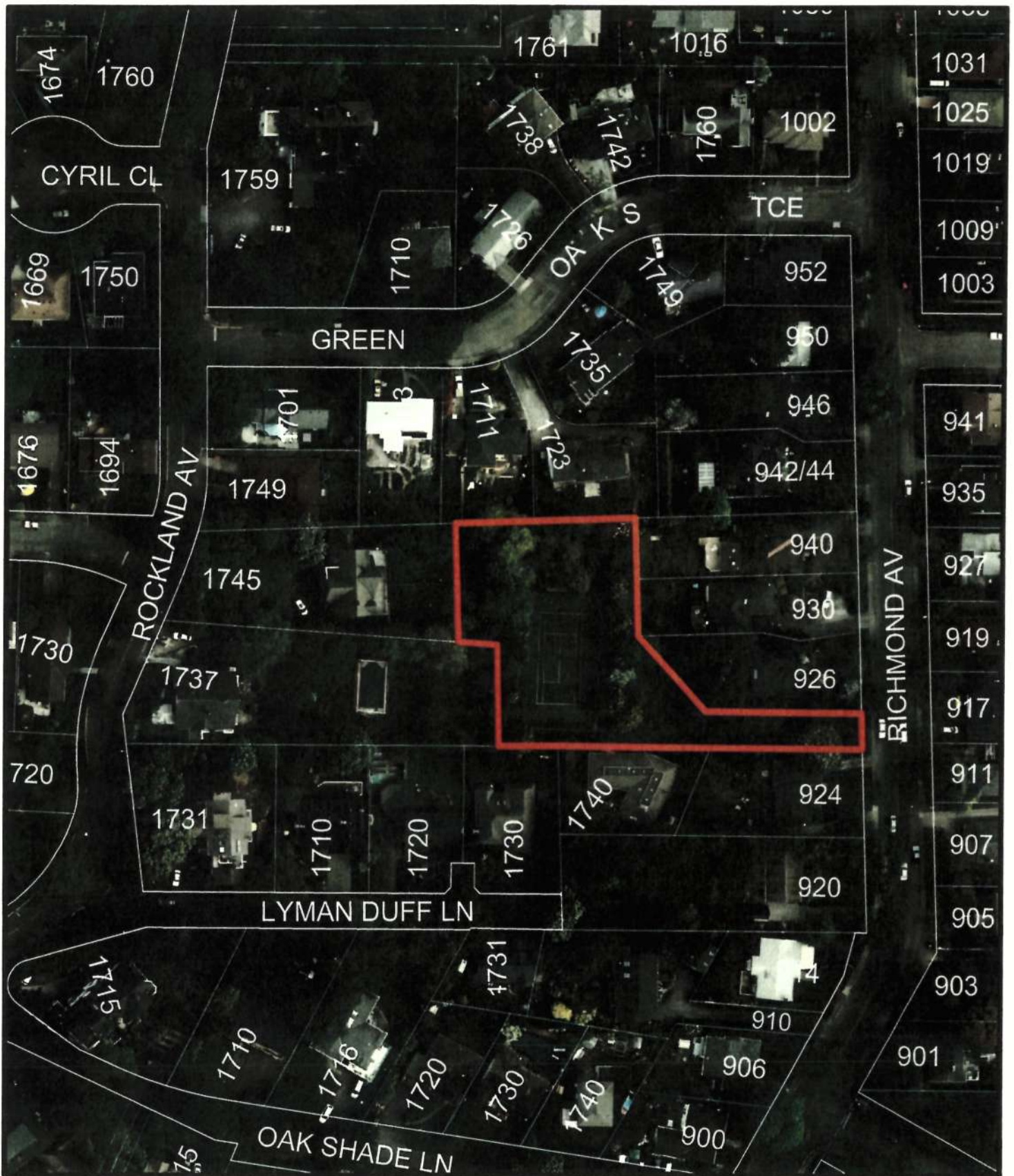
List of Attachments:

- Subject Map
- Aerial Map
- Plans date stamped March 24, 2017
- Letter from applicant to Mayor and Council dated March 23, 2017
- Community Association Land Use Committee Comments dated November 14, 2016
- Arborist report dated January 26, 2017



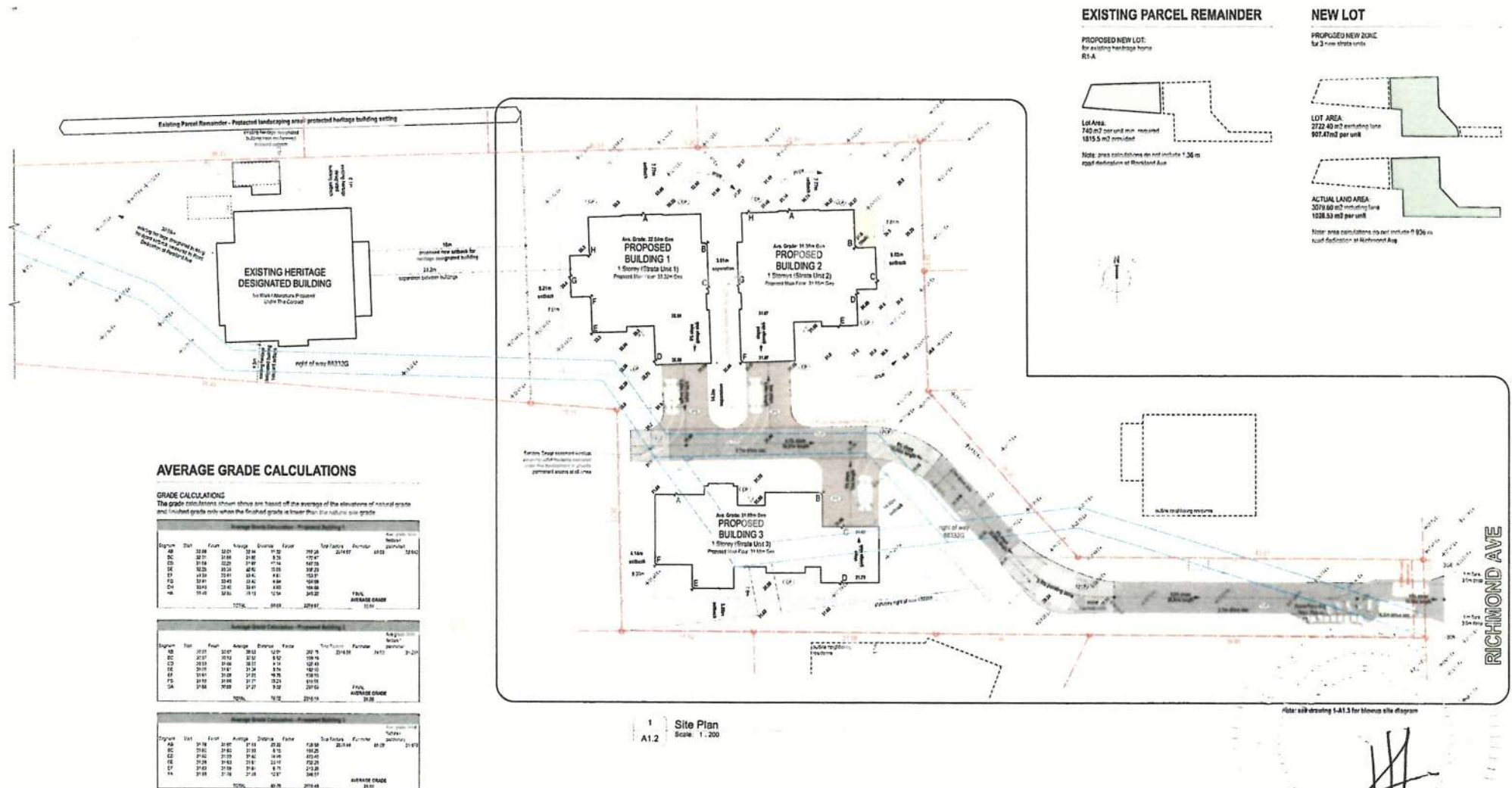
1745 Rockland Avenue
Development Permit #000485





1745 Rockland Avenue
Development Permit #000485





1745 Rockland Avenue

Redevelopment Diagram

Victoria BC

Received
City of Victoria

MAR 24 2017

Planning & Development Department
Development Services Division

Site Plan & Average
Grade Calculation
R2 A1.2



Site Photo Reference Plan
Scale: 1:500
A1.4

1745 Rockland Avenue Victoria BC

Redevelopment Diagram

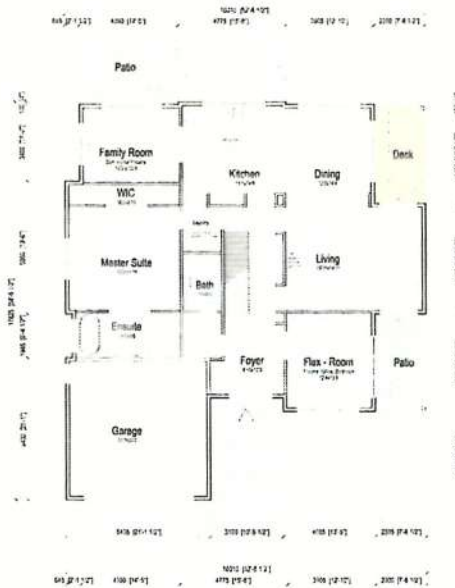
Received
City of Victoria

MAR 24 2017

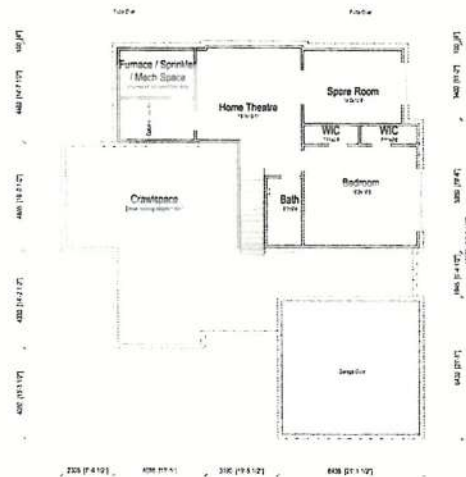
Planning & Development Department
Development Services Division



1 Unit 1 - Main Floor Plan
A2.1 Scale: 1:100



3 Unit 2 - Main Floor Plan
A2.1 Scale: 1:100



2 Unit 1 - Basement Floor Plan
A2.1 Scale: 1:100



4 Unit 2 - Basement Floor Plan
A2.1 Scale: 1:100

1745 Rockland Avenue

Victoria BC

Redevelopment Diagrams

Received
City of Victoria

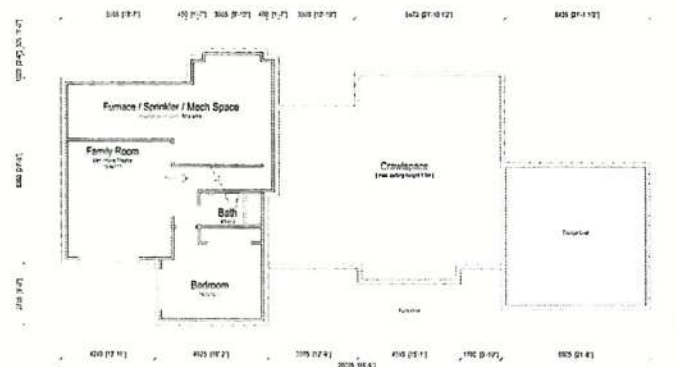
MAR 24 2017

Planning & Development Department
Development Services Division

Unit 1/2 - Floor Plans
R2 A2.1



1 Unit 3 - Main Floor Plan
Scale: 1:100



2 Unit 3 - Basement Floor Plan
Scale: 1:100



1745 Rockland Avenue

Redevelopment Diagrams

Victoria BC

Received
City of Victoria

MAR 24 2017

Planning & Development Department
Development Services Division





1 Unit 1 - Front Elevation [South]
Scale: 1:100
A3.1



3 Unit 1 - Rear Elevation [North]
Scale: 1:100
A3.1



2 Unit 1 - Side Elevation [East]
Scale: 1:100
A3.1



4 Unit 1 - Side Elevation [West]
Scale: 1:100
A3.1

ELEVATION FINISH LEGEND

- Key of finishes typical of all elevations
- 01 Prefinished metal finishes - Powdercoat
 - 02 Built-up, bonded, fire-rated facade - Painted - BM "Yellow" CC 542
 - 03 Asphalt shingle roofing, tapered roof only, tapered full roofs to be 3 ply, 30 year maintenance
 - 04 12x24 TAG cedar siding, square face, rough sawn, square face visible - same treatment of board than finish
 - a BM Advanced "Cedarwood Brown"
 - b Natural cedar siding
 - 05 Smooth face, continuous, wood composite, with roof and eave only, pre-painted metal, weathered stone - Painted - Granite color
 - 06 Cement based stone, smooth, small finish - Clean white color
 - 07 12x24 TAG cedar siding, square face, rough sawn, square face visible - same treatment of board than finish
 - a BM Advanced "Cedarwood Brown"
 - b Natural cedar siding
 - 08 Natural stone veneer
 - 09 Extruded architectural concrete elements - Painted - Granite color
 - 10 Black fibreglass window and door units
 - 11 Edge grain, wood veneer, garage door, the closed handle - same treatment of board than finish
 - a BM Advanced "Cedarwood Brown"
 - b Natural cedar siding
 - 12 Edge grain, wood veneer, garage door, the closed handle - same treatment of board than finish
 - a BM Advanced "Cedarwood Brown"
 - b Natural cedar siding
 - 13 Rough sawn, heavy timber wood finish, rough sawn, square face visible - same treatment of board than finish
 - a BM Advanced "Cedarwood Brown"
 - b Natural cedar siding
 - 14 12x24 TAG cedar siding, square face, rough sawn, square face visible - same treatment of board than finish
 - a BM Advanced "Cedarwood Brown"
 - b Natural cedar siding
 - 15 Building mounted down lighting & feature lighting
 - 16 Recessed lighting & feature lighting

1745 Rockland Avenue

Victoria BC

Redevelopment Diagrams

Received
City of Victoria

MAR 24 2017

Planning & Development Department
Development Services Division





1 Unit 2 - Front Elevation [South]
Scale: 1:100
A3.2



3 Unit 2 - Rear Elevation [North]
Scale: 1:100
A3.2



2 Unit 2 - Side Elevation [East]
Scale: 1:100
A3.2



4 Unit 2 - Side Elevation [West]
Scale: 1:100
A3.2

ELEVATION FINISH LEGEND

List of finishes typical of all elevations:

- 01 - Prefinished metal finishings - Granite ridge
- 02 - Built-up, combined flat roof finish - Painted - BM "W/low" CC-542
- 03 - Asphalt shingle roofing (steep roof only) - typical flat roof to be 2-ply bit membrane
- 04 - 12x36 T&G cedar soft finish - rough spon square face visible - semi-transparent oil based stain finish
 - a. BM "Arborcoat" "Cordovan Brown"
 - b. Natural cedar colour
- 05 - Smooth face cementitious wood composite soft finish (see spec only) - pre-prefinished metal veranda - spon - Painted - Granite colour
- 06 - Cement based stucco - smooth finish finish - Clean white colour
- 07 - 12x36 T&G cedar siding - square face out - rough spon face visible - semi-transparent oil based stain finish
 - a. BM "Arborcoat" "Cordovan Brown"
 - b. Natural cedar colour
- 08 - Natural stone veneer
- 09 - Exposed structural concrete elements - Painted - Granite ridge
- 10 - Blank floorless window and patio door units
- 11 - Edge grain - wood entry door - clear stained panels - spon-transparent oil based stain finish
 - a. BM "Arborcoat" "Cordovan Brown"
 - b. Natural cedar colour
- 12 - Edge grain - wood overhead garage door - clear stained panels - semi-transparent oil based stain finish
 - a. BM "Arborcoat" "Cordovan Brown"
 - b. Natural cedar colour
- 13 - Rough spon - heavy timber wood trusses - long-term over entry doors - clear stained glass panels - semi-transparent oil based stain finish
 - a. BM "Arborcoat" "Cordovan Brown"
 - b. Natural cedar colour
- 14 - Side-mounted frameless tempered glass rising custom new window - located tempered glass panels and stainless steel fasteners
- 15 - Building mounted down lighting & feature lighting
- 16 - Raised unit numbering & letter box - stainless steel

1745 Rockland Avenue

Redevelopment Diagrams

Victoria BC

MAR 24 2017

Planning & Development Department
Development Services Division





1 Unit 3 - Front Elevation [North]
Scale: 1 : 100
A3.3



3 Unit 3 - Rear Elevation [South]
Scale: 1 : 100
A3.3



2 Unit 3 - Side Elevation [West]
Scale: 1 : 100
A3.3



4 Unit 3 - Side Elevation [East]
Scale: 1 : 100
A3.3

ELEVATION FINISH LEGEND

- List of finishes typical of all elevations
- 01 - Prefinished metal finishes - Graphite colour
 - 02 - Built-up, bonded fibre wood finishes - Painted - BM "Vulcan" CC-542
 - 03 - Asphalt shingles meeting tapered roof only. Asphalt flat roofs to be 2 ply, self membrane
 - 04 - 1940 T&G cedar shingle typical, rough sawn shingle face visible - semi-transparent oil based stain finish
 - a. BM "Ardenwood" "Cordovan Brown"
 - b. Natural cedar colour
 - 05 - Smooth face cementitious stucco finish, with level and rough finish, the prefabricated metal ventilation strips - Stippled - Graphite colour
 - 06 - Cement based stucco, smooth finish - Clean white colour
 - 07 - 1940 T&G cedar siding, square face, cut, rough sawn face visible - semi-transparent oil based stain finish
 - a. BM "Ardenwood" "Cordovan Brown"
 - b. Natural cedar colour
 - 08 - Natural stone veneer
 - 09 - Exposed precast concrete elements - Painted - Graphite colour
 - 10 - Black fiberglass windows and patio door units
 - 11 - Edge glass, wood entry door or glazed panels - semi-transparent oil based stain finish
 - a. BM "Ardenwood" "Cordovan Brown"
 - b. Natural cedar colour
 - 12 - Edge glass, wood overhead garage door or glazed panels - semi-transparent oil based stain finish
 - a. BM "Ardenwood" "Cordovan Brown"
 - b. Natural cedar colour
 - 13 - Rough sawn, heavy timber wood finishes, timbers may also have the laminated glass panels - semi-transparent oil based stain finish
 - a. BM "Ardenwood" "Cordovan Brown"
 - b. Natural cedar colour
 - 14 - Self-mounted frameless tempered glass railing system over precast, finished tapered glass panels and stainless steel balusters
 - 15 - Building mounted down lighting & feature lighting
 - 16 - Round post landscaping & other box - Stainless steel

1745 Rockland Avenue

Victoria BC

Redevelopment Diagrams

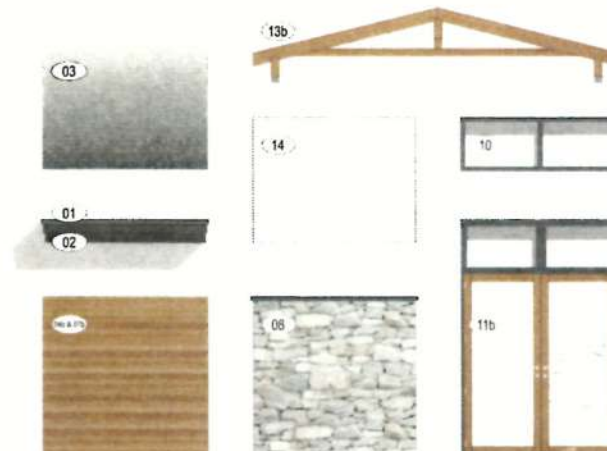
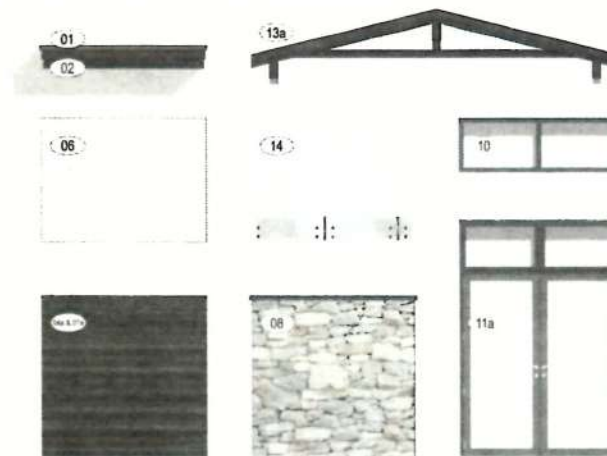
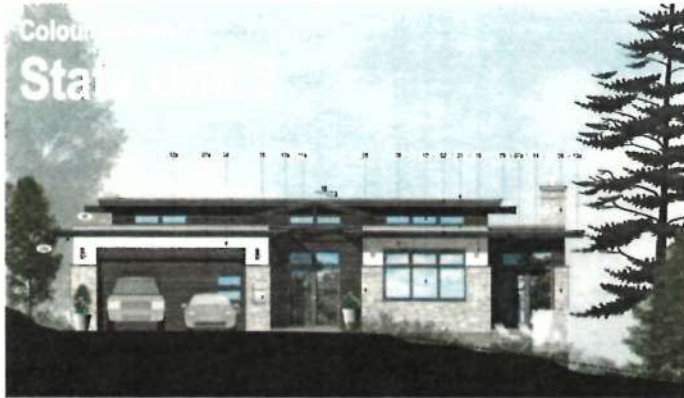
Received
City of Victoria

MAR 24 2017

Planning & Development Department
Development Services Division



Colour And Materials Palette



- 01 - Prefinished metal fasteners - Graphite colour
- 02 - Built-up, painted fine wood fascias - Painted - BM "White" CC-542
- 03 - Asphalt shingle roofing (steeped roof only, typical for roofs to be 2-ply ice membrane)
- 04 - 1940s T&G cedar roof (typical) rough sawn square frame visible - semi-transparent oil based stain finish
a. BM "Antique" "Chestnut Square"
b. Natural cedar colour
- 05 - Smooth face cementitious wood cement for soffits (not app. only) - pre-painted metal ventilation strips - Painted - Graphite colour
- 06 - Cement based stucco - smooth finish - Clean white colour
- 07 - 1940s T&G cedar siding - rough face cut - rough sawn face visible - semi-transparent oil based stain finish
a. BM "Antique" "Chestnut Square"
b. Natural cedar colour
- 08 - Natural stone veneer
- 09 - Exposed architectural terrazzo elements - Painted - Graphite colour
- 10 - Black finished window and door casings
- 11a - Edge finish - smooth finish - smooth finish - semi-transparent oil based stain finish
a. BM "Antique" "Chestnut Square"
b. Natural cedar colour
- 11b - Edge finish - smooth finish - smooth finish - semi-transparent oil based stain finish
a. BM "Antique" "Chestnut Square"
b. Natural cedar colour
- 12 - Rough sawn square frame - smooth finish - smooth finish - semi-transparent oil based stain finish
a. BM "Antique" "Chestnut Square"
b. Natural cedar colour
- 13 - Side mounting - smooth finish - smooth finish - semi-transparent oil based stain finish
a. BM "Antique" "Chestnut Square"
b. Natural cedar colour
- 14 - Building mounting - smooth finish - smooth finish - semi-transparent oil based stain finish
a. BM "Antique" "Chestnut Square"
b. Natural cedar colour
- 15 - Revised and numbering & letter box - Revised steel

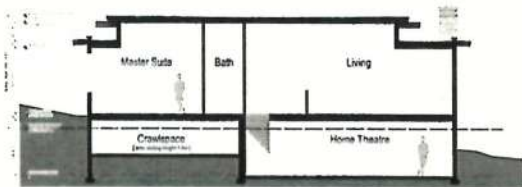
1745 Rockland Avenue

Redevelopment Diagrams

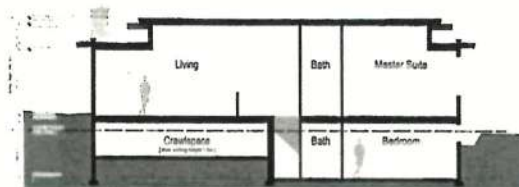
Victoria BC

MAR 24 2017

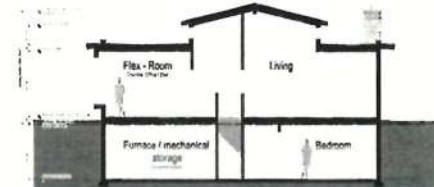
Planning & Development Department
Development Services Division



1 Unit 1 - Building Section
Scale: 1:100
A4.1



2 Unit 2 - Building Section
Scale: 1:100
A4.1



3 Unit 3 - Building Section
Scale: 1:100
A4.1



4 Interior Site Section
Scale: 1:200
A4.1

1745 Rockland Avenue

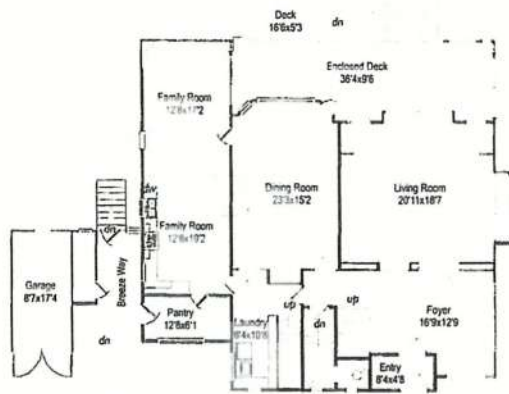
Redevelopment Diagrams

Victoria BC

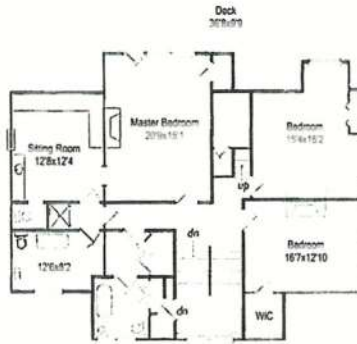
MAR 24 2017

Planning & Development Department
Development Services Division





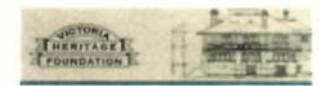
1 Main Floor Plan (by others)
AS.1 Scale: 1 : 100



2 Upper Floor Plan (by others)
AS.1 Scale: 1 : 100



3 Attic Floor Plan (by others)
AS.1 Scale: 1 : 100



Heritage Register
Oakland
1745 Rockland Avenue
Ashton
Built 1901
Heritage-Designated 2010
For: Lyman & Ehrenreich Puff
Architect: Francis Maurice Battistuzzi

BUILDING AREAS (by others)

	FINISHED SQ. FT.	UNFINISHED SQ. FT.	TOTAL SQ. FT.
Main Floor	2214	1	2215
Upper Floor	1919	6	1925
Attic	765	212	977
Total	4898	219	5117
Garage	0	213	213
Decks	0	302	302

Note: Floor area measured by "True Measurement" (see #2073 memo June 13, 2011)
For Ashton contains only main structure and includes finished area only.



1745 Rockland Avenue

Redevelopment Diagrams

Victoria BC

Received
City of Victoria

MAR 24 2017

Planning & Development Department
Development Services Division





Handwritten signature or initials.

1745 Rockland Avenue

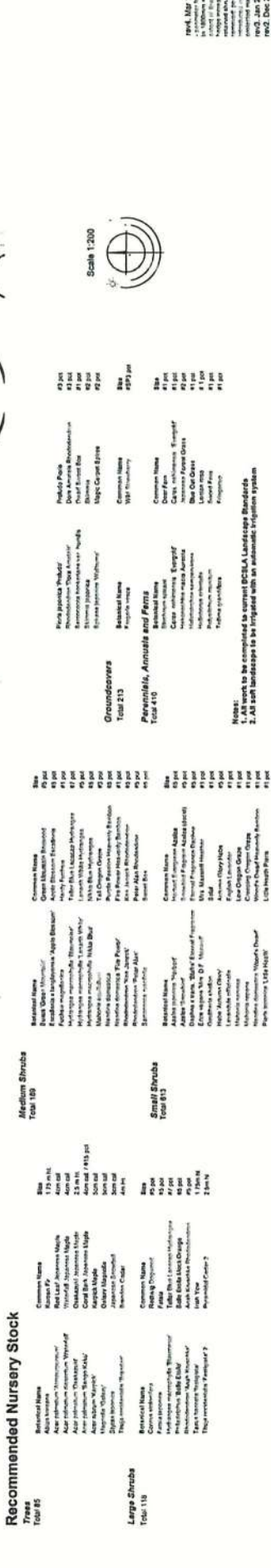
Victoria BC

Redevelopment Diagrams

<p>Received City of Victoria</p>	
<p>March 24, 2017</p>	<p>At the Road Services at the Planning Services</p>
<p>Existing Heritage Residence</p>	
<p>R2</p>	<p>AS.2</p>

MAR 24 2017

Planning & Development Department
Development Services Division



MAR 24 2017

Planning & Development Department
Development Services Division

Legend

- Trees to be Retained:**
- Extent of Critical Root Zone
 - Extent of Crown Removal
 - Extent of Protected Root Zone - Ryherd Protected Trees Only
- Trees to be Removed**
- Protective Fencing**

Notes:

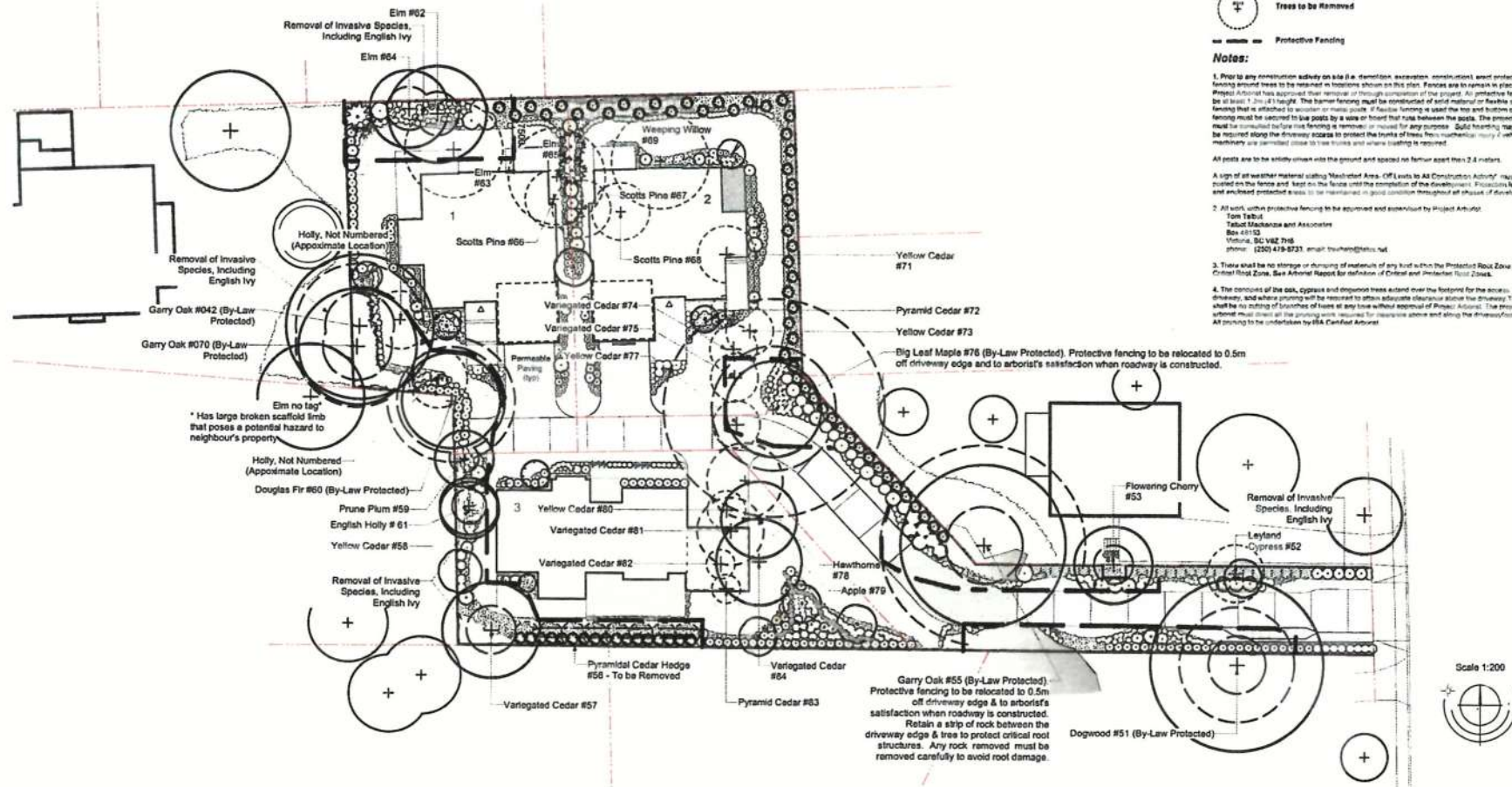
1. Prior to any construction activity on site (i.e. demolition, excavation, construction), erect protective fencing around trees to be retained in locations shown on this plan. Fences are to remain in place until Project Approval has approved their removal or through completion of the project. All protective fencing to be at least 1.2m x 1.2m. The barrier fencing must be constructed of solid material or flexible safety fencing that is attached to ground or made rigid. Fencing is to be placed around the tree and bottom of the trunk must be secured to two posts by a wire or board that runs between the posts. The project approval must be submitted before any fencing is removed or moved for any purpose. Solid fencing may also be required along the driveway spaces to protect the trunks of trees from mechanical injury if vehicles or machinery are permitted close to tree trunks and where loading is required.
2. All work within protective fencing to be approved and supervised by Project Approval.
3. There shall be no storage or dumping of materials of any kind within the Protected Root Zone or Critical Root Zone. See Approval Report for definition of Critical and Protected Root Zones.
4. The removal of the oak, cypress and disjunct trees extend over the footprints for the existing driveway, and where pruning will be required to obtain adequate clearance above the driveway. There shall be no cutting of branches of trees at any time without approval of Project Approval. The project approval must cover all the pruning work required for clearance above and along the driveway/footprint. All pruning to be undertaken by ISA Certified Arborist.

All posts are to be evenly driven into the ground and spaced no further apart than 2.4 meters.

A sign of all weather material stating "Protected Area - CRRZ" to All Construction Activity" must be posted on the fence and kept on the fence until the completion of the development. Protection fences and enclosed protected areas to be maintained in good condition throughout all phases of development.

2. All work within protective fencing to be approved and supervised by Project Approval.
Tom Tait
Tait MacKenzie and Associates
Box 43153
Victoria, BC V8Z 1H6
phone: (250) 415-8721 email: taitmac@telus.net

3. There shall be no storage or dumping of materials of any kind within the Protected Root Zone or Critical Root Zone. See Approval Report for definition of Critical and Protected Root Zones.
4. The removal of the oak, cypress and disjunct trees extend over the footprints for the existing driveway, and where pruning will be required to obtain adequate clearance above the driveway. There shall be no cutting of branches of trees at any time without approval of Project Approval. The project approval must cover all the pruning work required for clearance above and along the driveway/footprint. All pruning to be undertaken by ISA Certified Arborist.



1745 Rockland Redevelopment - Tree Preservation Plan

Received
City of Victoria

MAR 24 2017

Planning & Development Department
Development Services Division



LADR LANDSCAPE ARCHITECTS

Project No: 1223 Nov-13-13

28-491 Drexlin Rd. Victoria B.C. V8Z 1B8
Phone: (250) 594-0101 Fax: (250) 412-0055

rev4. Mar 16, 2017
permitted fence to increase
to 1800mm around all trees
Cedar hedge removed & area
of retained area to be re-
removed permeable paving
retained in line of retained
protected area
rev3. Jan 20, 2017
rev2. Dec 22, 2016
Sept 13, 2016

23 March 2017

Mayor and Council

CITY OF VICTORIA

1 Centennial Square

Victoria BC V8W 1P6

Hillel
architecture



101 1831 Oak Bay Avenue
Victoria BC V8R 1C3

phone 250 . 592 . 9198
fax 250 . 592 . 9178

RE: **Rockland Avenue Residences**
1745 Rockland Avenue, Victoria BC

Rezoning Application #00536

Development Permit Application #000485

Attention Mayor and Council c/o Johnston, Area Planner

Please find enclosed a new rezoning application for 1745 Rockland Avenue. This will be a familiar project to Mayor and Council, and the City's Planning Department.

In December 2013 a submission was made on behalf of the developer appointed by the owners to spearhead the final phase of the protection of the Heritage Designated residence at 1745 Rockland Road. Earlier, the owners had asked for, and had been granted, a Heritage Designation for their family owned home. The last phase of the family plan was the severance of the family's recreational lands (tennis court) to permit those lands to be redeveloped, and to leave the heritage home on a fee simple independent lot surrounding by its own undisturbed grounds.

Project History

The initial submission of December 2013 was previewed by some councillors, the heritage planner at that time, and the neighbourhood alike. Initially this project direction of three buildings, each with two residential units, appeared supported in general by during those initial commentary sessions. However, over the passage of time each party's initial opinions evolved as implications and data points became tallied, and concerns mounted. The three building / six dwelling solution was eventually retired in favour of evolution. A five unit solution was prepared for review and resulted in a submission that still yielded sufficient similar concerns that this too was not advanced further. A four unit submission, that is four single family strata units as a part of a building strata, had lowered the density of built volume sufficient for a more dramatic change.

This positive change was a reduction in built volume sufficient to permit new road locations, the development of an interior facing composition, and an increasing number of data points that were pointing towards an acceptable outcome with wide support. The neighbours however, in sufficient numbers, stated a concern over the density of this four dwelling proposal. As had been stated earlier by the Rockland Residents Association, and at the public hearing repeated by the neighbours, it was an issue of density only. The new roads, the interior composition of entries, the architectural style and palette were all well recieved. It was the condition that four units were being proposed that was of great objection to the direct neighbours and the neighbourhood association.

As this concern occurred in a public hearing and council voted to respect those neighbour's concerns, this concluded that rezoning application. It did however, unequivocally define that which would be acceptable to the neighbours directly surrounding these grounds, and the neighbourhood association with its larger neighbourhood wide perspective. Both Parties had stated at the podium that a 3 unit submission would be acceptable.

As the Public Hearing concluded that rezoning application, the enclosed submission is, accordingly, a new application. The project team reviewed all commentary received since its inception on site development, internal road location preferences, architectural style, colours, materials, roof lines, and landscaping. This submission for 3 single family dwellings in a building strata is the result.

Hillel Architecture Inc.

page 1 of 3

New presentations were made to the Advisory Planning Commission, the neighbourhood association, and the City of Victoria undertook an inter-department review, as required by a new application. Revisions from all commentary received are enclosed in this Submission.

Project Description

The proposal places the Heritage Designated Home, a single family dwelling, on a fee simple Parcel Remainder, conforming to R1-A lot of 1815.5m² (excludes road dedication area). The new lot hosting the proposed project, measures 2722.4m² (excludes lane and road dedication areas). The new proposal is for 3 single family dwellings as strata units in a building strata.

The lot area provides 907.47m² of lot area per dwelling (excludes lane and road dedication areas). For interest, the density actually proposed now over the total former lot area results in 1237.7m² per dwelling, comfortably above standards for density, and expectations of density, within the neighborhood, and above minimums defined for new Panhandle lots.

Although R1-A lots permit a site coverage of 40%, when new panhandle lots are created this site coverage is reduced to 25%, and this new project conforms with this requirement.

Although R1-A lots permit building heights of 7.5m for single family dwelling forms, this is reduced to 5.0m when new panhandle lots are created and this proposal conforms with this requirement.

Similarly, the height restrictions on panhandle lots reduce the permitted number of stories to a single storey, and these proposed dwellings conform to this requirement.

The setbacks defined for new panhandle lots are based not on typical setbacks from streets, rear yards, or side yards, but are restated to suit the internal nature of panhandle lots. That is, that a panhandle lot is likely removed from direct view from the street, and the concern moves towards appropriate setback distances equally from all surrounding neighbour's property boundaries. The Schedule H regulations state a min setback of 4.0m from all property boundaries and increases that further to 7.5m for windows into habitable rooms. The dwellings proposed conform to these requirements.

Additionally, in previous proposals 5.0m setbacks were demonstrated along boundaries with 940 and 930 Richmond Road. This is being honoured in this new project form. In previous proposals a 5.0m setback was also demonstrated along boundaries with 1740 Lyman Duff Lane. This too is being honored in this new proposal.

The single family homes presented herein, demonstrate the same concern over materials and colours, style and texture added to the local community. The homes are a blend of contemporary styling with traditional quality materials such as real stone, and real wood siding where demonstrated. In features such as lighting and hardware, too small in scale to communicate in this drawing package form, but of interest to the neighbours and neighbourhood association alike, the materials are high quality traditional materials in contemporary forms.

These single family forms are articulated horizontally to divide their wall faces but also vertically. Articulating their silhouette. That building profile viewed by neighbours. In response to the neighbourhood's traditional sloped roof forms, the proposal has ensured that one dwelling provides this sloped roof character to, and combined with materials, colours and texture, tie all buildings into the neighbourhood context.

These single storey dwellings have also been placed in a manner following the natural land contours and avoid the taller building form, those shadows that would result, and their potential to obscure the view corridors through tree canopies towards the sky. One can clearly see in the project section the very nature of honouring the slope of the land, the placement of these single family forms do not provide an obscuring form in anyway. Permitting the existing neighbours and the potential new neighbours alike to all enjoy the various mature tree forms and sky view corridors that exist throughout this community.

Summary of Response to Commentary
(all commentary as of March 9, 2017).

One item of significant note is a site coverage calculation stated as 25.06% on original submission. Several discrete revisions were undertaken, reducing home plans subtly in both directions until the site coverage calculation fell below that defined maximum area. 24.97% is now stated on the project data sheet and conforms with a max permitted area of 25% as stated in the bylaw.

Additional Commentary

Development Services Division Comments:

In response to commentary received, as agreed with property owner / developer:

- Reduction of the prominence of the garages for Unit 1 by making the front entrance more prominent.
- Variation in the exterior design and finishes of Unit 1 to add diversity within the proposal.
- Clarification in graphics to ensure that crawl spaces are indeed reduced height spaces outside of occupiable areas.
- Labelling of the landscape plan with respect to materials for the hard surfaces and coordinated with Architectural drawings.

Engineering and Public Works Department Comments:

- No objections to proposal.

Parks Division Comments:

- Tree Preservation Plan by LADR dated March 16, 2017 is updated and enclosed.
- Label the landscape plan with respect to materials for the hard surfaces.

Permits and Inspections Division Comments:

- Glazed openings between SL1 / SL2 have been reduced for Code conformance without design impact.

Fire Department Comments:

- Fire Department access, as permitted by previous review commentary from the Fire Department is suitable access to sprinklered single family homes. This is a confirmation that each home proposed will be serviced with fire defense sprinkler system conforming to residential requirements of the British Columbia Building Code.

Submissions

The following number of plans, as required for a resubmission, are enclosed:

- 1 bubbled sets 8 1/2" x 11", 1 bubbled set 11" x 17", 5 sets full size (minimum 24" x 36") – bubbled
 - 1 set full size (minimum 24" x 36") – not bubbled, 1 set 11" x 17" – not bubbled, 1 set 8 1/2" x 11" – not bubbled
- Digital Submissions of all revised materials in PDF format

Regards,

Peter Hardcastle
Hillel Architecture Inc.



ROCKLAND NEIGHBOURHOOD ASSOCIATION

November 14, 2016

Mayor and Council
caluc@victoria.ca

Re: 1745 Rockland Rezoning

The community meeting for the proposed rezoning of 1745 Rockland went ahead on November 3, 2016. With the revised preliminary plans presented for three single-storey dwellings, most of the previous concerns of overbuilding and excessive height appear to have been addressed.

There was general appreciation that the proponent and architect had listened to the neighbours and council, and brought forward a proposal that addressed the neighbours' concerns.

The remaining concerns are basic and should be easily addressed.

Perhaps the largest concern expressed by those attending is the issue of blasting. The proponent had the blasters present to answer questions; however, the ongoing concerns around blasting and regulation/non-regulation should be noted by council. In Rockland alone, we have three rezonings likely to require minor to significant blasting, but the City of Victoria blasting bylaw provides no oversight, leaving residents on their own when trying to deal with neighbourhood blasting.

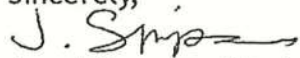
The second issue about which the neighbours expressed concern is the future status of the access off of Richmond Avenue to 1737 Rockland in the event of a possible rezoning of that property. It is important that it be made clear in the site-specific zone that the driveway never provide access to other than the three proposed dwellings. This panhandle access passes within feet of the homes on either side, and further traffic increases would be untenable. The proponent offered to include language in the proposal to the effect that no such access was contemplated.

Finally, landscaping and the privacy of abutting neighbours was addressed. The proponent expressed his understanding that high quality plantings are

necessary from both the new residents' and the neighbours' perspectives and assured the meeting that he would undertake ongoing discussions to facilitate the neighbours' requirements and, if required, submit written understandings to Planning in due course.

This community meeting shows that a positive outcome can be effected when neighbours are informed and Council is willing to send a rezoning proposal back for revision. The RNA LUC is comfortable in saying that this is a good outcome for the neighbourhood.

Sincerely,



Janet Simpson, President

Rockland Neighbourhood Association

cc Conrad Nyren, Parry Street Developments Ltd.

Alec Johnston, Senior Planner, City of Victoria.

NOTES FROM 4th CALUC MEETING TO DISCUSS 1745 ROCKLAND AVENUE

7:00 pm, 3rd November, 2016, Fairfield Community Centre

Present: RNA Board: Janet Simpson, Bob June, Aimée Botje, David McWalter, Vanessa Dingley

Developer: Conrad Nyren Architect: Peter Hardcastle

Blasting and Construction: Neal Smith (HHS Drilling and Blasting) and Darrell (Homewood Constructors)

Local residents: Nine

Bob June (Chair, Rockland Neighbourhood Association Land Use Committee) welcomed those present and thanked them for coming. Most of those present had attended the previous CALUC meetings to discuss the earlier proposals for this property. He reminded people that the notes taken at the meeting are submitted to the City Council with a cover letter from the Rockland Neighbourhood Association. When asked whether the notes could be circulated, he replied that there was insufficient time for this; but the RNA's cover letter will be posted on our website. The proposal will go from the City Planning Department to the Council (the Committee of the Whole), and there will be a further opportunity for public comments when it goes to a Public Hearing at the final Council meeting. The developer has the opportunity to respond to comments if he wishes to do so.

Conrad Nyren (developer) said that he had met many members of the audience in earlier discussions. He introduced Neal Smith, from HHS Drilling and Blasting, and Darrell (last name?) of Homewood Constructors. He said that an earlier proposal for four units had been rejected. Since then there has been considerable consultation with the neighbours around the property in drawing up the most recent proposal. The current proposal has three homes, which are separate buildings, and it now conforms to R1-A and Schedule H (panhandle) requirements. The site coverage is 25%, i.e. within the requirements. The landscaping is similar to that in the previous proposal, although changed slightly to make it appropriate for the three homes (instead of four).

Peter Hardcastle, architect for the project, explained that the proposals, when approved, will be like a contract, and further changes cannot be made without a 'development variance permit', which would trigger another meeting. He explained that while the current proposal meets all the R1-A and Schedule H requirements, the re-zoning was made necessary by having three *detached* units. This will be a site-specific zone. The maximum height of the homes will not go above 5m. from the existing natural grade (the max. allowable), and in fact the houses are nestled into the landscape so as to minimize their impact as much as possible. Peter noted that the landscape plan will be just as binding as the building plan unless changes are very minor.

Neal Smith said that the site is reasonably level, though there are some rock outcrops. His company will obtain a blasting permit from the City of Victoria, and it will do a 'pre-blast survey' on all buildings within 200 ft. of the blasting, so that any changes after the blasting can be clearly shown. He said that it is very unusual for any damage to occur, but his company's insurance would cover any damage. He explained that they use the most up-to-date blasting methods, which are much safer than older methods. They will only blast where it is needed, but they can't identify that until they are able to see under any materials covering the rock.

QUESTIONS/COMMENTS/ANSWERS:

Susan Wynne-Hughes (926 Richmond)

Hilary Lazaruk (no address given)

Q: What about blasting damage to trees?

A: The Parks Department marks a "no go" zone around the trees. It's extremely rare that they get damaged, and we use a different type of blasting near the trees so as not to damage them. We probably won't need to blast near the driveway.

Janet Simpson (RNA: 1336 Richardson Street)

Q: We are often told that there will be no damage from blasting, but there was damage from the blasting on Royal Terrace, so how can we be sure that it won't happen again?

A: Neal: We are very careful and use the most appropriate techniques. Unfortunately not all the blasting companies do the same.

Janet Simpson (RNA: 1336 Richardson Street)

Q: What about drainage? The tennis court caused some problems for the three homes on Richmond below it.

Reed Priddy (1723 Green Oaks Terrace)

Q: The drainage problems are not necessarily run-off problems, but changes in the rock can cause problems.

A: The three new homes will enable much better drainage than the previous layout. New perimeter drains will improve the situation, so there should be a net gain in drainage capacity. Most of the rock will be untouched, and the minimum amount will be blasted.

Dave McWalter (RNA: 1720 Lyman Duff Lane)

Q: Will the pre-blasting survey be done inside and outside the buildings?

A: Yes, inside and out. We will photograph all pre-existing problems. The blasts will be small and will be done very carefully.

Ross Crockford (942 Richmond Avenue)

Q: I live in the condo building next to Unit 2 – will this be included in the pre-blasting survey?

A: Anything within 200 ft. will be included.

Aimée Botje (1759 Rockland Avenue, #7)

Q: Will the survey cover rock walls?

A: Yes

Janet Simpson (RNA: 1336 Richardson Street)

Q: Will the trees still have access to sufficient water?

A: The whole area will be irrigated, and the soil around the trees will not be disturbed. Perimeter drains only remove *excess* water, and do not affect the ground water level.

Vince Bennett (1740 Lyman Duff Lane)

Q: Is the street drainage sufficient for the three additional houses?

A: Yes, Richmond Avenue has plenty of drainage capacity.

Hilary Lazaruk (no address given)

Q: What is the time frame for the development?

A: Conrad said that he hoped the work would be done in 10 months, but others thought it would take longer than this – perhaps 14 months. The schedule and expenses are tightly controlled.

Peter Stringer (no address given)

Q: What is the timeline for the subdivision into two lots?

A: We already have approval for the subdivision of the whole site into two lots: the existing house is a fee simple lot; the fact that it has a Heritage designation means that there are limits on what changes can be made to it. We have received some interest in its purchase.

Ross Crockford (942 Richmond Avenue)

Q: What about parking – how much will there be?

A: Although only one parking space per unit is required, the three units will each have a 2-car garage. (The earlier plan had more parking because of the guest parking provided.)

Vince Bennett (1740 Lyman Duff Lane)

Q: What about external lighting?

A: We don't have details yet, but it will be controlled "down-lighting". We need to make it a safe walking area, but there will definitely be no standard lamp posts.

Hilary Lazaruk (no address given)

Q: Will it be a gated community?

A: There are no plans for a gate at present. (People may want to keep deer out, but they can jump over 7ft.) This is not planned as a gated area.

Sue Wynne Hughes (926 Richmond)

Q: What type of fencing will there be?

A: The fencing will be very high-quality, custom-made fencing. The houses will sell for approx. \$1.8m to \$2m, so everything will be of very good quality.

Dave McWalter (RNA: 1720 Lyman Duff Lane)

Q: Is there any possibility that the access road might be taken through Earl Large's property?

A: This is not part of the plan, and Peter Hardcastle said he hadn't considered it. The City would have to give permission to allow this.

Vince Bennett (1740 Lyman Duff Lane)

Q: Would it be possible to have a covenant to prevent this from happening?

A: We would be willing to consider it, but the City might have an issue with it. In any case, there is a very low probability of its arising.

Dave McWalter (RNA: 1720 Lyman Duff Lane)

Q: We really want to prevent this (a through road) from happening.

A: (Peter Hardcastle) We will submit a written proposal with the planning application, and we could include the following statement: "There is no intention for the (access) road to go through Mr. Large's property." This would put everyone on notice that we do not want this to happen, and it would be on the record.

Vince Bennett (1740 Lyman Duff Lane)

Q: Will there be natural gas?

A: Yes

Sue Wynne Hughes (926 Richmond)

Q: Can there be some negotiation on the landscape plan? I would like to discuss some of the trees on the border.

A: When the landscaping is going to be done, you will be notified. But there can be negotiated changes, and the City staff can deal with this – all they want to see to approve it would be letters showing that *both* sides are in agreement. The landscape plans show existing planting and new planting. Conrad noted that there will be 12 ft coniferous trees to provide a good screen between the new homes and the existing ones. The new owners will want privacy as much as the existing owners do.

Adjournment: 8:55 pm

CALUC COMMUNITY MEETING FEEDBACK FORM

This form was developed by the RNA Land Use Committee to help consolidate neighbours feedback to Rezoning Proposals. It is not meant to be a complete compilation of all issues. When a development proposal requires rezoning the applicant is advised to have consulted with the immediate neighbours so that their concerns can be considered. Please read this form carefully, checking the statements with which you are in agreement and signing to indicate that you have been fully informed about this development proposal. You are encouraged to provide comments; however your ultimate position need not be declared until the Public Meeting before City Council.

- ☒ I have had an opportunity to review the required plans and proposal for 1745 Rockland
- ☒ I understand both the existing zoning and the requested proposed rezoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..
- ☒ Proposals for blasting or tree removal have been explained to me.
- Or
- ☐ I have been informed there will be no blasting or tree removal.
- ☒ The proposed landscaping for our common property line is acceptable to me.
- ☒ The proponents explanation adequately addressed my major questions about the proposal.
- ☐ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

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

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

Signature(s) of owner(s): Daniel Borge Date: 3 Nov. 2016

Address if owner(s): 7-1759 ROCKLAND AVE

Comment: _____

_____ (over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

CALUC COMMUNITY MEETING FEEDBACK FORM

This form was developed by the RNA Land Use Committee to help consolidate neighbours feedback to Rezoning Proposals. It is not meant to be a complete compilation of all issues. When a development proposal requires rezoning the applicant is advised to have consulted with the immediate neighbours so that their concerns can be considered. Please read this form carefully, checking the statements with which you are in agreement and signing to indicate that you have been fully informed about this development proposal. You are encouraged to provide comments; however your ultimate position need not be declared until the Public Meeting before City Council.

- ☒ I have had an opportunity to review the required plans and proposal for 1745 Rockland
- ☒ I understand both the existing zoning and the requested proposed rezoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..
- ☒ Proposals for blasting or tree removal has been explained to me.

Or

- ☐ I have been informed there will be no blasting or tree removal.
- ☒ The proposed landscaping for our common property line is acceptable to me.
- ☒ The proponents explanation adequately addressed my major questions about the proposal.
- ☒ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

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

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

Signature(s) of owner(s): [Signature] Date: 3/11/2012

Address if owner(s): 926 RICHMOND AVE VICTORIA

Comment: _____

(over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

CALUC COMMUNITY MEETING FEEDBACK FORM

This form was developed by the RNA Land Use Committee to help consolidate neighbours feedback to Rezoning Proposals. It is not meant to be a complete compilation of all issues. When a development proposal requires rezoning the applicant is advised to have consulted with the immediate neighbours so that their concerns can be considered. Please read this form carefully, checking the statements with which you are in agreement and signing to indicate that you have been fully informed about this development proposal. You are encouraged to provide comments; however your ultimate position need not be declared until the Public Meeting before City Council.

- ☒ I have had an opportunity to review the required plans and proposal for 1745 Rockland
- ☒ I understand both the existing zoning and the requested proposed rezoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..
- ☒ Proposals for blasting or tree removal has been explained to me.

Or

☐ I have been informed there will be no blasting or tree removal.

N/A ☐ The proposed landscaping for our common property line is acceptable to me.

☒ The proponents explanation adequately addressed my major questions about the proposal.

☒ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

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

☒ I support the concept as proposed at this time.

☐ I do not have an opinion at this time.

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

Signature(s) of owner(s):

[Signature]

Date:

Nov. 4/2016

Address if owner(s):

1643 ST. FRANCIS WOOD

Comment:

(over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.



Talbot Mackenzie & Associates

Consulting Arborists

January 26, 2017

Parry Street Developments
c/o Homewood Constructors
160 - 4396 West Saanich Road
Victoria, BC V8Z 3E9

Attention: Conrad Nyren

Re: Arborist Report for 1745 Rockland Avenue

Assignment: Prepare a tree retention report to be used during the construction of the proposed townhouse development located at 1745 Rockland Avenue. The subject property is composed of a parcel that fronts Rockland Avenue with the proposed townhouse site located on the eastern portion of the property and having a driveway access to Richmond Avenue.

Methodology: For the purpose of this report, we reviewed the site plan outlining the building footprints, driveway and parking areas and the location of the service corridor. During our January 18, 2017 site visit, we examined and updated the tree information that was originally documented by us on September 03, 2013. The resource of trees that was compiled is located within the boundaries of the subject property, and on the boundaries of the neighbouring properties where they could potentially be impacted. The trees are identified by number on the site plan and in the field with a numbered metal tag. The information that was compiled including the tree number, the tree species, size (d.b.h.), protected root zone (PRZ), critical root zone (CRZ), crown spread, health and structural condition, relative tolerance to construction impacts and general remarks and recommendations was recorded in the attached tree resource spreadsheet.

Tree Resource: The tree resource on the property is composed of a mixture of native and exotic tree species. There are only three (3) bylaw-protected trees located within the boundaries of the subject property.

Garry oaks #42 and #70, and Big Leaf maple #76

There are also three (3) bylaw-protected trees located on the neighbouring properties or on the property boundaries where they could potentially be impacted.

Dogwood #51, Garry oak #55, and Douglas-fir #60

Most of the trees are reasonably healthy and have structural characteristics that indicate that they are worthy of retention. The remainder of the trees are exotic species not protected by size or by species under the Municipal Tree Protection bylaw.

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

..../2

As noted in our Tree Resource Spreadsheet, there is one elm tree located on the neighbouring property at 1737 Rockland Avenue that will not be impacted by the proposed development, but has a large broken scaffold limb hung up in its canopy that could strike the subject property when it fails. The property owner should be informed of the potential risk posed.

Potential impacts: Following our inspection of the tree resource and review of the plans that were supplied, we anticipate that the highest onsite impacts may occur during:

- Excavation for the proposed driveway footprint and parking areas.
- Excavation for the proposed building footprint.
- Excavation for the service corridors.

To facilitate the construction required for this project, it will not be necessary to remove any of the bylaw-protected trees; however, Big Leaf maple #76 is located where it could be impacted by the proposed driveway, and where its isolation from the construction impacts could be difficult. It will also be necessary to remove all of the non bylaw-protected trees located within the footprints of these features, as shown on the site plan.

The exotic tree species along the property boundaries are located where isolation from most of the construction impacts should be possible and accordingly they can be retained, if desired. It may be necessary to remove the pyramidal cedar hedge along the southern property boundary, but its function in the landscape can be easily duplicated by the installation of large nursery stock.

Mitigation of impacts

We recommend the following procedures be implemented, to reduce the impacts on the trees to be retained.

Barrier fencing: Areas, surrounding the trees to be retained, should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zones as defined in our Tree Resource Spreadsheet. Where the building or driveway footprint and other features encroach within the critical root zone area, the fencing should be erected 1 metre off the edge of building footprint and 0.5 metre off the edge of the driveway footprint, or where determined by the project arborist.

The barrier fencing to be erected must be a minimum of 4 feet in height and constructed of solid material or flexible safety fencing that is attached to wooden or metal posts. If a flexible fencing material is used, the top and bottom of the fencing must be secured to the posts by a wire or board that runs between these posts. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity.

The project arborist must be consulted before this fencing is removed or moved for any purpose. Solid hording material may also be required along the driveway access to protect the trunks of trees from mechanical injury if vehicles or machinery are permitted close to tree trunks and where blasting is required.

Building footprint: It is our opinion that the building footprints are located where the excavation required will not have a detrimental impact on the large Douglas-fir #60 and Garry oaks #42 and #70.

The plans show decks and other features that encroach within the critical root zone areas of these three bylaw-protected trees. It is our understanding that these are wooden decks that will be constructed at an elevation that is above the existing site grade. It may not be possible to excavate to a depth of load bearing soils in this location without disturbing the critical root structures. The project arborist must review the details for these features to determine that they can be constructed and installed without impacting the root zones of these bylaw-protected trees. Any excavation within the defined critical root zone areas must be supervised by the project arborist.

Driveway: The driveway is located where there is a potential to impact the bylaw-protected trees on the neighbouring properties, including dogwood #51, Garry oak #55 and Big Leaf maple #76 on the subject property.

The canopies of the oak, cypress and dogwood trees extend over the footprint for the access driveway, and where pruning will be required to attain adequate clearance above the driveway. The location of the driveway outlined in the preliminary plans would have resulted in the removal of one of the large stems. During a subsequent review of the driveway with the architect and landscape architect, it was determined that the driveway footprint can be adjusted so that this large stem can be retained and protected. The project arborist must direct all the pruning work required for clearance above and along the driveway footprint.

The footprint for the driveway also encroaches within the root zones of the trees that are located on either side of this footprint. A rock outcrop is located at the base of oak #55 that has diverted and limited the spread of roots from this tree into the footprint. Careful removal of this rock outcrop, if required, will be necessary to avoid damaging the roots that will be growing along the soil rock interface. Retaining a strip of rock between the driveway edge and the tree is recommended to protect these critical root structures.

The plans call for permeable paving to be installed in the locations where the driveway encroaches into the root zones of the adjacent trees. It appears that the driveway corridor has been disturbed historically during the installation of a storm water main along this corridor. It is likely that there was root disturbance and root loss resulting from this installation. There is also likely to be additional disturbance along this corridor to install an underground hydro service.

The project arborist must supervise the excavation for the driveway footprint and determine where permeable surfacing is required, and what grades must be maintained to bridge any critical root structures that are located beneath the driveway footprint (we have attached typical floating driveway specification that could be adapted for your use). The end of the driveway and parking stall may encroach within the root zone of Douglas-fir #60. The project arborist must supervise the excavation within the critical root zone of this tree. If root structures are encountered the driveway must be floated over these structures and permeable surfacing material must be used.

The grades surrounding Big Leaf maple #76 may make it difficult to locate and construct the entrance driveway without significantly impacting this tree. Retention of the bank at the driveway edge may be required to compensate for the grade change in this location. If it is determined that this tree can be retained, the project arborist should review the location of and requirements for the bank retention, and determine how best to construct this feature while protecting and retaining any critical root structures in this location.

Blasting/rock removal: Bedrock will be encountered within the driveway footprint and the service corridor, and may also be located within the building footprint. Where blasting is required to level rock areas, it must be sensitive to the root zones located at the edge of the rock. Care must be taken to assure that the area of blasting does not extend into the critical root zones beyond the building and driveway footprints and the service corridors. The use of small low-concussion charges and multiple small charges will reduce fracturing, ground vibration, and reduce the impact on the surrounding environment. Only explosives of low phytotoxicity (stick dynamite), and techniques that minimize tree damage, are to be used within the critical root zones of the trees that are to be retained. Provisions must be made to store blast rock, and other construction materials and debris away from critical tree root zones.

Servicing: An existing service corridor runs the length of the driveway access. An increase in the width of this corridor will be required to accommodate additional underground services. We anticipate that locating these services on the north side of the existing storm water service may result in the least impact on the adjacent trees. The project arborist must supervise the excavation required to install these services. If any flexibility as to the location of these services is possible, the most suitable locations can be determined at the time of excavation. The arborist may determine that the use of hand digging and/or airspade excavation or the use of hydro excavation may be required where these services encroach within the root zones of the bylaw-protected trees.

Offsite work: The plans did not show, and we are not aware of any upgrades or replacements of offsite municipal infrastructures. This offsite work will not impact any of the bylaw-protected trees but could impact trees on the municipal frontages of the adjacent properties.

Pruning: The canopies of the trees on the adjacent properties extend over the property line and into the proposed driveway access of the subject property. It is likely that some pruning of the canopies of the retained trees will be required to attain adequate clearance from and above the area of excavation and construction. The project arborist must direct all of the pruning work required for clearance above and along the driveway footprint, and all pruning required must be completed by an ISA Certified arborist.

All the bylaw protected trees are located where there is unlikely to be any further pruning required to attain clearances from the buildings that are constructed on this site. Cyclical pruning will be required in future years to maintain adequate clearance above the driveway.

Work Area and Material Storage: It is important that the issue of storage of excavated soil, material storage, and site parking be reviewed prior to the start of construction; where possible, these activities should be kept outside of the critical root zones. If there is insufficient room for onsite storage and working room, the arborist must determine a suitable working area within the critical root zone, and outline methods of mitigating the associated impacts (i.e. mulch layer, bridging etc).

Arborist Role: It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:

- Locating the barrier fencing and hording
- Reviewing the report with the project foreman or site supervisor
- Locating work zones, where required
- Supervising excavation for the building footprint, driveway footprint, and service corridor where they encroach within the critical root zones of trees that are to be retained.
- Provide direction for the blasting contractor

Review and site meeting: Once the development receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any demolition, site clearing or other construction activity occurs.

Summary: It is our opinion that there is a high probability that the bylaw-protected trees that are designated for retention can be successfully protected and retained if the precautions and procedures that are outlined in this report are followed and implemented during the construction phase.

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

Thank you,

Talbot Mackenzie & Associates



Tom Talbot & Graham Mackenzie
ISA Certified, & Consulting Arborists

Enclosure: Tree Resource Spreadsheet, Floating driveway specifications and diagram, Barrier fencing diagram, reviewed plans.

cc: Bev Windjack, LADR Landscape Architects Ltd:

Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve the health and structure of individual trees or group of trees, 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

PRZ – **protected root zone** - the area of land surrounding a bylaw-protected tree that contains the bulk of the critical roots of the tree. Indicates the radius of a circle of protected land, measured in metres, calculated by multiplying the diameter of the tree by 18.

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.

Condition health/structure –

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

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

**TREE RESOURCE
for
1745 Rockland Avenue**

<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>Relative Tolerance</i>	<i>Remarks / Recommendations</i>
51	67	12.0	6.0	Dogwood	18.0	fair	fair	good	Located on the adjacent property at 924 Richmond Avenue. Anthracnose infection on foliage. Some weakness and included bark present at the stem unions. We anticipate that the removal of two 15 cm diameter lateral limbs from a 50 cm scaffold limb that extends over the property boundary will be required for clearance above the driveway. Bylaw-protected.
52	21	n/a	2.0	Leyland cypress	6.0	good	good	moderate	Young tree. May be located on the neighbouring property at 926 Richmond Avenue. Pruning of side limbs for clearance will be required if retained. Not bylaw-protected
53	38	n/a	4.0	Flowering cherry	8.0	fair/poor	fair	moderate	May be located on the neighbouring property at 926 Richmond Avenue. Indicators of Bacterial canker infection and Cherry Bark Tortrix infestation. Some side pruning of limbs for clearance will be required. Not bylaw-protected
55	42/46/ 63	21.0	8.0	Garry oak	17.0	fair	fair	good	May be located on the neighbouring property at 926 Richmond Avenue. 42 cm stem is weakly attached to the main trunk. Pruning to raise canopy over the proposed driveway or removal of one of the large stems may be required for driveway clearance. Bylaw-protected.
56	multiple	n/a	1.0	Pyramid cedar (Thuja)	2.0	fair/good	fair/good	good	19 trees growing in a hedgerow. One tree dead and uprooted. One tree suppressed by adjacent variegated cedar. Not bylaw-protected
57	3 x 33	n/a	5.0	Variegated cedar (Thuja)	10.0	good	fair	moderate	Some weakness at union of main stems. Not bylaw-protected
58	28	n/a	3.0	Yellow cedar (Chamaecyparis)	6.0	good	fair/poor	good	Split between main growth leader at midpoint in canopy height. Not bylaw-protected
59	22	n/a	3.0	Prune plum	6.0	fair	fair	moderate	Fruit tree. Some dead limbs in canopy. Not bylaw-protected

TREE RESOURCE
for
1745 Rockland Avenue

Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
60	74	13.3	10.0	Douglas-fir	11.0	fair	fair	poor	Located on property boundary with 1737 Rockland Avenue. Some indicators of health stress, dead limbs, short annual shoot elongation. Surface roots lifting pavement. Ivy covering trunk. Bylaw-protected.
61	32	n/a	3.5	English Holly	6.0	good	fair	good	Topped historically. Ivy covering canopy. Not bylaw-protected
no tag	n/a	n/a	n/a	Elm	11.0	good	fair	moderate	Located on property boundary with 1737 Rockland Avenue. Grouping of large elm trees. Large scaffold limb failed and hung up in canopy. Poses risk to use of subject property.
70	70	12.6	7.0	Garry oak	12.0	fair	fair	good	Co-dominant stems removed historically. Decay visible in pruning wounds. Some health stress, seasonal infestation by Jumping oak Gall Wasp. Closer examination of structure recommended. Bylaw-protected.
42	72	13.0	7.0	Garry oak	15.0	good	fair/poor	good	Co-dominant stems and limbs removed historically. Decay visible in pruning wounds. Closer examination of structure recommended. Bylaw-protected.
62	37	n/a	4.5	Elm	10.0	good	fair	moderate	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. No visible defects. Not bylaw-protected
63	42	n/a	4.5	Elm	10.0	good	fair	moderate	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. May have been topped historically. Not bylaw-protected
64	11/14/ 17/27	n/a	4.5	Elm	8.0	good	fair/poor	moderate	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. Possible weakness at stem unions. Not bylaw-protected

**TREE RESOURCE
for
1745 Rockland Avenue**

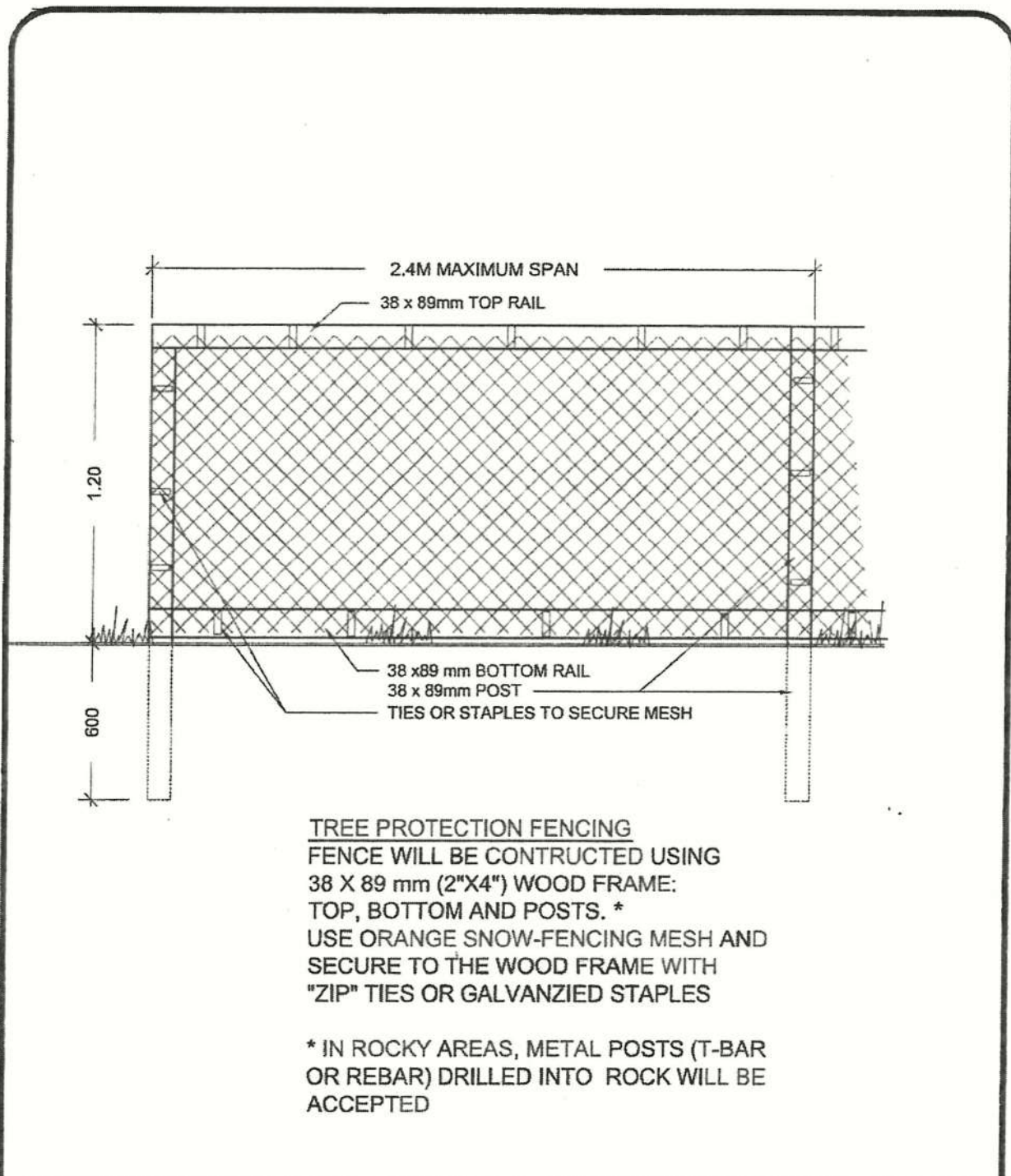
<i>Tree #</i>	<i>d.b.h. (cm)</i>	<i>PRZ</i>	<i>CRZ</i>	<i>Species</i>	<i>Crown Spread(m)</i>	<i>Condition Health</i>	<i>Condition Structure</i>	<i>Relative Tolerance</i>	<i>Remarks / Recommendations</i>
65	2 x 35	n/a	6.5	Elm	10.0	good	fair	moderate	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. Not bylaw-protected
66	34	n/a	3.5	Scotts pine	6.0	good	fair	good	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. Heavily end-weighted limbs in canopy. Not bylaw-protected
67	29	n/a	3.5	Scotts pine	6.0	good	fair	good	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. Heavily end-weighted limbs in canopy. Not bylaw-protected
68	31	n/a	3.5	Scotts pine	6.0	good	fair	good	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. Heavily end-weighted limbs in canopy. Not bylaw-protected
69	60	n/a	6.0	Weeping willow	10.0	fair	fair/poor	good	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. Numerous dead stems. Infected with willow leaf and twig blight. Heavy canopy lean. Not bylaw-protected
71	32	n/a	3.5	Yellow cedar (Chamaecyparis)	6.0	good	good	good	Not bylaw-protected
72	1 x 12 4 x 9	n/a	2.0	Pyramid cedar (Thuja)	3.0	good	fair/poor	good	Weakness at stem union. Some separation of stems. Not bylaw-protected
73	26	n/a	3.0	Yellow cedar (Chamaecyparis)	5.0	good	good	good	Not bylaw-protected

**TREE RESOURCE
for
1745 Rockland Avenue**

<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>Relative Tolerance</i>	<i>Remarks / Recommendations</i>
74	20/20/ 31	n/a	5.0	Variegated cedar (Thuja)	5.0	good	fair	moderate	Some weakness at union of main stems. Not bylaw-protected
75	19/24	n/a	5.0	Variegated cedar (Thuja)	5.0	good	fair	moderate	Some weakness at union of main stems. Not bylaw-protected
76	21/28/ 34	11.4	6.5	Big Leaf maple	10.0	good	fair	good	Bylaw-protected.
77	15	n/a	3.0	Yellow cedar (Chamaecyparis)	5.0	good	good	good	Canopy covered with Polygonum vine. Not bylaw-protected
78	12/15/ 15	n/a	3.5	Hawthorne	8.0	fair	fair	moderate	Multiple stemmed tree, suppressed in grove. Leaf shedding due to insect infestation and fungal infection of foliage. Not bylaw-protected
79	35	n/a	3.5	Apple	8.0	good	good	moderate	Fruit tree. Not bylaw-protected
80	23	n/a	3.0	Yellow cedar (Chamaecyparis)	4.0	good	good	good	Not bylaw-protected
81	2 x 30 1 x 5	n/a	5.0	Variegated cedar (Thuja)	7.0	good	fair	moderate	Some weakness at stem union. Not bylaw-protected
82	12/17	n/a	3.0	Yellow cedar (Chamaecyparis)	3.0	poor	poor	good	Declining tree, one dead stem and stress in remainder. Recommend removal. Not bylaw-protected

TREE RESOURCE
for
1745 Rockland Avenue

<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>Relative Tolerance</i>	<i>Remarks / Recommendations</i>
83	13/17	n/a	2.0	Pyramid cedar (Thuja)	3.0	good	fair	good	Some weakness at union of main stems. Not bylaw-protected
84	13/17/ 32	n/a	4.5	Variegated cedar (Thuja)	9.0	good	fair	moderate	Some weakness at union of main stems. Not bylaw-protected



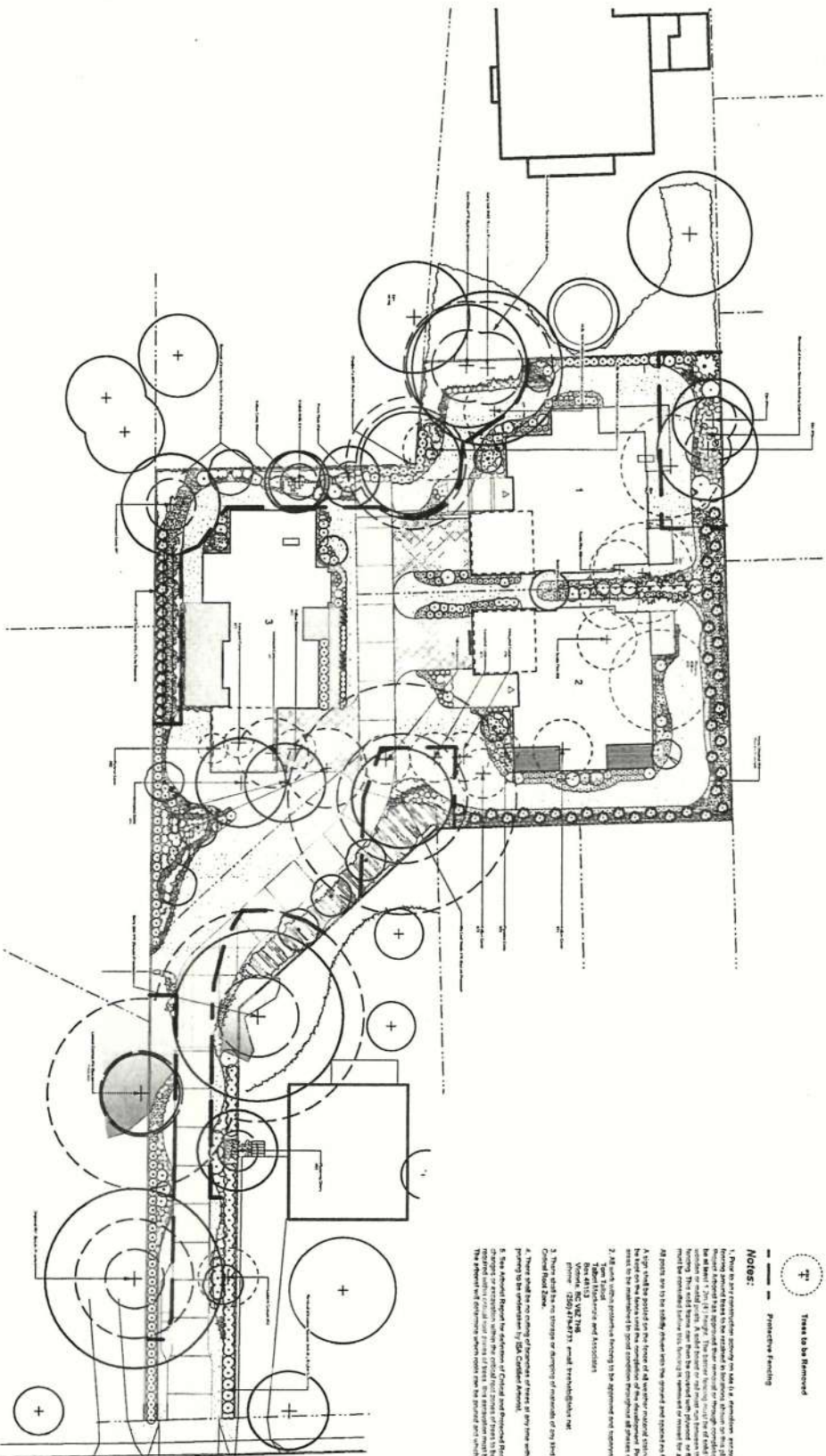
DETAIL NAME:

TREE PROTECTION FENCING

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

E105
 DRAWING

1745 Rockland Redevelopment - Tree Preservation Plan



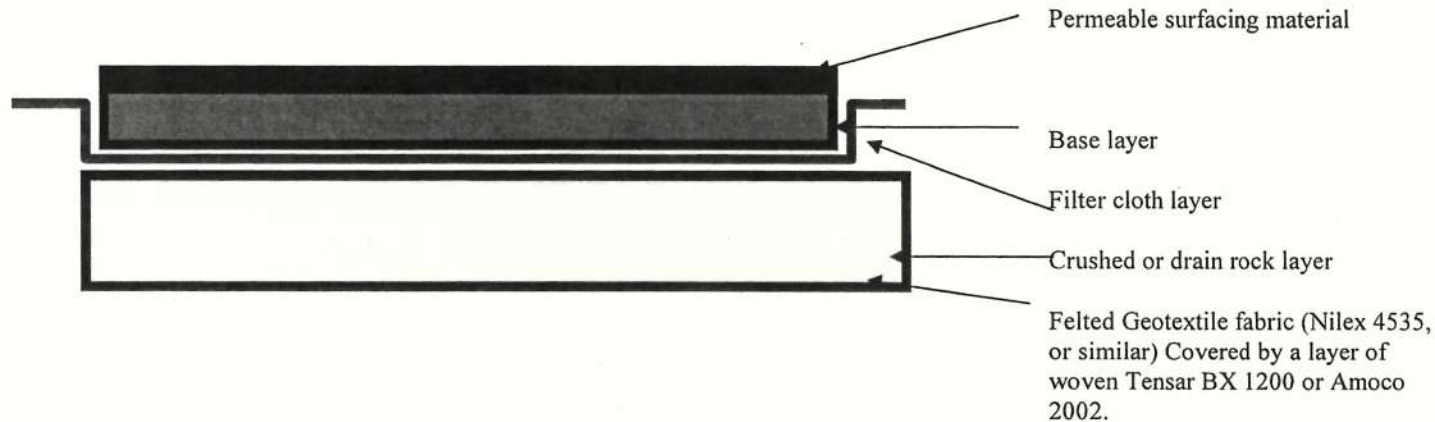
Legend

- Trees to be Retained:
 - Extent of Critical Road Zone
 - Extent of Crown Street
 - Extent of Protected Road Zone - Shown Protected Trees Only
- Trees to be Removed:
 - Protective Fencing

NOTES:

1. Prior to any construction activity on this site, a landscape architect/engineer must prepare a tree inventory and a tree preservation plan. The tree inventory must include a list of all trees on the site, their species, size, and location. The tree preservation plan must include a list of trees to be retained, a list of trees to be removed, and a list of trees to be removed only if the Protected Road Zone is shown. The tree inventory and tree preservation plan must be submitted to the City of Raleigh for review and approval. The tree inventory and tree preservation plan must be updated as construction progresses. The tree inventory and tree preservation plan must be submitted to the City of Raleigh for review and approval. The tree inventory and tree preservation plan must be updated as construction progresses. The tree inventory and tree preservation plan must be submitted to the City of Raleigh for review and approval. The tree inventory and tree preservation plan must be updated as construction progresses.
2. All trees within the Protected Road Zone must be retained and protected by Project design.
3. All trees within the Protected Road Zone must be retained and protected by Project design.
4. Trees shall be retained and protected by Project design.
5. The extent of the Protected Road Zone shall be determined by the City of Raleigh.
6. The extent of the Protected Road Zone shall be determined by the City of Raleigh.
7. The extent of the Protected Road Zone shall be determined by the City of Raleigh.
8. The extent of the Protected Road Zone shall be determined by the City of Raleigh.
9. The extent of the Protected Road Zone shall be determined by the City of Raleigh.
10. The extent of the Protected Road Zone shall be determined by the City of Raleigh.

Diagram – Site Specific Floating Driveway, Parking and Sidewalk Areas



Specifications for Floating Driveway and Parking Areas

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