

LEGEND

- PROPERTY LINE
- ROOF OVERHANG
- UNDERGROUND PARKING SLAB
- SOD
- MUNICIPAL BOULEVARD
- LANDSCAPE AREA AT GRADE
- LANDSCAPE AREA IN PLANTERS
- PATIO
- PATHWAY
- DRIVEWAY
- MUNICIPAL SIDEWALK
- BIKE LANE
- ALLEN BLOCK PLANTER
- CIP CONCRETE PLANTER
- 2.4m WIDE ROAD DEDICATION
- CORTEN RETAINING WALL
- PERIMETER FENCE AT 6' HEIGHT
- RAILING AT 6' HEIGHT
- LANDSCAPE BERM



CORTEN RETAINING WALL



PERGOLA STRUCTURE

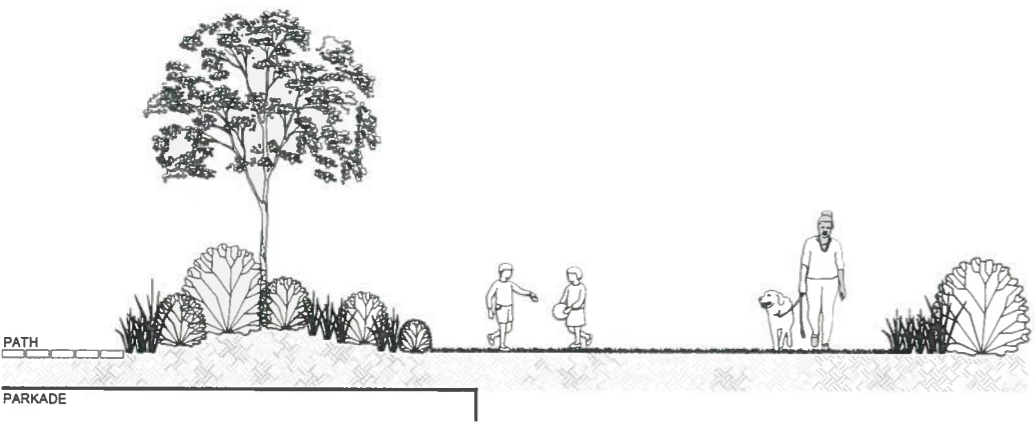


HEXAGON BENCH

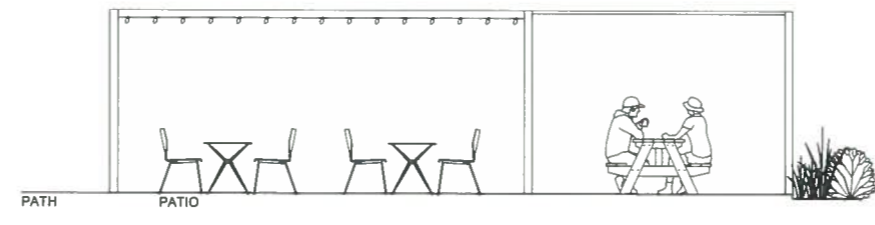


LOUNGE WITH FIRE PLACE

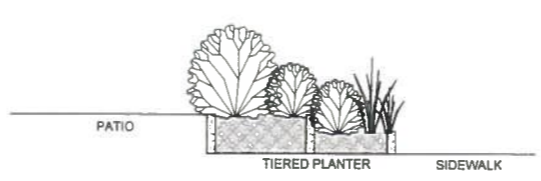
NOTE: EXISTING UTILITY CONNECTIONS ARE TO BE CAPPED



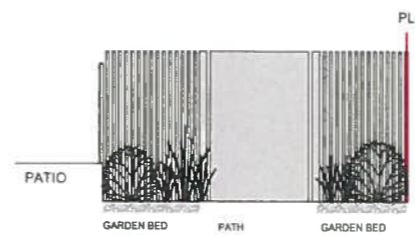
1 SECTION 1
L1



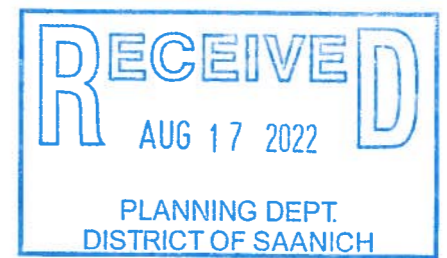
2 SECTION 2
L1



3 SECTION 3
L1



4 SECTION 4
L1



1608 Camosun Street, Victoria BC V8T 3E6
Info@biophilialcollective.ca 250 590 1156

OWNER/CLIENT
ABSTRACT DEVELOPMENTS

PROJECT ADDRESS
**3405 Shelbourne St
Saanich, BC**

DESIGNED BY: **BIANCA BODLEY**
DRAWN BY: **KM TANG**

NO	ISSUED FOR	DATE
1	REVIEW	12/02/2021
2	DEVELOPMENT PERMIT	02/08/2022



DRAWING TITLE
LANDSCAPE SITE PLAN

DWG NO.

SCALE 1:150

L1

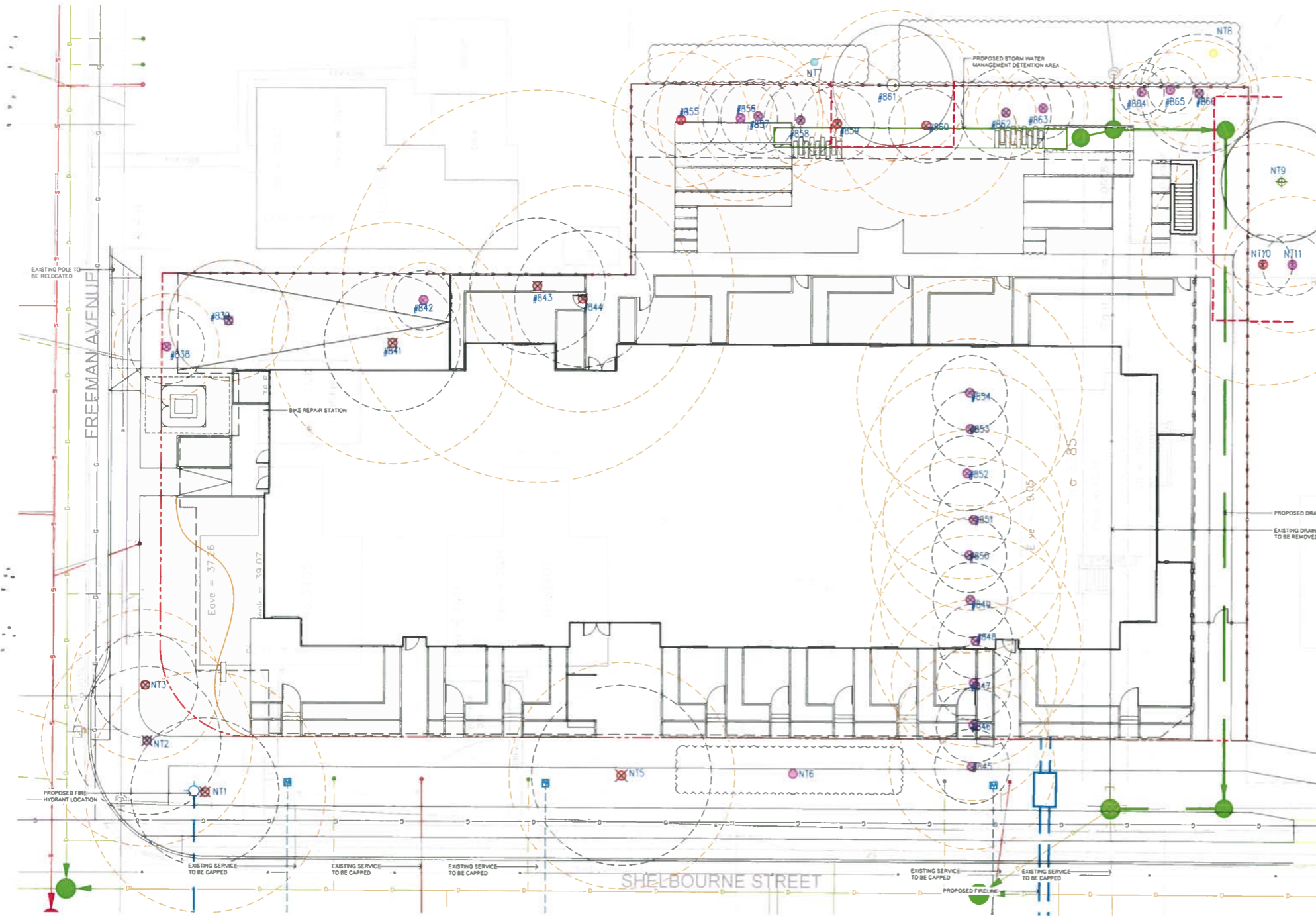


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TREE STATUS LEGEND

- NT11** EXISTING TREE TAG
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE STATUS TO BE DETERMINED
- EXTENT OF CRITICAL ROOT ZONE
• SEE ARBORIST REPORT PREPARED BY TALBOT MACKENZIE & ASSOCIATES
- PROTECTED TREE FOR REMOVAL
- PROTECTED TREE TO RETAIN
- TREE FOR REMOVAL
- TREE RETENTION TBD
- NON-PROTECTED TREE TO RETAIN
- TREE PROTECTION FENCING
 - TO OUTSIDE OF DRIFLINE WHERE POSSIBLE (AS SHOWN)
 - TO BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION
 - TO MUNICIPAL STANDARD

Original Inventory July 8, 2022
Updated Inventory 11, 2022; June 10, 2022
3405-3409 Shelbourne St, Saanich
Tree Removal Application
Page 1 of 1

Tree ID	Common Name	Latin Name	DBH (cm) - approximate	Crown Spread (m) - approximate	CRZ (m) - approximate	Species	Health	Structure	Remarks and Recommendations	Bylaw Protected	Retention Status	Impacts
818	Cherry	Prunus spp.	29.0	5.0	3.1	M	Fair	Fair	Shelter but sparse canopy	No	Retained	Within parkade ramp
819	Tree of Heaven	Ficus religiosa	39.0	8.0	4.0	C	Fair	Fair	15m by 12m wound on trunk. Large dead lower limb (21cm diameter)	No	Retained	Within parkade ramp
841	Western Red Cedar	Thuja plicata	54.6	9.0	8.0	P	Good	Fair	Substantial leaders visible near apex	Protected	Retained	Within parkade ramp
842	Western Red Cedar	Thuja plicata	18.0	4.0	2.5	P	Fair/Good	Fair	Forming within canopy of cedar #41, suppressed	No	Retained	Within parkade ramp
843	Western Red Cedar	Thuja plicata	43.40	12.12	9.0	13.0	P	Fair	Historically topped at top with multiple deflected sub-minimal leaders among stem topping location	Protected	Retained	Within parkade ramp
844	Douglas-fir	Pseudotsuga menziesii	49	9	7.5	P	Fair	Fair	Historically topped at top with 2 large deflected sub-minimal leaders among stem topping location	Protected	Retained	Within parkade ramp
845	Larix Cypress	Chamaecyparis lasiocarpa	38	5	5.5	P	Fair	Fair		No	Retained	Within parkade ramp
846	Larix Cypress	Chamaecyparis lasiocarpa	34	5	5.0	P	Fair	Fair		No	Retained	Within parkade ramp
847	Larix Cypress	Chamaecyparis lasiocarpa	36	5	5.5	P	Fair	Fair	Wound by 15cm wounds on lower trunk and another at base. Substantial stem apex.	No	Retained	Within parkade ramp
848	Larix Cypress	Chamaecyparis lasiocarpa	47	5	7.0	P	Fair	Fair	Substantial stem apex	No	Retained	Within parkade ramp
849	Larix Cypress	Chamaecyparis lasiocarpa	39	5	6.0	P	Fair	Fair	Wound by 15cm wounds on lower trunk	No	Retained	Within parkade ramp
850	Larix Cypress	Chamaecyparis lasiocarpa	42	5	6.5	P	Fair	Fair	Wound by 15cm wounds on lower trunk and another at the base. Substantial stem apex.	No	Retained	Within parkade ramp
851	Larix Cypress	Chamaecyparis lasiocarpa	41	5	6.0	P	Fair	Fair		No	Retained	Within parkade ramp
852	Larix Cypress	Chamaecyparis lasiocarpa	47	5	7.0	P	Fair	Fair	Shaded	No	Retained	Within parkade ramp
853	Larix Cypress	Chamaecyparis lasiocarpa	40	5	6.0	P	Good	Fair	Detached in upper canopy	No	Retained	Within parkade ramp
854	Larix Cypress	Chamaecyparis lasiocarpa	51	5	7.5	P	Fair	Fair	Stem detached	No	Retained	Within parkade ramp
855	Douglas-fir	Pseudotsuga menziesii	30	5	4.1	P	Fair	Fair	29 or 30cm diameter dependent on ground grade, unable to determine due to branch pile and blackberries surrounding tree. Topped at top historically with deflected leader	Possibly Protected	Retained	2.5m from parkade
856	Douglas-fir	Pseudotsuga menziesii	33	5	5.5	P	Fair	Fair	Stem over try. Topped at top with 20cm deflected leader	Protected	Retained	2.5m from parkade
857	Douglas-fir	Pseudotsuga menziesii	27	5	4.0	P	Fair	Fair	Chain over try. Topped at top historically	No	Retained	2.5m from parkade
858	Douglas-fir	Pseudotsuga menziesii	28	5	3.0	P	Fair/Good	Fair	27cm over try. Topped at top historically	No	Retained	2.5m from parkade
859	Douglas-fir	Pseudotsuga menziesii	31	5	4.1	P	Fair	Fair	Topped at top historically	Protected	Retained	2.5m from parkade
860	Douglas-fir	Pseudotsuga menziesii	39	5	6.0	P	Fair	Fair	Topped historically at top with 2 deflected leaders topped apex	Protected	Retained	2.5m from parkade
861	Freeland Cypress	Cupressus n. arborescens	49	8	5.0	C	Good	Good	Shaded with 3rd Knapley Plant. At end of row of trees	No	Retained	TBD
862	Apple	Malus spp.	18	6	2.0	M	Good	Fair	Flour tree	No	Retained	5'x3' size
863	Pine	Pinus spp.	21	4	1.8	M	Good	Fair	Suppressed by Cypress hedge; Fruit cone	No	Retained	6'x3'x3' size
864	English Laurel	Prunella laurifolia	18	1	2.0	C	Fair	Fair/Good	2m 25cm wide growing wounds at base	No	Retained	1.5m from street drain
865	English Laurel	Prunella laurifolia	17.14	1	2.5	C	Fair/Good	Fair	Flour in base	No	Retained	1.5m from street drain
866	Spirea Mistle	Prunella laurifolia	29	9	1.5	M	Fair	Fair	Flour below in trunk. Asymmetric canopy, comprising with canopy row	No	Retained	1.5m from street drain
NT 01	Silver Maple	Acer saccharinum	67.0	10.0	9.0	M	Fair/Good	Fair/Good	Minimal asymmetric and large pruning wounds on one side of canopy due to previous job and blackberries. Fair. 20cm. 10cm through upper canopy. Upright clippings piled against base	Protected	Retained	Within 1.5m from street drain, 1.5m from 5'x1' sidewalk
NT 02	Hedge Maple	Acer glabrum	37.0	10.0	7.0	M	Fair	Fair	Stem debilitation and epicormic growth	No	Retained	1.5m from sidewalk
NT 03	Cherry	Prunus spp.	26.23	7.0	3.0	M	Fair	Fair	2cm stem wound at base with 10cm bark and 10cm cambium at base of 21cm stem	Protected	Retained	Edge of new sidewalk
NT 04	Spirea Mistle	Prunella laurifolia	40	12	7.5	M	Good	Fair	NT03 DIBH over large ivy covering most of trunk obscuring substantial scars at 2m. 10cm through upper canopy and small foliage	Possibly Protected	Retained	4.5m from street drain
NT 05	English Laurel	Prunella laurifolia	116.15	3	2.0	C	Good	N.A.	10m lateral hedge with debris throughout	No	Retained	Within sidewalk
NT 07	English Laurel	Prunella laurifolia	5.10	2	2.0	C	Good	Good	Neighbour's hedge; Detached throughout and possibly ground layer	No	Retained	New fence
NT 08	Freeland Cypress	Cupressus n. arborescens	110.50	8	2.5m	C	Good	Fair	Row of trees on 3348 Knapley Place property. South half of row (and of existing garage on subject property) includes 6 trees - 35'x100' DIBH (row likely recently killed and removed with gap in canopy), with half of row (south of #861) are 18 smaller trees, - 15-40cm DIBH	Some trees possibly protected	Retained	5'x3'x3' size, within street drain
NT 09	Douglas-fir	Pseudotsuga menziesii	45	6	7.0	P	Good	Good	Neighbour's 4 3348 Knapley Pl - 2.5m from fence line	Protected	Retained	1.5m from street drain, parkade over street
NT 10	Landstry Poplar	Populus nigra Italica	80	4	9.0	C	Fair	Fair	Neighbour's 4 3348 Knapley Pl - 10m from fence line. Topped historically at top with many new sub-minimal leaders among stem topping location. Assessment recommended if retained	Protected	Retained	2.5m from street drain, parkade over street
NT 11	Landstry Poplar	Populus nigra Italica	59	4	4.5	C	Fair	Fair	Neighbour's 4 3348 Knapley Pl - 2.5m from fence line, with NT 10 fence line. Topped historically at top with many new sub-minimal leaders among stem topping location. Decay visible. Assessment recommended if retained	No	Retained	Street drain, parkade over street

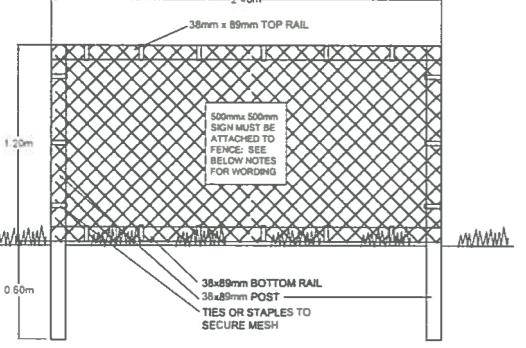
TREE DATA

Tree totals:
Number of Bylaw protected trees: 9 (8 on site, one on municipal, 1 off-site)
Number of Boulevard trees: 1
Number of non-bylaw protected trees on the development site: 22
Number of Bylaw protected off-site trees: 3
Number of non-Bylaw protected shared or off-site trees: 17 (16 in a hedge row)

Number of Bylaw protected trees on-site to be removed: 9
Number of Boulevard trees to be removed: 1
Number of non-Bylaw protected trees to be removed: 22
Number of off-site trees listed as TBD: 18, one of which is Bylaw protected.

Total tree removals: 33

Number of Bylaw replacement trees required on-site: 9
Number of Bylaw replacement trees required on a neighboring property: 1
Number of Bylaw replacement trees required on the boulevard: 2



TREE PROTECTION FENCING

- FENCE WILL BE CONSTRUCTED USING 38 mm X 89mm WOOD FRAME, TOP, BOTTOM AND POSTS * USE ORANGE SNOW-FENCING MESH AND SECURE THE WOOD FRAME WITH ZIP TIES OR GALVANIZED STAPLES.
- ATTACH A 500 mm X 500 mm SIGN WITH THE FOLLOWING WORDING: WARNING- TREE PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE OR AT LEAST EVERY 10 LINEAR METERS.
- IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED

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AUG 17 2022
PLANNING DEPT.
DISTRICT OF SAANICH

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TREE REMOVAL & PROTECTION PLAN

L2

TREE PROTECTION FENCING DETAIL

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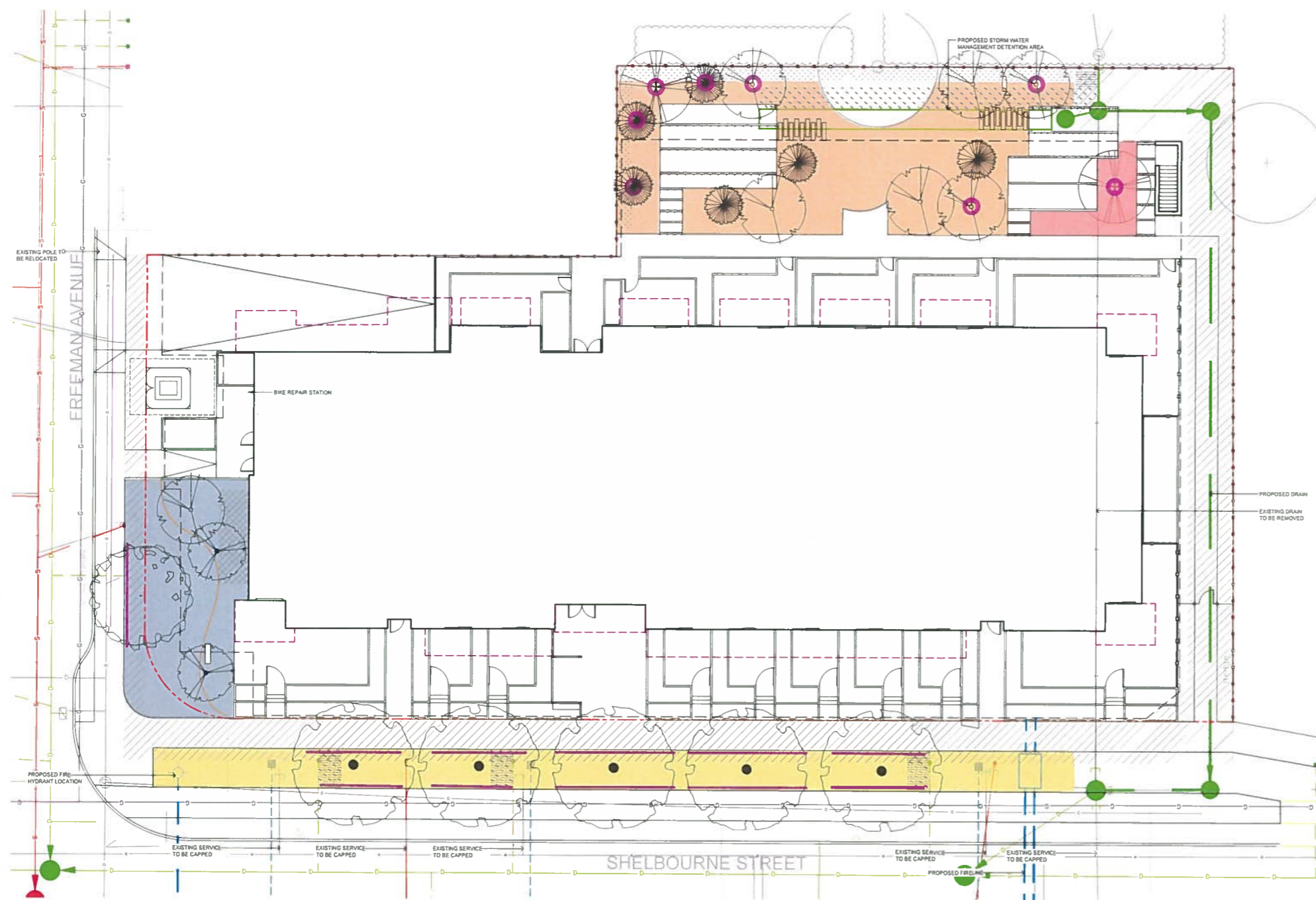


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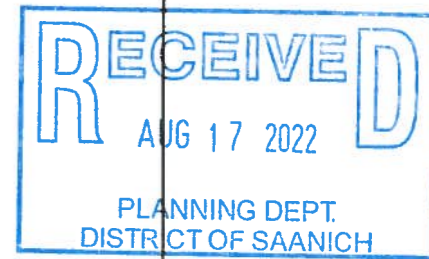


TREE SCHEDULE						
Quantity	Symbol	Latin Name	Common Name	Container	Caliper	Native
2		<i>Amelanchier x grandiflora 'Princess Diana'</i>	Serviceberry	B&B	4 cm	
2		<i>Cornus 'Eddie's White Wonder'</i>	Eddie's White Wonder Flowering Dogwood	B&B	7 cm	
7		<i>Acer circinatum</i>	Vine Maple	B&B	5 cm	Y
6		<i>Juniperus scopulorum Sarg</i>	Rocky Mountain Juniper	B&B	2.5 cm	Y
5		<i>Styax japonicas</i>	Japanese Snowbell	B&B	5 cm	
1		<i>Cerdidiphyllum japonica</i>	Katsura Tree	B&B	5 cm	
1		<i>Acer palmatum 'Atropurpureum'</i>	Red-Leaf Japanese Maple	B&B	2.5 cm	

NOTES
1 PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12. CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION

LEGEND

- 1.5 m OFFSET FROM EDGE OF UTILITY TO CENTRE OF TREE
- 10 m FROM PROPERTY LINE
- 20 m FROM BUILDING FOUNDATION
- ROAD DEDICATION
- DESIGNATED REPLACEMENT TREE
- TREE ROOT BARRIER



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SERVICEBERRY VINE MAPLE EDDIE'S WHITE WONDER DOGWOOD ROCKY MOUNTAIN JUNIPER JAPANESE SNOWBELL

SOIL VOLUME ANALYSIS

	TOTAL AREA = 176 m2 TOTAL VOLUME OF GROWING MEDIUM AT 800mm DEPTH = 105 m3 TOTAL VOLUME OF GROWING MEDIUM PER TREE (5) = 21m3
	TOTAL AREA = 206 m2 TOTAL VOLUME OF GROWING MEDIUM AT 800mm DEPTH = 126 m3 TOTAL VOLUME OF GROWING MEDIUM PER TREE (13) = 12.6 m3
	TOTAL AREA = 22 m2 TOTAL VOLUME OF GROWING MEDIUM AT 800mm DEPTH = 13.2 m3 TOTAL VOLUME OF GROWING MEDIUM PER TREE (1) = 13.2 m3
	TOTAL AREA = 123 m2 TOTAL VOLUME OF GROWING MEDIUM AT 800mm DEPTH = 98.4 m3 TOTAL VOLUME OF GROWING MEDIUM PER TREE (4) = 24.6 m3

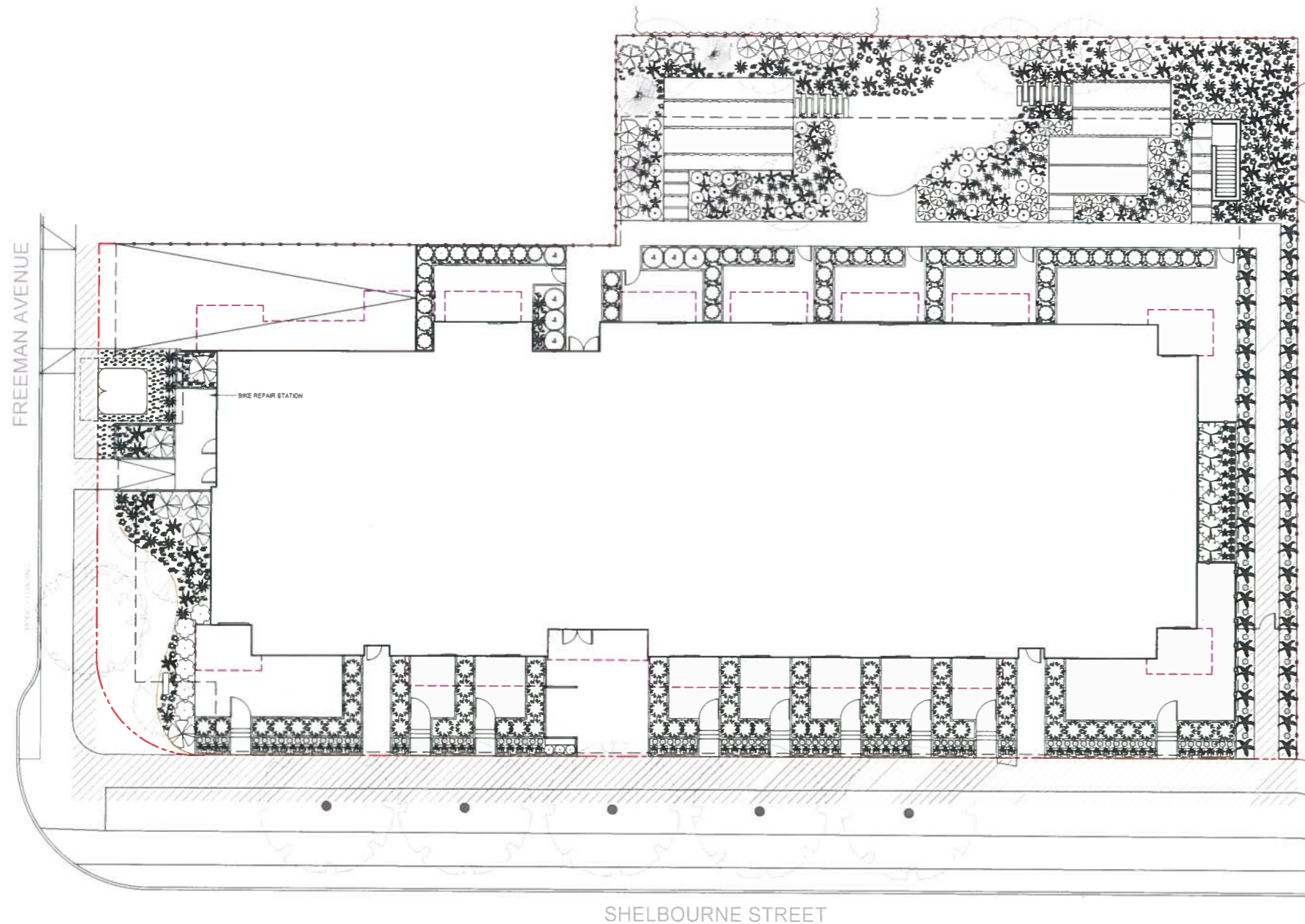


DRAWING TITLE
TREE PLANTING PLAN

DWG NO: --

SCALE: 1:150

L3



Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator
7		Vaccinium ovatum	Evergreen Huckleberry	#3	y	y
25		Polystichum munum	Sword Fern	#1	y	
30		Blechnum spicant	Deer Fern	#1	y	
14		Comus canadensis L.	Bunchberry Dogwood	Tray	y	y
14		Asarum canadense	Wild ginger	Tray	y	
6		Ligustrum ovalifolium	Korean privet	#3		y
50		Choisya ternata	Mexican mock orange	#3		y
60		Verbena bonariensis	Tall verbena	#1		y
45		Miscanthus sinensis 'Little Kitten'	Chinese Silver Grass	#1		
3		Hebe pinguifolia 'Page'	Page Hebe	#1		y
30		Cephalotaxus harringtoniana 'Prostrata'	Spreading Japanese plum yew	#1		
7		Rhododendron x 'Cunningham's White'	Cunningham's white rhododendron	#3		y
40		Buxus 'Green Gem'	Borwood	#1		
14		Olmens cerasiformis	June Plum	#3	y	y
16		Philadelphus lewisii	Mock orange	#3	y	y
35		Tiarella cordifolia	Foam flower	#1		y
6		Osmanthus x burkwoodii	Burkwood Osmanthus	#3		y
12		Achillea millefolium	Common Yarrow	#1	y	y
17		Artemisia versicolor 'Sealoom'	Curlicue Sage	#1		y
20		Hebe pinguifolia 'Sutherlandii'	Sutherland hebe	#1		y
38		Miscanthus sinensis 'Morning Light'	Chinese Silver Grass	#1		
25		Santolina chamaecyparissus	Lavender cotton	#1		y
5		Thymus praecox 'Albus'	White Moss Thyme	Tray		y
25		Salvia yangii	Russian Sage	#1		
2		Arctostaphylos uva-ursi	Kinnikinnick		y	y

NOTES
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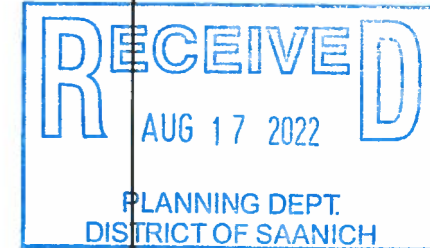


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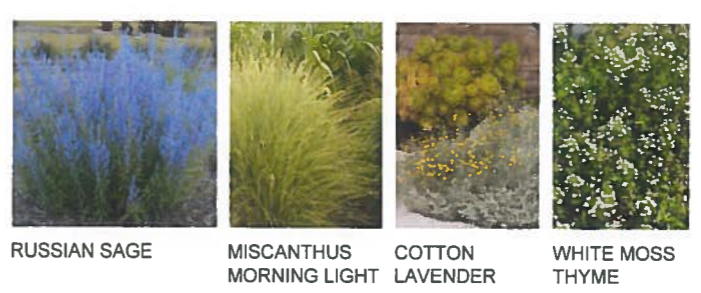
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SHADE PLANTING PALETTE (NATIVE *)



SUN PLANTING PALETTE



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PLANTING PLAN

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L4

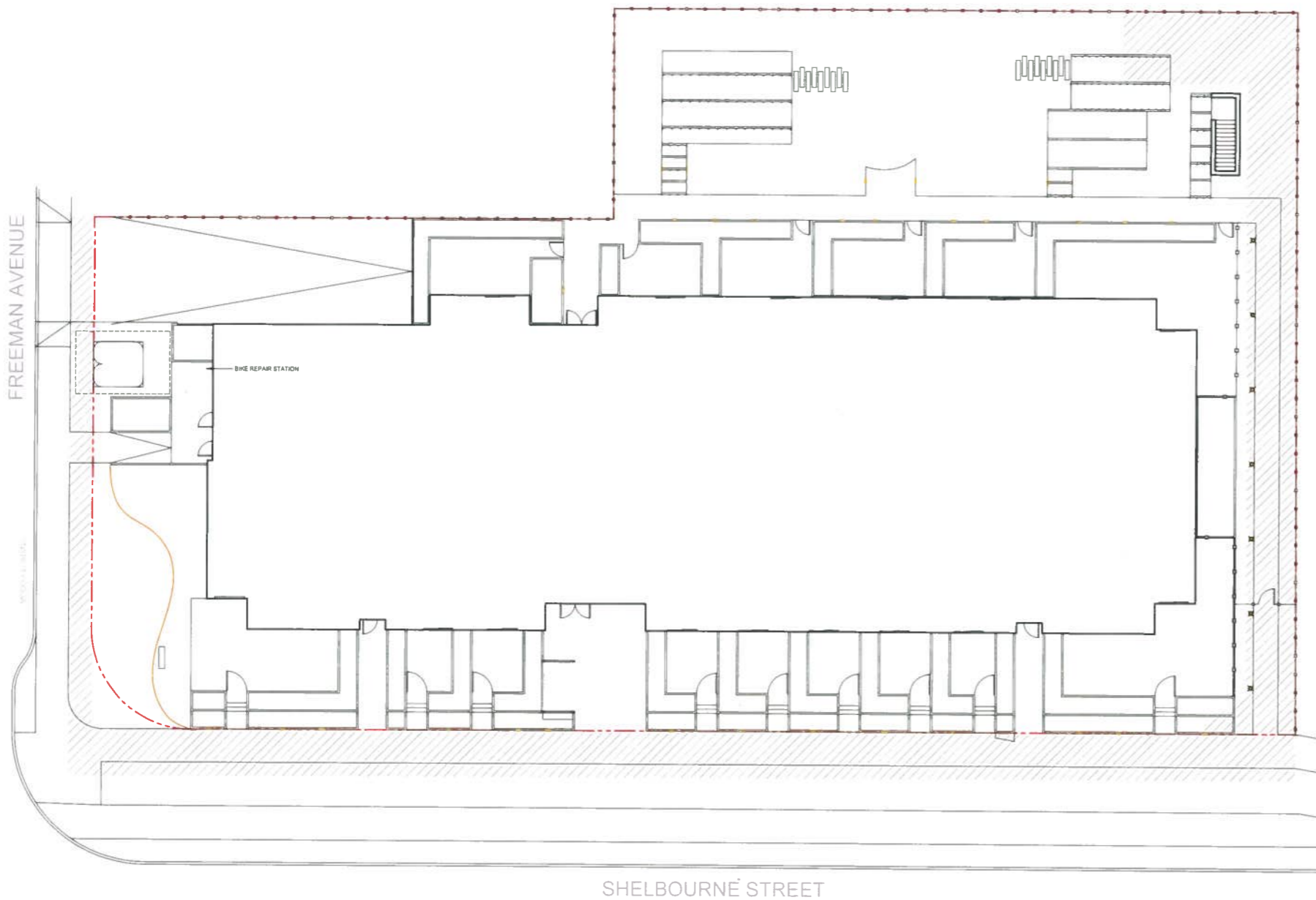


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LEGEND

- RECESSED WALL LIGHT
- ⊗ PATH LIGHT



PATH LIGHT



WALL LIGHT

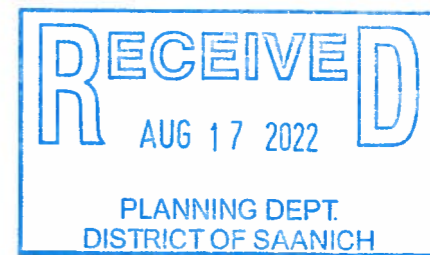
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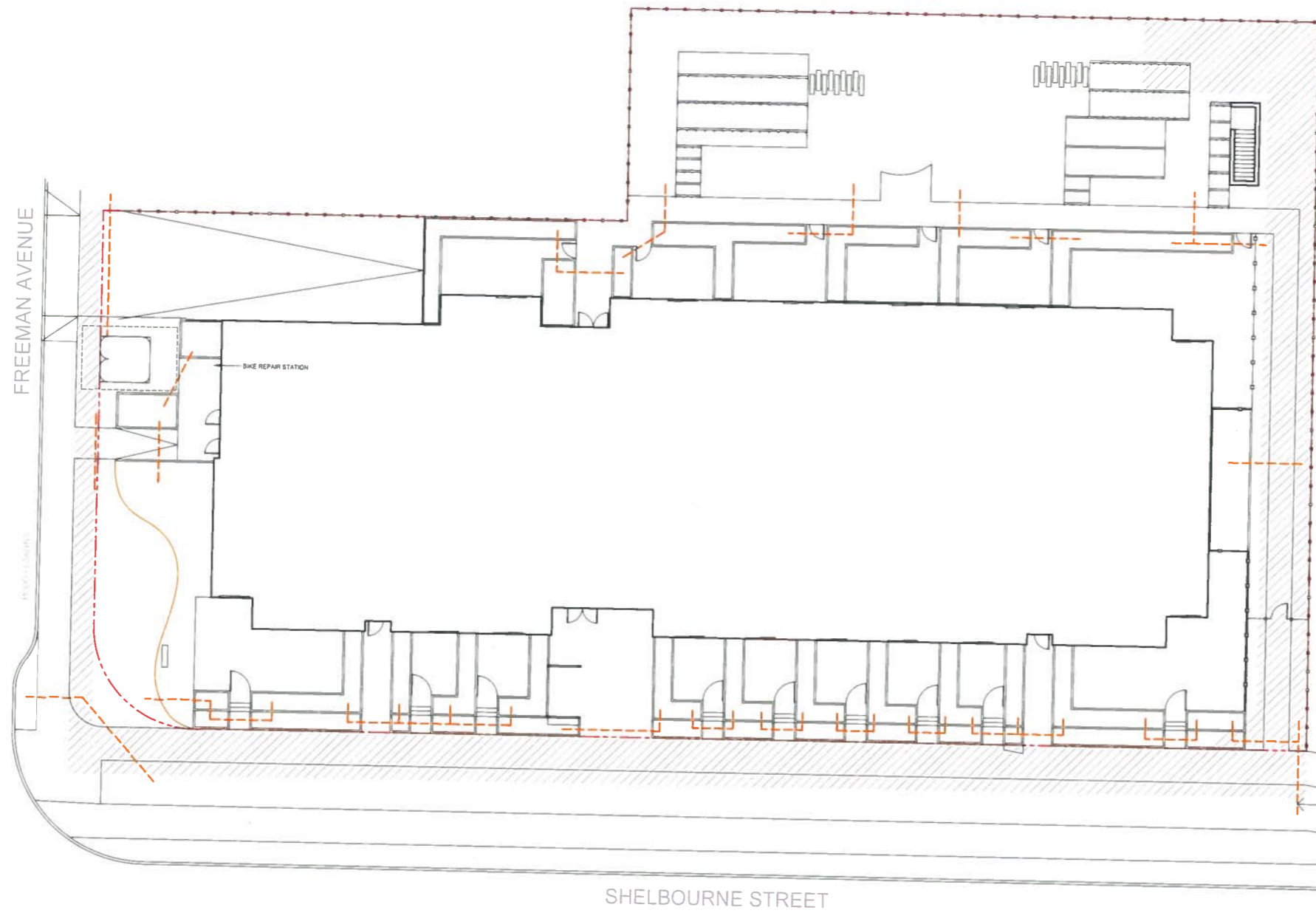
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LIGHTING PLAN

DWG NO:

SCALE 1:150



L5



LEGEND

----- IRRIGATION SLEEVE

NOTE

1. ALL LANDSCAPE AREA TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM DESIGNED AND INSTALLED TO CURRENT IABC STANDARDS
2. BOULEVARD TREES TO BE IRRIGATED BY A SEPARATE IRRIGATION SYSTEM WITH THE FOLLOWING CRITERIA:
IRRIGATION TO THE BOULEVARD TREES SHALL BE PROVIDED BY A WATER METER THAT IS SEPARATE FROM THE BUILDING. THE BOULEVARD TREE IRRIGATION SYSTEM SHALL BE INSTALLED BY THE APPLICANT'S CONTRACTOR TO IABC AND THE DISTRICT OF SAANICH'S SPECIFICATIONS USING A DOUBLE RING DRIP SYSTEM WITH A DOUBLE CHECK VALVE. THE BOULEVARD TREE IRRIGATION SYSTEM MUST BE ON ITS OWN TIMER WHICH IS READILY ACCESSIBLE TO SAANICH PARKS STAFF AT ALL TIMES

EXACT LOCATION SUBJECT TO DISTRICT OF SAANICH ON-SITE APPROVAL



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IRRIGATION SLEEVE PLAN

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