

1 Park System
Scale: 1:2000

Tree replacement calculation added

LEGEND



Areas designated for replant tree planting.
Trees lost: 157
Replacement ratio: 3:1
Trees to be planted: 471
Area Designated for replacement: 88450 sq ft

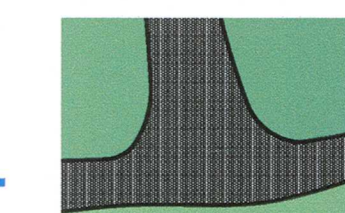
$88450 / 471 = 187 \text{ sq ft}^*$ per new tree

*this is including existing vegetation, natural terrain features etc.
Trees to be located on site by the project Landscape Architect

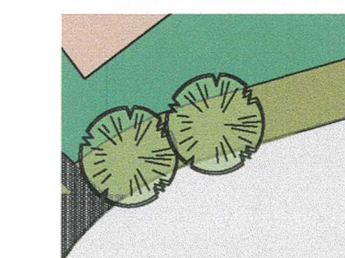
Cash in lieu to be paid for any if not all 471 trees can be planted



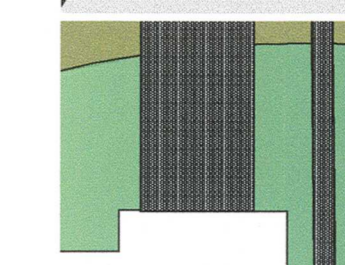
Private property excluded from design



Existing trail system w/proposed extensions



Proposed street trees



Suggested driveway location to minimize impact on services, infrastructure and existing trees



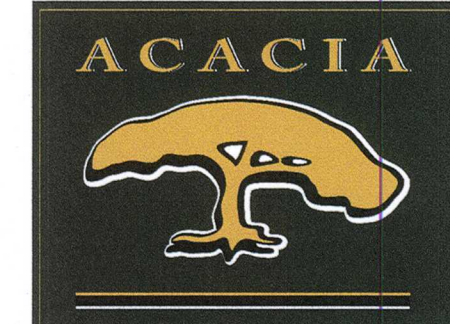
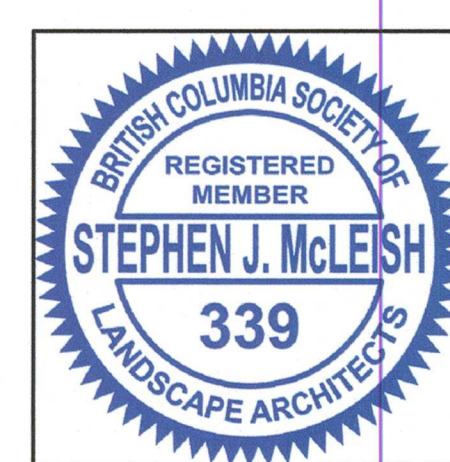
Revisions

- 2019-06-10 Rezoning re-submit
- 2019-07-10 Rezoning re-submit
- 2020-09-04 Rezoning re-submit
- 2021-07-23 Rezoning re-submit
- 2021-08-17 Updated civil base

BECKWITH DEVELOPMENT

Beckwith Ave.
Victoria, BC

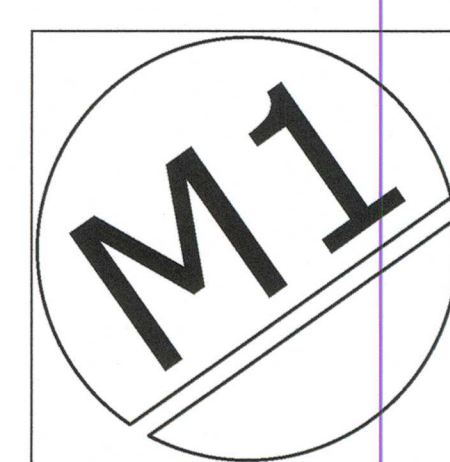
Master Plan - Updates



P.O. Box 5299,
1625 Fort Street,
Victoria, B.C.
V8R 1H9

Tel. 250-595-0527
Fax. 250-479-2575

Date:
06/10/2020



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LEGEND

- Proposed large street trees.
Suggested species:
Quercus frainetto
Quercus garryana
Quercus palustris
Final selection to be determined at DP stage.
- Proposed small street trees.
Suggested species:
Cornus kousa 'Starlight'
Styrax japonicas
Final selection to be determined at DP stage.
Small Trees to be planted where less than 16 cu m of soil is available to the tree (pending detailed utility plans)
- Areas designated for replacement tree planting with native and non-native Oaks - location to be determined at DP stage with consideration given to 'Saanich Urban Forestry Strategy' and input from Saanich staff.
- Removed street trees (per arborist report)
- Suggested restoration understory species:
Ribes sanguineum, Symphoricarpos albus
Mahonia nervosa, Polystichum munitum, Holodiscus discolor, Gaultheria shallon

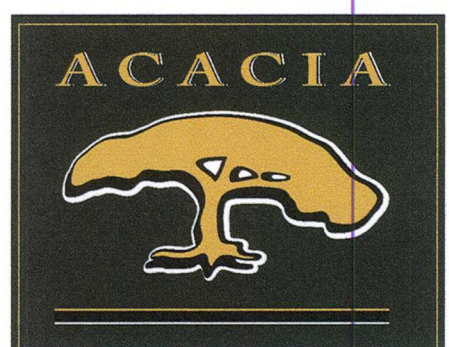


Saanich Parks and Recreation
Trail Guidelines 2007



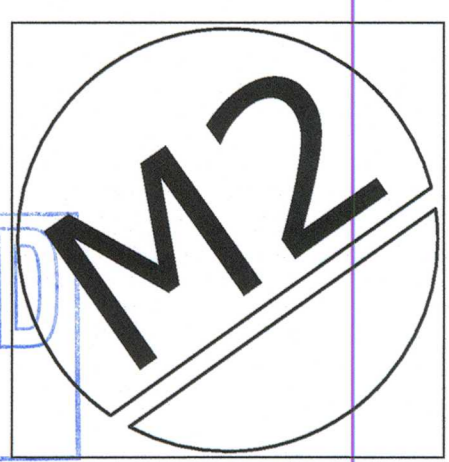
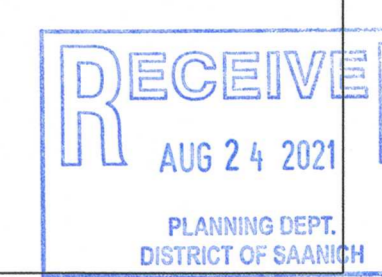
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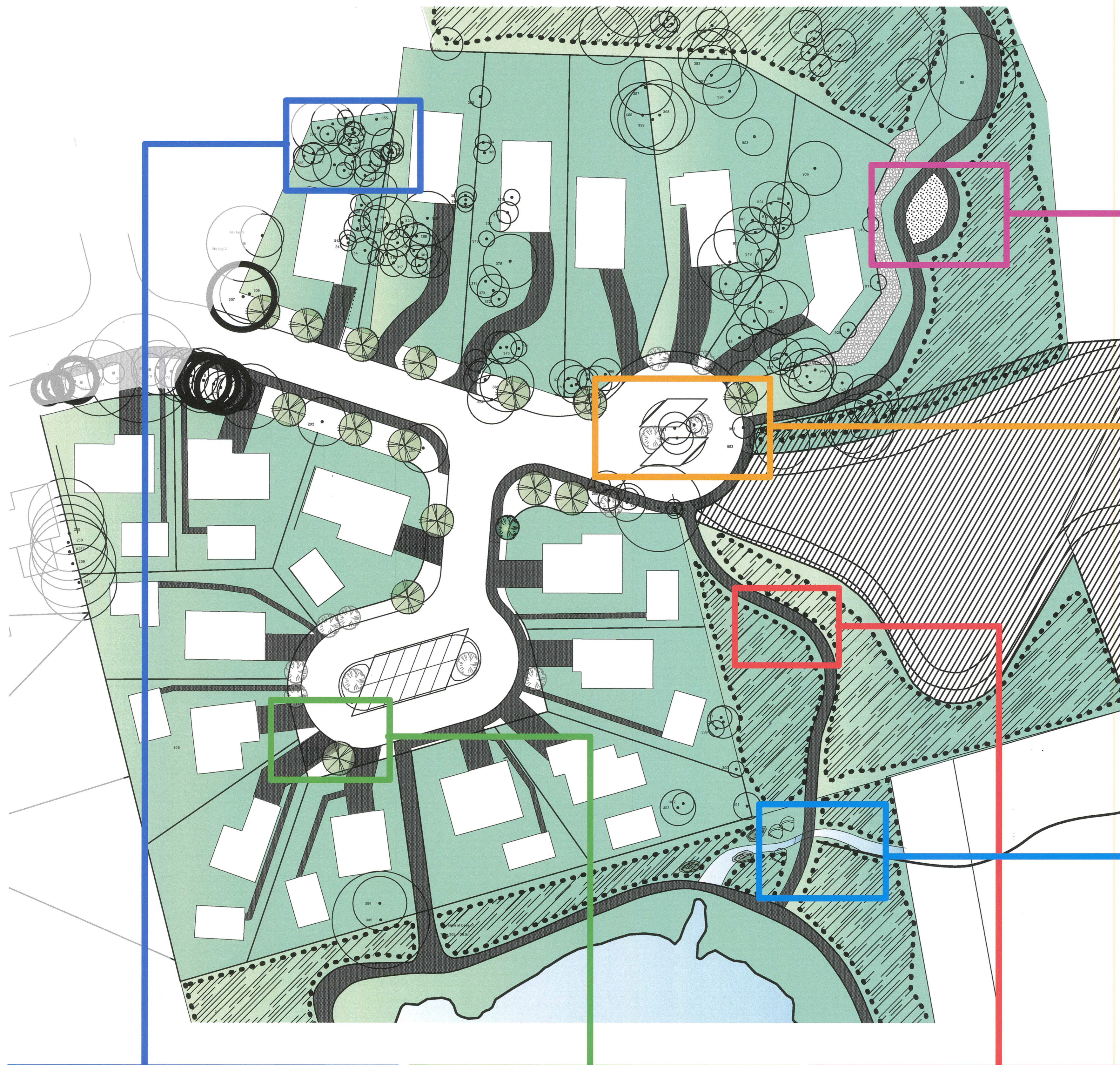
BECKWITH DEVELOPMENT
Beckwith Ave.
Victoria, BC
Master Plan - Tree Planting



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Date:
11/21/2016

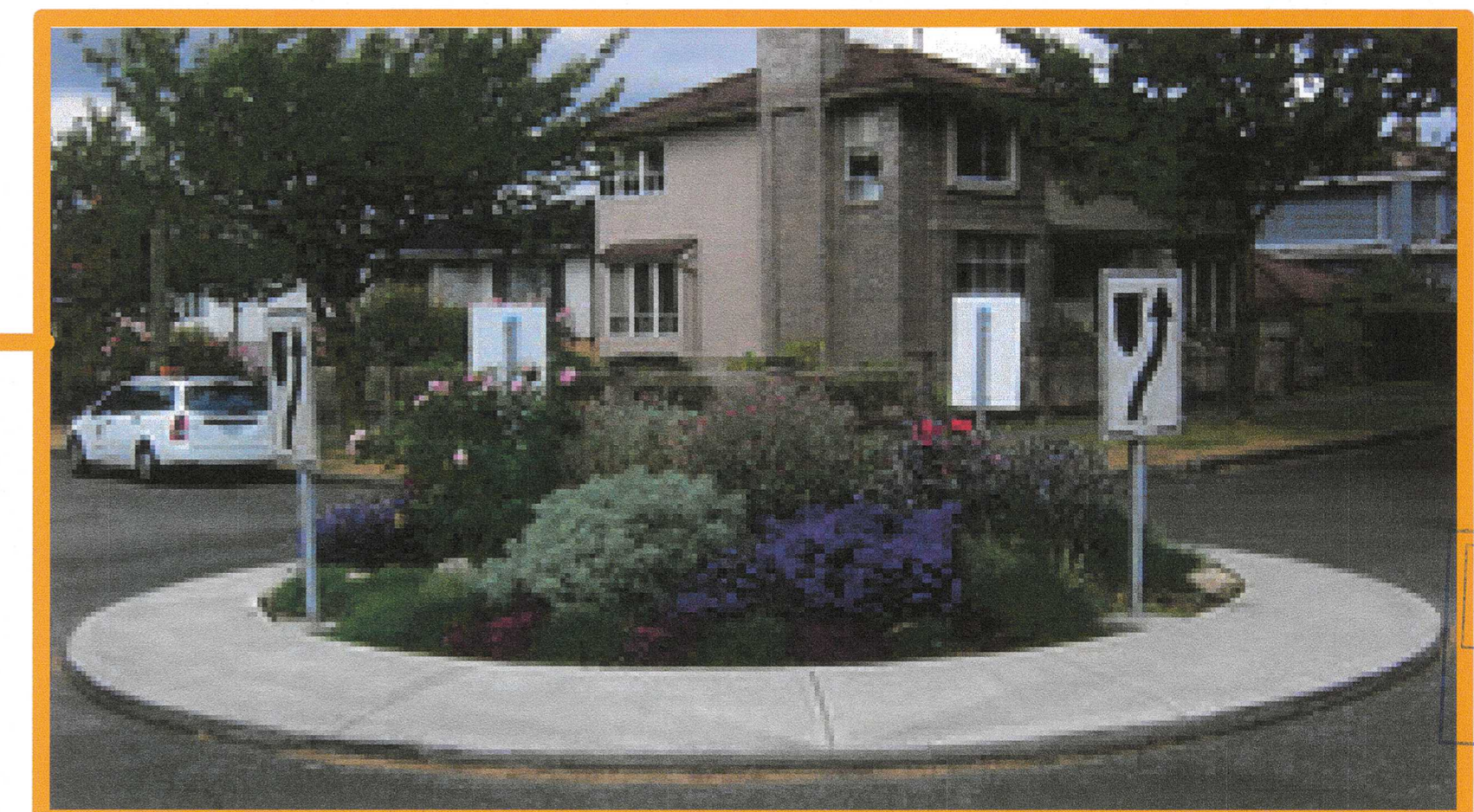




Small seating area adjacent path



Planted culvert with path on top



Cul de sac planted with drought tolerant planting (per District of Saanich)



Existing Gary Oak meadows



Pin Oaks Street Trees



'Neighborhood Trail' as per Saanich Parks and Recreation Trail Guidelines

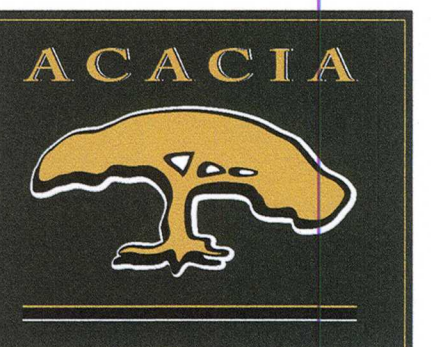
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BECKWITH DEVELOPMENT

Beckwith Ave.
 Victoria, BC

Master Plan - Precedents Images



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 11/21/2016

RECEIVED
 AUG 24 2021
 PLANNING DEPT.
 DISTRICT OFFICE

