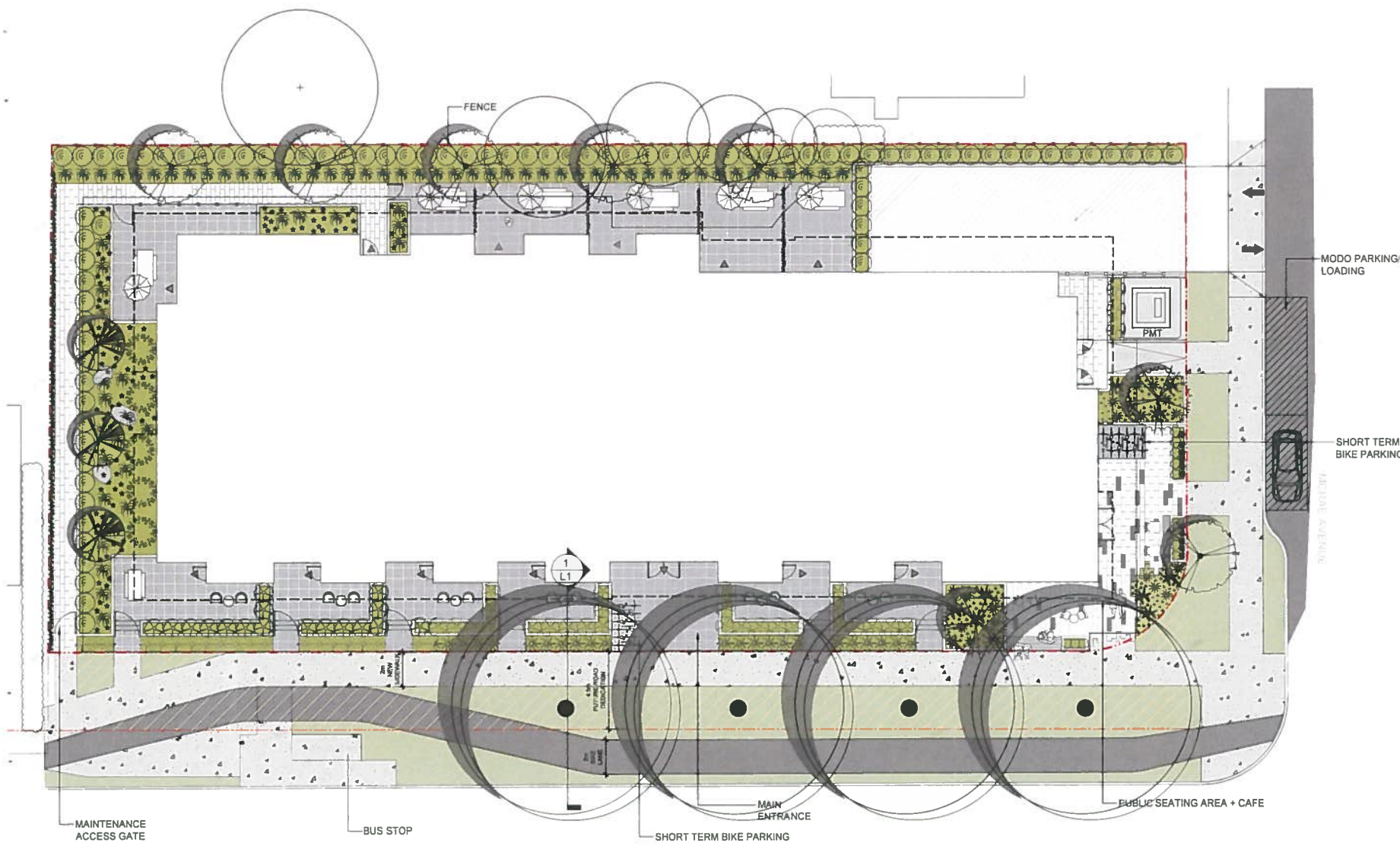
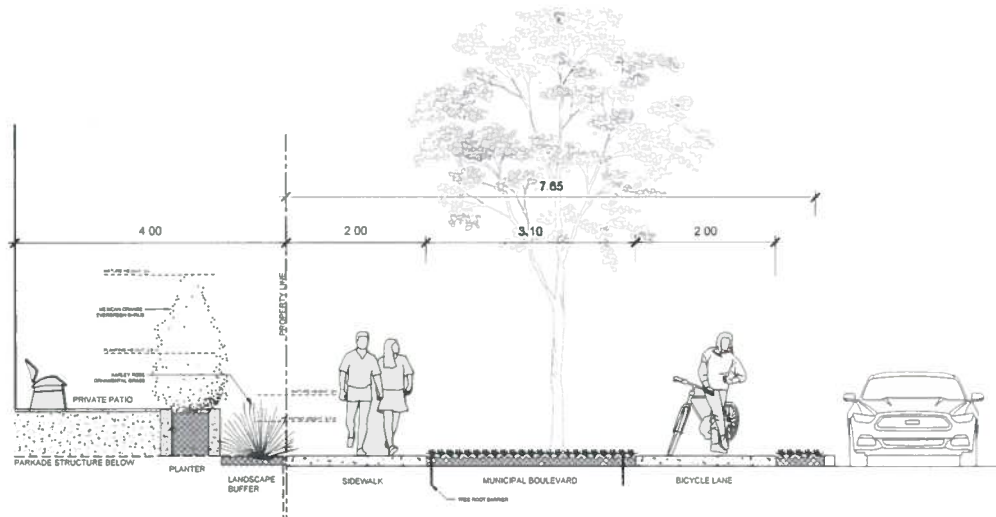


- NOTES:**
- 1 ALL LANDSCAPE AREA TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM DESIGNED AND INSTALLED TO CURRENT IABC STANDARDS
 - 2 MUNICIPAL BOULEVARD TO BE IRRIGATED ON A SEPARATE ZONE CONNECTED TO THE DEVELOPMENT IRRIGATION SYSTEM



- PLANTING NOTES**
- 1 WATER REQUIREMENTS
 - MEXICAN ORANGE AVERAGE
 - ORNAMENTAL GRASS LOW TO AVERAGE
 - 2 AVAILABLE SOIL VOLUME
 - MEXICAN ORANGE 0.45 m³ PER PLANT
 - ORNAMENTAL GRASS 0.3 m³ PER PLANT
 - 3 CHARACTERISTICS
 - MEXICAN ORANGE ATTRACTIVE GLOSSY GREEN LEAVES DENSE FOLIAGE FOR SCREENING SCENTED WHITE FLOWERS PRUNABLE
 - ORNAMENTAL GRASS UNIFORM UPRIGHT CLUMPS OF GRACEFULLY ARCHING DEEP GREEN FOLIAGE WITH SOFT ROSE-PURPLE PLUMES FROM EARLY SUMMER UNTIL FR
 - SUBTLE STRAW COLOR IN THE WINTER
 - 4 SIDES OF MEXICAN ORANGE WILL BE PRUNED TO REMAIN WITHIN THE BOUNDARY OF PLANTERS

1 SHELBOURNE STREET FRONTAGE SECTION
L1 1:50



BUILT-IN CONCRETE PLANTERS



PERMEABLE PAVERS



OUTDOOR DINING SPACE



COFFEE SHOP/ PUBLIC SPACE



BENCH CONCEPT FOR CAFE + PUBLIC SEATING



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DEVELOPMENT PERMIT
January 26, 2022



Scale: 1:150



L1 Landscape Site
Plan

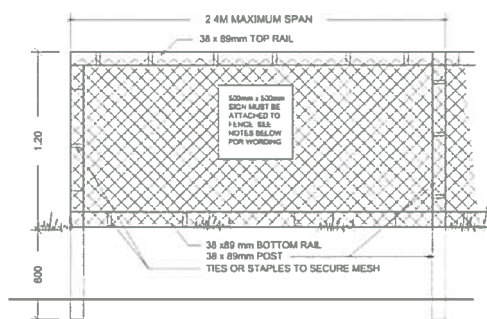
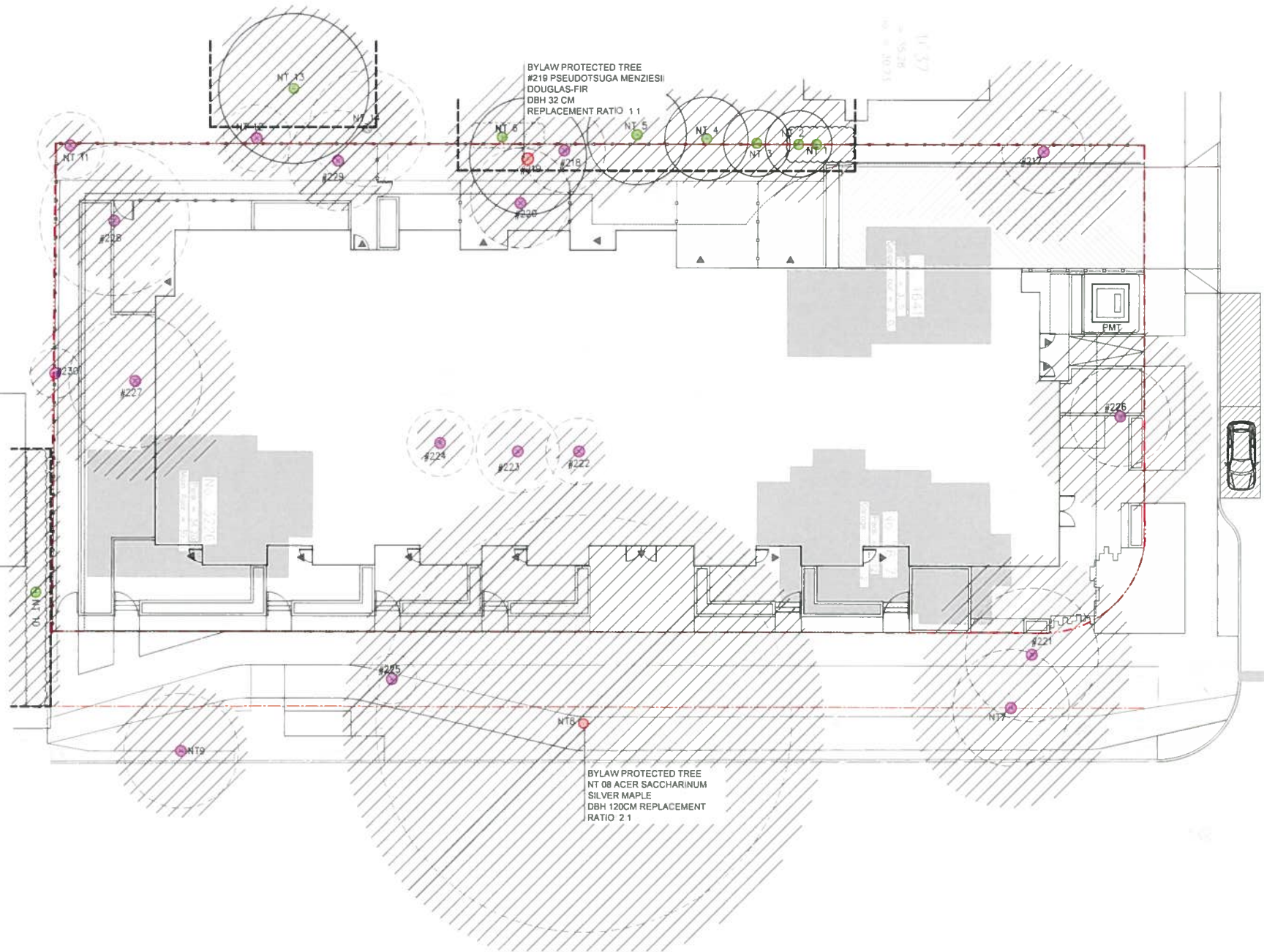
DATE
January, 2022

Inventory date: August 15, 2019
Retention status and impacts updated January 7, 2021 for TTPM4

1641 and 1647 McRae Ave, 3228 Sheppard Ave. N, North
Tree Resource Spreadsheet

Page 1 of 2

Tree ID	Common Name	Latin Name	DBH (cm)	Crown Spread (m)	CRZ (m)	Relative Value	Health	Structure	Remarks and Recommendations	Bylaw Protected (check one)	Retention Status	Impacts
217	Lawn Cypress	<i>Chamaecyparis lawsoniana</i>	36.0	5.0	5.5	P	Good	Good			Retention	Parkade
218	Douglas-fir	<i>Pseudotsuga menziesii</i>	26.0	5.0	4.0	P	Good	Poor	Historically topped at apex, 7m tall		Removal	Parkade
219	Douglas-fir	<i>Pseudotsuga menziesii</i>	32.0	7.0	5.0	P	Good	Poor	Historically topped at apex, 7m tall	Bylaw Protected	Removal	Parkade
220	Apple	<i>Malus species</i>	17.10	6.0	3.0	M	Good	Fair/poor	Pruned for fruit		Removal	Parkade
221	Magnolia	<i>Magnolia species</i>	19, 19, 17	8.0	6.0	P	Good	Fair			Removal	Parkade
222	Plum	<i>Prunus species</i>	11.0	4.0	1.5	M	Good	Fair	Fruit tree		Removal	Parkade
223	Cherry	<i>Prunus species</i>	10, -9, 7, 6, 4	5.0	-2	M	Good	Fair			Removal	Parkade
224	River Birch	<i>Betula nigra</i>	11.0	4.0	1.5	P	Good	Good			Removal	Parkade
225	Dogwood	<i>Cornus species</i>	6.0	3.0	1.0	P	Fair	Fair	Likely cultivated hybrid Dogwood and not protected Pacific Dogwood	Likely not protected	Removal	Within sidewalk
226	Lawn Cypress	<i>Chamaecyparis lawsoniana</i>	36.0	6.0	5.5	P	Fair/poor	Poor	Historically topped at 4.5m	Likely not protected	Removal	Parkade
227	Pear	<i>Pyrus species</i>	26, 26	6	6.0	P	Fair	Fair	Dead below union		Removal	Parkade
228	Black Cottonwood	<i>Populus trichocarpa</i>	20, 17	9	3.5	M	Good	Poor	Codominant union at base with included bark. Historically topped at 5m with deflected trunk		Removal	Parkade
229	Pear	<i>Pyrus species</i>	15, 10	6	3.0	P	Good	Fair			Removal	Parkade
230	California Bay	<i>Unshredded californica</i>	7, 6	3	1.5	M	Good	Fair	Possibly another species. Survey shows as on subject property.		Removal	Walking path, parkade
NT 01	Western Red Cedar hedge	<i>Thuja plicata</i>	N/A	2	-	P	Good	-	Neighbour's, 2.5m tall hedge. Beside fence	Neighbour's	Retain	Parkade, patio retaining wall
NT 02	Sycamore Maple	<i>Acer pseudoplatanus</i>	-30	4	3.5	M	Good	Poor	Possibly shared ownership. Topped historically 4m tall	Possibly shared with neighbour	Retain	Parkade, patio retaining wall
NT 03	Portuguese Laurel	<i>Laurus nobilis</i>	N/A	4	-	G	Good	N/A	Neighbour's, Beside fence	Neighbour's	Retain	Parkade, patio retaining wall
NT 04	Spruce	<i>Picea species</i>	-23	5	3.0	M	Good	Fair/poor	Neighbour's, ~1m from fence. Historically topped at 3m with deflected leaders	Neighbour's	Retain	Parkade, patio retaining wall
NT 05	Chamaecyparis	<i>Chamaecyparis species</i>	Multistem	6	-3.5	M	Good	Fair/poor	Neighbour's, beside fence. ~40cm at base - 9 stems at DBH, all under 20cm diameter (true bylaw protected)	Neighbour's	Retain	Parkade, patio retaining wall
NT 06	Laurel, Lime, Elm	Various	-15	-	-	-	-	-	Run of neighbour's plants and hedge. 2.5m tall. Beside fence	Neighbour's	Retain	Parkade, patio retaining wall
NT 07	Crabapple	<i>Malus species</i>	27, 25, 13	7	6.0	M	Poor	Poor	Shared with municipality. In severe health decline with sparse canopy	Possibly shared with neighbour	Removal	Poor health, sparse canopy, big loss, parkade
NT 08	Silver Maple	<i>Acer saccharinum</i>	120	25	14.5	M	Fair	Fair	Municipal. Diameter measured 1m above sidewalk. Codominant union with included bark at 2m. Extended into sparse upper canopy with some twig dieback and chlorotic foliage in areas	Bylaw Protected	Removal	~25% canopy loss, parkade excavation, bike lane, sidewalk
NT 09	Hawthorn	<i>Crataegus species</i>	41	7	4.0	G	Fair	Fair	Municipal boulevard tree. Asymmetric canopy due to vehicle clearance pruning.	Municipal	Removal	Parkade excavation, bike lane, clearance opening
NT 10	Pyramidal Cedar hedge	<i>Thuja occidentalis 'Pyramidalis'</i>	-	1	-1.5	M	Good to Poor	-	Neighbour's hedge. Half of plants in hedge are dead mostly in east half	Neighbour's	Retain	2m from parkade
NT 11	Wild Plum	<i>Prunus species</i>	-13	4	1.5	M	Fair	Fair/poor	Possibly neighbour's. Growing into fence	Possibly neighbour's	Removal	Parkade
NT 12	Western Red Cedar	<i>Thuja plicata</i>	-15	4	2.5	P	Good	-	On neighbour's side of fence. Trimmings as hedge	Neighbour's	Removal	Parkade
NT 13	Leyland Cypress	<i>Chamaecyparis lawsoniana</i>	-50	9	3.0	G	Good	N/A	Neighbour's, 3-4m from fence	Not likely protected by law	Retain	Parkade
NT 14	Western Red Cedar	<i>Thuja plicata</i>	-20	7	3.0	P	Poor	Poor	Neighbour's, Dead	Neighbour's	Already Dead	



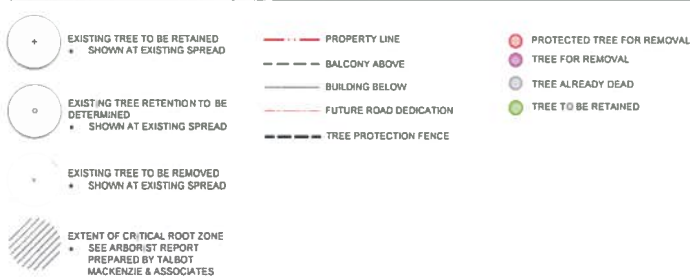
TREE PROTECTION FENCING

NOTES

- FENCE WILL BE CONSTRUCTED USING 38 X 89 mm (2"x4") WOOD FRAME, TOP, BOTTOM AND POSTS. * USE ORANGE SNOW-FENCING MESH AND SECURE TO THE WOOD FRAME WITH "ZIP" TIES OR GALVANIZED STAPLES.
- ATTACH A 500mm x 500mm SIGN WITH THE FOLLOWING WORDING: WARNING-HABITAT PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE FACE OR AT LEAST EVERY 10 LINEAR METRES.

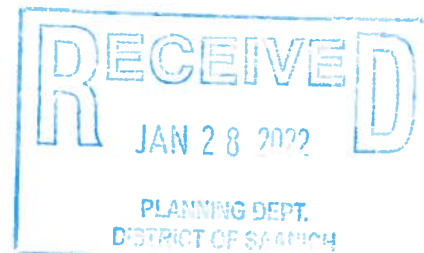
* IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED

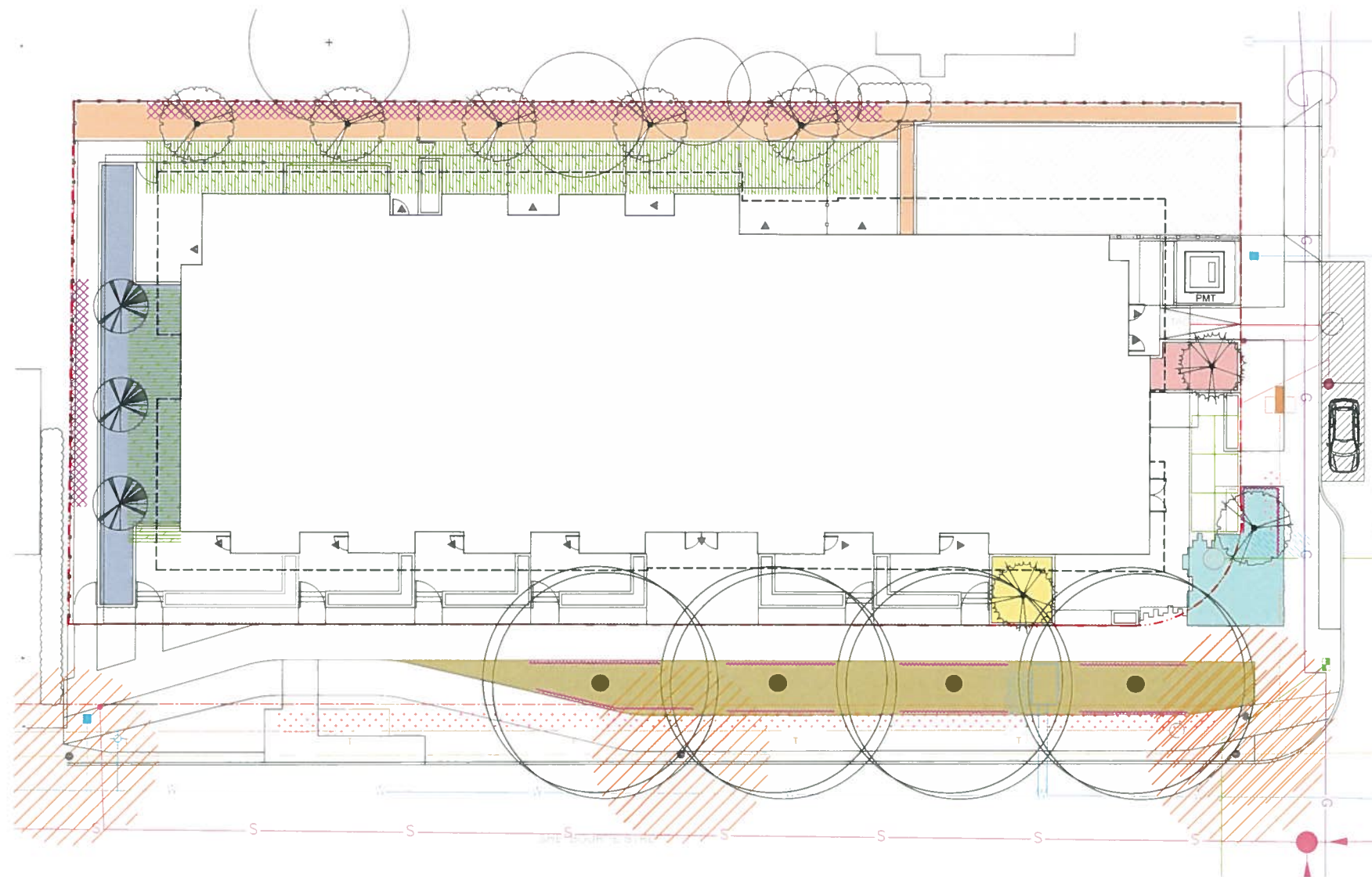
LEGEND



NOTE

- THE DEVELOPER IS IN CONSULTATION WITH THE ADJACENT PROPERTY OWNERS REGARDING REMOVAL AND PROTECTION OF TREES ON THE ADJACENT PROPERTY
- ARBORIST TO MEET WITH THE SITE FOREMAN OR SUPERVISOR BEFORE ANY SITE CLEARING, TREE REMOVAL, DEMOLITION, OR OTHER CONSTRUCTION ACTIVITY OCCURS AND TO CONFIRM THE LOCATIONS OF THE TREE PROTECTION BARRIER FENCING





Tree Planting Schedule						
Quantity	Symbol	Latin Name	Common Name	Height at Maturity	Spread at Maturity	Caliper
6		Acer circinatum	Vine maple	6m	5m	30 mm
2		Cornus 'Eddie's White Wonder'	Eddie's White Wonder Flowering Dogwood	7m	6m	50 mm
3		Quercus palustris	'Pringreen' Green Pillar	25m	4m	60 mm
4		Platanus x aconifolia	London Plane	22m	20m	60 mm

TREE REPLACEMENT

BYLAW PROTECTED TREE ON SITE 1
 BYLAW PROTECTED TREE ON MUNICIPAL PROPERTY 1
 PROTECTED TREE TO BE REMOVED 2
 REPLACEMENT TREE NEEDED 3
 (Per Saanich Bylaw No 9272 Part 5 19 i))

TOTAL NEW TREES PROPOSED 15

LEGEND

	TREE ROOT BARRIER		1M FROM PROPERTY LINE: NO TREES
	PROPERTY LINE		BETWEEN 28.3M FROM BUILDING FOUNDATION OR WALL, TREE MUST BE UNDER 8M (MATURE HEIGHT)
	BALCONY ABOVE		1.5M OFFSET FROM EDGE OF UNDERGROUND UTILITY TO CENTRE OF TREE
	BUILDING BELOW		5M OFFSET FROM HYDRO OR LIGHT POLE
	FUTURE ROAD DEDICATION		1.0M OFFSET FROM TELUS LINE TO CENTRE OF TREE
	EXISTING SEWER	From Saanich Partnership Tree Planting Program www.saanich.ca/222/communities/urban/development/trees/partnership-tree-planting-program	
	EXISTING WATER		
	EXISTING TELUS		
	EXISTING STORM		
	PROPOSED DRAINAGE		
	EXISTING GAS		
	PROPOSED SEWER		



'Pringreen' Green Pillar



Eddie's White Wonder Flowering Dogwood

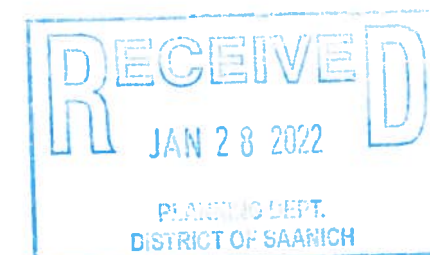


London Plane



Vine Maple

SOIL VOLUME ANALYSIS	
	TOTAL AREA = 81 m ² TOTAL VOLUME OF GROWING MEDIUM AT 450mm DEPTH = 36.45 m ³ TOTAL VOLUME OF GROWING MEDIUM PER TREE (2) = 18 m ³
	TOTAL AREA = 71 m ² TOTAL VOLUME OF GROWING MEDIUM AT 600mm DEPTH = 42 m ³ TOTAL VOLUME OF GROWING MEDIUM PER TREE (5) = 8 m ³
	TOTAL AREA = 12 m ² TOTAL VOLUME OF GROWING MEDIUM AT 900mm DEPTH = 11 m ³ TOTAL VOLUME OF GROWING MEDIUM PER TREE (1) = 11 m ³
	TOTAL AREA = 12.5 m ² TOTAL VOLUME OF GROWING MEDIUM AT 600mm DEPTH = 7.5 m ³ TOTAL VOLUME OF GROWING MEDIUM PER TREE (1) = 7.5 m ³
	TOTAL AREA = 155 m ² TOTAL VOLUME OF GROWING MEDIUM AT 450mm DEPTH = 49 m ³ TOTAL VOLUME OF GROWING MEDIUM PER TREE (3) = 16 m ³
	TOTAL AREA = 34 m ² TOTAL VOLUME OF GROWING MEDIUM AT 700mm DEPTH = 17 m ³ TOTAL VOLUME OF GROWING MEDIUM PER TREE (1) = 17 m ³



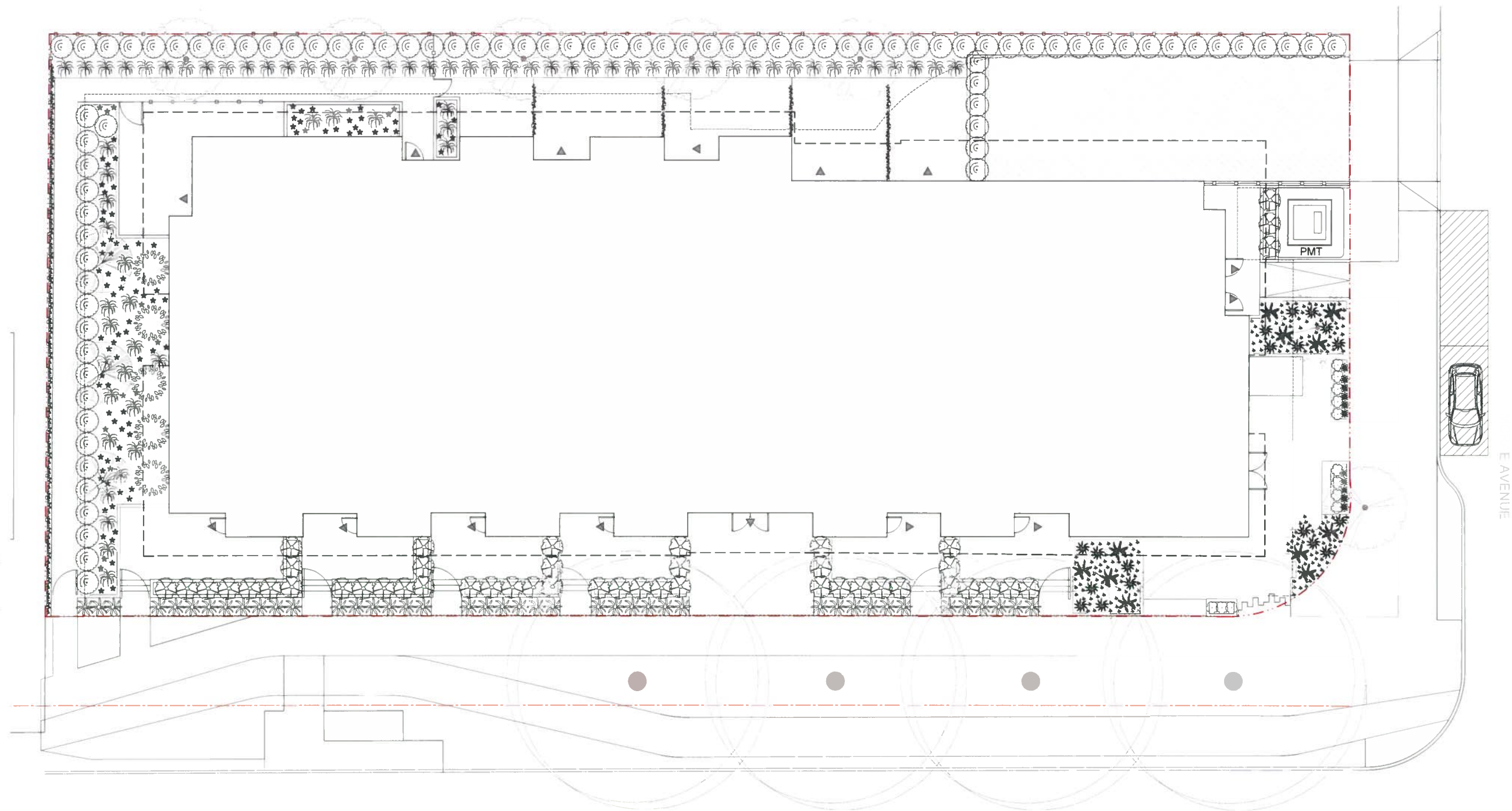
RE-ISSUED FOR
DEVELOPMENT PERMIT
January 26, 2022



Scale: 1:150

L3 Tree Planting Plan

DATE
January, 2022



RE-ISSUED FOR
DEVELOPMENT PERMIT
January 26, 2022



Scale: 1:150

L4 Shrub Planting
Plan

DATE
January, 2022

Shrub Planting List								
ID	Quantity	Symbol	Latin Name	Common Name	Category	Container	Native	Height at Maturity
Vo	47		Choisya ternata	Mexican Orange Blossom	Shrub	2 Gallon		1.2m
Pm	12		Polystichum munitum	Western sword fern	Fern	1 Gallon	Y	0.45-1.8m
Bs	19		Blechnum spicant	Deer Fern	Fern	1 Gallon	Y	50cm
Cc	10		Cornus Canadensis	Bunchberry	Groundcover	10cm	Y	0.15-0.3m
Sh	12		Sarcococca hookeriana var. humilis	Sweet Box	Shrub	1 Gallon		0.5m
Ab	14		Tiarella trifoliata L.	Three-leaved Foamflower	Perennial	1 Gallon	Y	90cm
li	84		Vaccinium ovatum	Evergreen Huckleberry	Shrub	1 Gallon	Y	3m
Pt	6		Philadelphus lewisii	Mock Orange	Shrub	1 Gallon	Y	3.6m
Pa	69		Pennisetum alopecuroides 'Hameln'	Fountain grass	Grass	1 Gallon		90cm
Ep	140		Echinacea purpurea	White swan	Perennial	1 Gallon		0.6-1.2m
Po	42		Pennisetum orientale	Karley Rose	Grass	1 Gallon		0.9m
Jp	25		Jasminum polyanthum	Jasmine	Vine	1 Gallon		240cm-6m



Foamflower



Bunchberry



Deer Fern



Sword Fern



Sarcococca humilis



Jasmine



Mexican Orange Blossom



Hameln Fountain Grass



Evergreen Huckleberry



Mock Orange

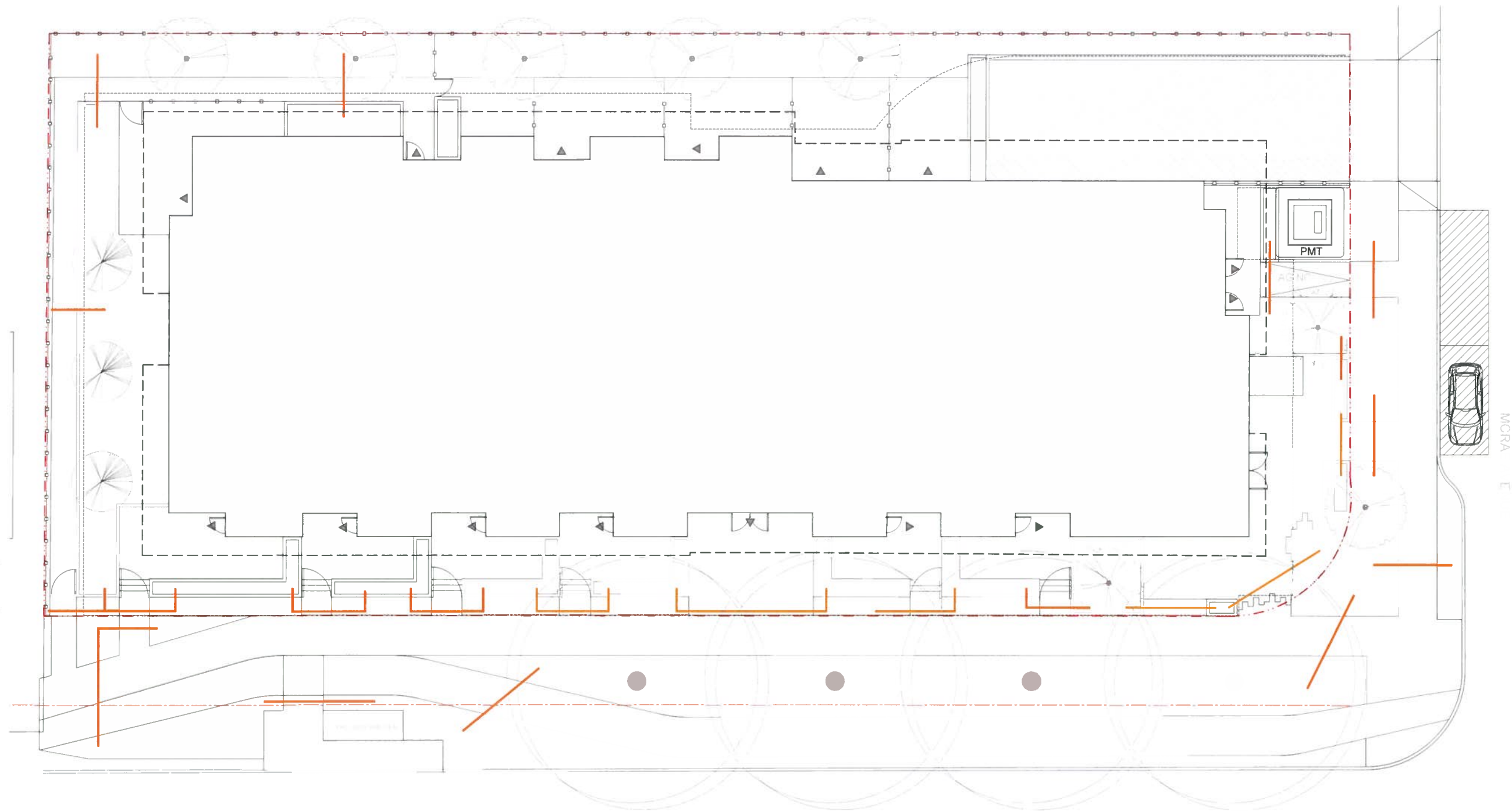


Echinacea



Karley Rose





LEGEND

- PROPERTY LINE
- BALCONY ABOVE
- BUILDING BELOW
- FUTURE ROAD DEDICATION
- IRRIGATION SLEEVE



RE-ISSUED FOR
 DEVELOPMENT PERMIT
 January 26, 2022



Scale: 1:150

L5 Irrigation Plan

DATE
 January, 2022

