



Talbot Mackenzie & Associates

Consulting Arborists

## **880 Fleming Street, Esquimalt**

### **Construction Impact Assessment & Tree Preservation Plan**

Prepared For: Methodbuilt Homes  
4566 Cordova Bay Road  
Victoria, BC V8X 3V5

Prepared By: Talbot, Mackenzie & Associates  
Graham Mackenzie  
ISA Certified # PN-0428A  
TRAQ – Qualified

Date of Issuance: January 21, 2021

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Jobsite Property: 880 Fleming Street, Esquimalt, BC

Date of Site Visits: January 18, 2021

Site Conditions: Treed lot, no ongoing construction activity.

### **Summary:**

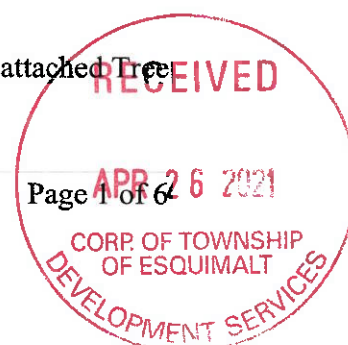
- As part of our assignment, we inventoried 77 bylaw protected trees, 65 of which are located on the subject property, 1 tree located on the neighbouring property to the West, 4 trees located on the property to the East and 7 that are located within the municipal road dedication.
- Based on the plans provided we anticipate that all of the trees located on the subject property (1933 – 1999) will require removal to accommodate the proposed development and associated excavation for the underground parking area. The proposal will also require the removal of two trees on the property to the East (1954, 1955) and has the potential to require the removal of two additional trees (246, 247). Additionally, we anticipate that the extension of Fleming Street and proposed servicing will require that 5 of the trees inventoried in the municipal road easement will require removal (393, 394, 397, 397, 248) with an opportunity to possibly retain two of the trees if they can be successfully isolated from the proposed construction activity (392, 395).
- Tree Nt1 located on the neighbouring property has the potential to be impacted by the proposed excavation. Its retention will depend on the extent of the excavation within its critical root zone.

### **Scope of Assignment:**

- Inventory the existing bylaw protected trees on the subject property and any bylaw protected trees on municipal or neighbouring properties that could potentially be impacted by construction or that are within three metres of the property line.
- Review the proposal to construct the building shown in the attached plans and extend the municipal road and services.
- Comment on how construction activity may impact existing trees
- Prepare a tree retention and construction damage mitigation plan for those trees deemed suitable to retain given the proposed impacts

### **Methodology:**

- We visually examined the trees on the property and prepared an inventory in the attached Tree Resource Spreadsheet.



- Each by-law protected tree was identified using a numeric metal tag attached to its lower trunk. neighbour's tree Nt1 is not tagged, but the approximate location is shown on the attached site plan.
- Information such as tree species, DBH (1.4m), crown spread, critical root zone (CRZ), health, structure, and relative tolerance to construction impacts were included in the inventory.
- The approximate locations of trees not shown on the survey are identified with an X and tag number on the site plan provided.
- The conclusions reached were based on the information provided within the attached plans from Steller Architectural consulting and, the attached survey from Wey Mayenburg Surveying Ltd. and the preliminary civil drawings from Calid services Ltd.

#### **Limitations:**

- No exploratory excavations have been conducted and thus the conclusions reached are based solely on critical root zone calculations and our best judgement using our experience and expertise. The location, size and density of roots are often difficult to predict without exploratory excavations and therefore the impacts to the trees may be more or less severe than we anticipate.
- The extent of impacts to some trees will largely depend on the cut-slope prescribed by the geotechnical engineer during excavation for the foundations. Therefore, the proximity of excavation to trees (without shoring) can only be estimated and may be closer or farther from trees than we estimate.
- Where trees were not surveyed on the plans provided, we have added their approximate locations (blue X's). The accuracy of our estimated locations has not been verified by a professional surveyor. Only the trees shown on the existing survey (attached) were professionally surveyed.

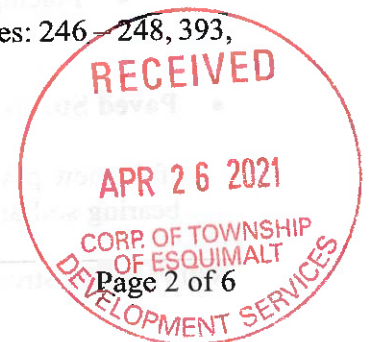
**Summary of Tree Resource:** 77 bylaw protected trees were inventoried, 65 of which are located on the subject property, 1 tree located on the neighbouring property to the West, 4 trees located on the property to the East and 7 that are located within the municipal road dedication. See attached tree resource spreadsheet.

#### **Trees to be Removed**

The following trees will require removal due to construction related impacts from the proposed building and associated excavation: Tag numbers 1933-1999.

The proposed road extension and servicing will likely require the removal of trees: 246, 248, 393, 394, 396 and 397.

#### **Potential Impacts on Trees to be Retained and Mitigation Measures**



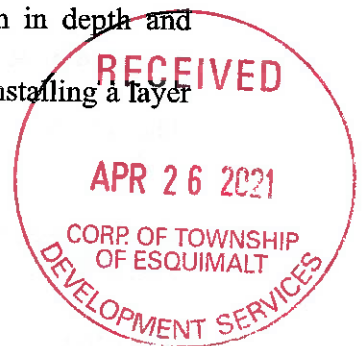
- **Arborist Supervision:** All excavation occurring within the critical root zones of protected trees to be retained should be completed under supervision by the project arborist. This includes (but is not limited to) the following activities within CRZs:
  - Excavation for the proposed building near neighbours tree Nt1 (if retained).
  - Excavation or filling for the extension of Fleming street near trees 392 and 395 (if retained).
- **Pruning Roots:** Any severed roots must be pruned back to sound tissue to reduce wound surface area and encourage rapid compartmentalization of the wound. Backfilling the excavated area around the roots should be done as soon as possible to keep the roots moist and aid in root regeneration. Exposed roots should be kept moist until the area is backfilled, especially if excavation occurs during a period of drought. This can be accomplished in a number of ways, including wrapping the roots in burlap or installing a root curtain of wire mesh lined with burlap, and keeping the area moist throughout the construction process.
- **Barrier Fencing:** The 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.

The barrier fencing must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing. 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.

- **Minimizing Soil Compaction:** In areas where construction traffic must encroach into the critical root zones of trees to be retained, efforts must be made to reduce soil compaction where possible by displacing the weight of machinery and foot traffic. This can be achieved by one of the following methods:
  - Installing a layer of hog fuel or coarse wood chips at least 20 cm in depth and maintaining it in good condition until construction is complete.
  - Placing medium weight geotextile cloth over the area to be used and installing a layer of crushed rock to a depth of 15 cm over top.
  - Placing two layers of 19mm plywood.
  - Placing steel plates.

- **Paved Surfaces Above Tree Roots:**

If the new paved surfaces within the CRZs of trees to be retained require excavation down to bearing soil and roots are encountered in this area, their health or stability could be impacted.





If tree retention is desired, a raised and permeable paved surface should be constructed in the areas within the critical root zone of the trees. The “paved surfaces above root systems” diagram and specifications is attached.

The objective is to avoid root loss and to instead raise the paved surface and its base layer above the roots. This may result in the grade of the paved surface being raised above the existing grade (the amount depending on how close roots are to the surface and the depth of the paving material and base layers). Final grading plans should take this potential change into account. This may also result in soils which are high in organic content being left intact below the paved area.

To allow water to drain into the root systems below, we also recommend that the surface be made of a permeable material (instead of conventional asphalt or concrete) such as permeable asphalt, paving stones, or other porous paving materials and designs such as those utilized by Grasspave, Gravelpave, Grasscrete and open-grid systems.

It could also be constructed as a “ribbon driveway” with an unpaved area between the two-tracks.

- **Mulching:** Mulching can be an important proactive step in maintaining the health of trees and mitigating construction related impacts and overall stress. Mulch should be made from a natural material such as wood chips or bark pieces and be 5-8cm deep. No mulch should be touching the trunk of the tree. See “methods to avoid soil compaction” if the area is to have heavy traffic.
- **Blasting:** Care must be taken to ensure that the area of blasting does not extend beyond the necessary footprints and into the critical root zones of surrounding trees. The use of small low-concussion charges and multiple small charges designed to pre-shear the rock face will reduce fracturing, ground vibration, and overall impact on the surrounding environment. Only explosives of low phytotoxicity and techniques that minimize tree damage should be used. Provisions must be made to ensure that blasted rock and debris are stored away from the critical root zones of trees.
- **Landscaping and Irrigation Systems:** The planting of new trees and shrubs should not damage the roots of retained trees. The installation of any in-ground irrigation system must take into account the critical root zones of the trees to be retained. Prior to installation, we recommend the irrigation technician consult with the project arborist about the most suitable locations for the irrigation lines and how best to mitigate the impacts on the trees to be retained. This may require the project arborist supervise the excavations associated with installing the irrigation system. Excessive frequent irrigation and irrigation which wets the trunks of trees can have a detrimental impact on tree health and can lead to root and trunk decay.
- **Arborist Role:** It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:

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- Locating the barrier fencing
  - Reviewing the report with the project foreman or site supervisor
  - Locating work zones, where required
  - Supervising any excavation within the critical root zones of trees to be retained
  - Reviewing and advising of any pruning requirements for machine clearances
- **Review and Site Meeting:** Once the project 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 site clearing, tree removal, demolition, or other construction activity occurs and to confirm the locations of the tree protection barrier fencing.

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

Thank you,



Graham Mackenzie  
ISA Certified # PN-0428  
TRAQ – Qualified

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Encl. 6-pages tree resource spreadsheet, 1-page site plan with trees, 19-pages building plans, 1-page barrier fencing specifications, 2-page tree resource spreadsheet methodology and definitions.

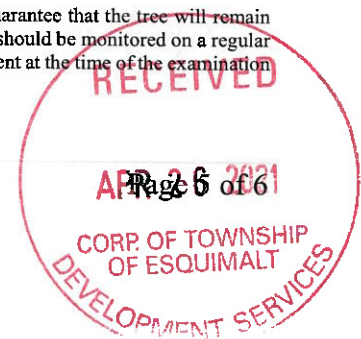
**Disclosure statement**

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Arborists are professionals who examine trees and use their training, knowledge, and experience to recommend techniques and procedures that will improve a tree's health and structure or to mitigate associated risks. Trees are living organisms whose health and structure change and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. The arborist's review is limited to a visual examination of tree health and structural condition, without excavation, probing, resistance drilling, increment coring, or aerial examination. There are inherent limitations to this type of investigation, including, without limitation, that some tree conditions will inadvertently go undetected. The arborist's review followed the standard of care expected of arborists undertaking similar work in British Columbia under similar conditions. No warranties, either express or implied, are made as to the services provided and included in this report.

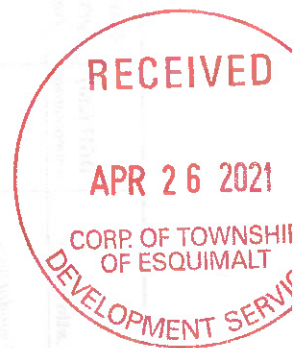
The findings and opinions expressed in this report are based on the conditions that were observed on the noted date of the field review only. The Client recognizes that passage of time, natural occurrences, and direct or indirect human intervention at or near the trees may substantially alter discovered conditions and that Talbot Mackenzie & Associates cannot report on, or accurately predict, events that may change the condition of trees after the described investigation was completed.

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. The only way to eliminate tree risk entirely is to remove the entire tree. All trees retained should be monitored on a regular basis. 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.



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Immediately following land clearing, grade changes or severe weather events, all trees retained should be reviewed for any evidence of soil heaving, cracking, lifting or other indicators of root plate instability. If new information is discovered in the future during such events or other activities, Talbot Mackenzie & Associates should be requested to re-evaluate the conclusions of this report and to provide amendments as required prior to any reliance upon the information presented herein.



## Tree Resource Spreadsheet

| Tree ID | Common Name    | Latin Name                    | DBH (cm)<br>~ approximate | Crown Spread (m) | CRZ (m) | Relative Tolerance | Health | Structure | Remarks and Recommendations                        | Retention Status |
|---------|----------------|-------------------------------|---------------------------|------------------|---------|--------------------|--------|-----------|----------------------------------------------------|------------------|
| 1933    | Douglas fir    | <i>Pseudotsuga menziesii</i>  | 75.0                      | 10.0             | 11.0    | Poor               | Fair   | Fair      | Deflected trunk, Ivy on main trunk.                | X                |
| 1934    | Douglas fir    | <i>Pseudotsuga menziesii</i>  | 50.0                      | 8.0              | 7.5     | Poor               | Fair   | Fair      | Ivy on main trunk                                  | X                |
| 1935    | Douglas fir    | <i>Pseudotsuga menziesii</i>  | 75.0                      | 10.0             | 11.0    | Poor               | Fair   | Fair/poor | Previously topped, Ivy in main trunk               | X                |
| 1936    | Norway maple   | <i>Acer platanoides</i>       | 29,15                     | 10.0             | 4.0     | Moderate           | Fair   | Fair      | Large deadwood                                     | X                |
| 1937    | Horse chestnut | <i>Aesculus hippocastanum</i> | 32.0                      | 13.0             | 3.0     | Good               | Good   | Good      |                                                    | X                |
| 1938    | Hawthorn       | <i>Crataegus laevigata</i>    | 29,22                     | 8.0              | 3.5     | Good               | Poor   | Poor      | 1 stem previously failed                           | X                |
| 1939    | Douglas fir    | <i>Pseudotsuga menziesii</i>  | 70.0                      | 9.0              | 10.5    | Poor               | Fair   | Fair      | Pitching from lower trunk                          | X                |
| 1940    | Douglas fir    | <i>Pseudotsuga menziesii</i>  | 73.0                      | 11.0             | 10.5    | Poor               | Fair   | Poor      | Previously topped, co-dominant union at 15- meters | X                |
| 1941    | Douglas fir    | <i>Pseudotsuga menziesii</i>  | 62.0                      | 10.0             | 9.0     | Poor               | Fair   | Fair      | Surface rooted                                     | X                |
| 1942    | Douglas fir    | <i>Pseudotsuga menziesii</i>  | 63.0                      | 10.0             | 9.0     | Poor               | Fair   | Fair      | Ivy on main trunk                                  | X                |
| 1943    | Grand fir      | <i>Abies grandis</i>          | 46.0                      | 8.0              | 7.0     | Poor               | Fair   | Poor      | Dead ivy on trunk, co-dominant at 10 meters        | X                |
| 1944    | Grand fir      | <i>Abies grandis</i>          | 55.0                      | 8.0              | 8.0     | Poor               | Fair   | Fair      | Deflected top                                      | X                |
| 1945    | Grand fir      | <i>Abies grandis</i>          | 60.0                      | 9.0              | 9.0     | Poor               | Fair   | Fair      | Deflected top                                      | X                |
| 1946    | Big leaf maple | <i>Acer macrophyllum</i>      | 34.0                      | 7.0              | 4.0     | Moderate           | Fair   | Fair/poor | Asymmetric crown some deadwood stunted growth      | X                |
| 1947    | Grand fir      | <i>Abies grandis</i>          | 45.0                      | 8.0              | 6.5     | Poor               | Fair   | Fair      |                                                    | X                |

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January 18, 2021

## Tree Resource Spreadsheet

| Tree ID | Common Name | Latin Name                   | DBH (cm)<br>~ approximate | Crown Spread (m) | CRZ (m) | Relative Tolerance | Health | Structure | Remarks and Recommendations                                    | Retention Status |
|---------|-------------|------------------------------|---------------------------|------------------|---------|--------------------|--------|-----------|----------------------------------------------------------------|------------------|
| 1948    | Arbutus     | <i>Arbutus menziesii</i>     | 14.0                      | 6.0              | 2.0     | Poor               | Good   | Good      |                                                                | X                |
| 1949    | Garry oak   | <i>Quercus garryana</i>      | 24.0                      | 7.0              | 2.5     | Good               | Good   | Fair      | High crown, some deadwood                                      | X                |
| 1950    | Arbutus     | <i>Arbutus menziesii</i>     | 19.0                      | 7.0              | 3.0     | Poor               | Good   | Good      | Leans to the North                                             | X                |
| 1951    | Grand fir   | <i>Abies grandis</i>         | 63.0                      | 10.0             | 9.0     | Poor               | Fair   | Fair      | Ivy, deadwood                                                  | X                |
| 1952    | Grand fir   | <i>Abies grandis</i>         | 60.0                      | 10.0             | 9.0     | Poor               | Fair   | Fair      | Ivy, deadwood, hangers in crown                                | X                |
| 1953    | Grand fir   | <i>Abies grandis</i>         | 58.41                     | 11.0             | 10.0    | Poor               | Fair   | Fair/poor | Co-dominant at base                                            | X                |
| 1954    | Douglas fir | <i>Pseudotsuga menziesii</i> | 86.0                      | 15.0             | 12.0    | Poor               | Fair   | Fair      | Ivy on main trunk, located on neighbours property to the East  | X                |
| 1955    | Arbutus     | <i>Arbutus menziesii</i>     | 45.15                     | 12.0             | 7.5     | Poor               | Good   | Fair/good | Leans towards East, located on neighbours property to the East | X                |
| 1956    | Arbutus     | <i>Arbutus menziesii</i>     | 23.0                      | 8.0              | 3.5     | Poor               | Good   | Good      | Co-dominant at 2 meters                                        | X                |
| 1957    | Arbutus     | <i>Arbutus menziesii</i>     | 15.0                      | 5.0              | 2.5     | Poor               | Good   | Good      | Leans north                                                    | X                |
| 1958    | Grand fir   | <i>Abies grandis</i>         | 4.0                       | 4.0              | 6.0     | Poor               | Fair   | Fair      |                                                                | X                |
| 1959    | Grand fir   | <i>Abies grandis</i>         | 15.0                      | 5.0              | 2.5     | Poor               | Fair   | Fair      |                                                                | X                |
| 1960    | Grand fir   | <i>Abies grandis</i>         | 11.0                      | 5.0              | 2.0     | Poor               | Fair   | Fair      |                                                                | X                |
| 1961    | Garry oak   | <i>Quercus garryana</i>      | 22.0                      | 7.0              | 2.5     | Good               | Fair   | Fair      | High crown, some deadwood                                      | X                |
| 1962    | Garry oak   | <i>Quercus garryana</i>      | 30.0                      | 8.0              | 3.0     | Good               | Fair   | Fair      | High crown, some deadwood                                      | X                |

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| Tree ID | Common Name   | Latin Name                   | DBH (cm)<br>~ approximate | Crown Spread (m) | CRZ (m) | Relative Tolerance | Health | Structure | Remarks and Recommendations                                                     | Retention Status |
|---------|---------------|------------------------------|---------------------------|------------------|---------|--------------------|--------|-----------|---------------------------------------------------------------------------------|------------------|
| 1963    | Garry oak     | <i>Quercus garryana</i>      | 22.0                      | 4.0              | 2.5     | Good               | Poor   | Poor      | 1 stem previously failed, ivy on main trunk                                     | X                |
| 1964    | Grand fir     | <i>Abies grandis</i>         | 16.0                      | 4.0              | 2.5     | Poor               | Good   | Fair      | Young tree                                                                      | X                |
| 1965    | Garry oak     | <i>Quercus garryana</i>      | 54.0                      | 10.0             | 5.5     | Good               | Fair   | Fair      | Epicormic growth, deadwood                                                      | X                |
| 1966    | Grand fir     | <i>Abies grandis</i>         | 21.0                      | 7.0              | 3.0     | Poor               | Fair   | Fair      | Surface rooted                                                                  | X                |
| 1967    | Garry oak     | <i>Quercus garryana</i>      | 38.0                      | 9.0              | 4.0     | Good               | Fair   | Fair      | Epic or mic growth, deadwood                                                    | X                |
| Ntl     | Silver Poplar | <i>Populus alba</i>          | 50,45                     | 18.0             | 9.0     | Moderate           | Fair   | Fair      | Co-dominant, located on neighbouring property to the West.                      | TBD              |
| 1968    | Arbutus       | <i>Arbutus menziesii</i>     | 6.4                       | 4.0              | 1.5     | Poor               | Good   | Fair      | Leans west                                                                      | X                |
| 1969    | Grand fir     | <i>Abies grandis</i>         | 48.0                      | 9.0              | 6.5     | Poor               | Fair   | Fair      | Ivy on trunk                                                                    | X                |
| 1970    | Grand fir     | <i>Abies grandis</i>         | 45.0                      | 8.0              | 6.5     | Poor               | Fair   | Fair      | Deflected trunk, Ivy on main trunk.                                             | X                |
| 1971    | Grand fir     | <i>Abies grandis</i>         | 63.0                      | 9.0              | 9.5     | Poor               | Fair   | Fair      | Deflected trunk, Ivy on main trunk.                                             | X                |
| 1972    | Douglas fir   | <i>Pseudotsuga menziesii</i> | 54.0                      | 10.0             | 8.0     | Poor               | Fair   | Fair      | Ivy on main trunk, some deadwood                                                | X                |
| 1973    | Douglas fir   | <i>Pseudotsuga menziesii</i> | 57.0                      | 9.0              | 8.5     | Poor               | Fair   | Fair      | Ivy on main trunk, some deadwood                                                | X                |
| 1974    | Grand fir     | <i>Abies grandis</i>         | 52.0                      | 9.0              | 8.0     | Poor               | Fair   | Fair      | Ivy on main trunk, some deadwood                                                | X                |
| 1975    | Native willow | <i>Salix lucinda</i>         | Multi                     | 15.0             | 7.0     | Moderate           | Fair   | Poor      | Originates on subject property but has fallen partially onto neighbours to east | X                |
| 1976    | Douglas fir   | <i>Pseudotsuga menziesii</i> | 64.0                      | 12.0             | 9.5     | Poor               | Fair   | Fair      | Ivy on main trunk                                                               | X                |

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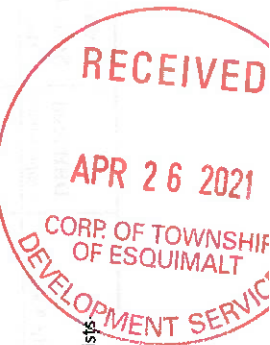
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| Tree ID | Common Name       | Latin Name                   | DBH (cm)<br>~ approximate | Crown Spread (m) | CRZ (m) | Relative Tolerance | Health | Structure | Remarks and Recommendations          | Retention Status |
|---------|-------------------|------------------------------|---------------------------|------------------|---------|--------------------|--------|-----------|--------------------------------------|------------------|
| 1977    | Arbutus           | <i>Arbutus menziesii</i>     | 28.0                      | 9.0              | 4.0     | Poor               | Good   | Good      | Small canker at base                 | X                |
| 1978    | Arbutus           | <i>Arbutus menziesii</i>     | 33.0                      | 10.0             | 4.5     | Poor               | Good   | Good      |                                      | X                |
| 1979    | Arbutus           | <i>Arbutus menziesii</i>     | 36.0                      | 9.0              | 4.5     | Poor               | Good   | Good      |                                      | X                |
| 1980    | Douglas fir       | <i>Pseudotsuga menziesii</i> | 51.0                      | 8.0              | 8.0     | Poor               | Fair   | Fair/poor | Previously topped, co-dominant tops  | X                |
| 1981    | Arbutus           | <i>Arbutus menziesii</i>     | 20.0                      | 7.0              | 3.0     | Poor               | Fair   | Fair      | Leans west                           | X                |
| 1982    | Grand fir         | <i>Abies grandis</i>         | 29.0                      | 4.0              | 4.5     | Poor               | Poor   | Poor      | Significant decay in main trunk      | X                |
| 1983    | Western red cedar | <i>Thuja plicata</i>         | 14.0                      | 4.0              | 2.0     | Moderate           | Poor   | Fair/poor | Half dead                            | X                |
| 1984    | Western red cedar | <i>Thuja plicata</i>         | 18.0                      | 5.0              | 2.0     | Moderate           | Fair   | Fair      | Stunted growth at top                | X                |
| 1985    | Grand fir         | <i>Abies grandis</i>         | 48.0                      | 0.0              | 0.0     | Poor               | Dead   | Dead      | Dead                                 | X                |
| 1986    | Arbutus           | <i>Arbutus menziesii</i>     | 5.0                       | 3.0              | 1.0     | Poor               | Fair   | Fair      | Leans west                           | X                |
| 1987    | Arbutus           | <i>Arbutus menziesii</i>     | 7.13                      | 4.0              | 1.5     | Poor               | Good   | Good      |                                      | X                |
| 1988    | Douglas fir       | <i>Pseudotsuga menziesii</i> | 64.0                      | 9.0              | 9.5     | Poor               | Fair   | Fair      | Ivy on trunk, some epic or if growth | X                |
| 1989    | Grand fir         | <i>Abies grandis</i>         | 53.0                      | 8.0              | 8.0     | Poor               | Fair   | Fair      | Ivy on main trunk, some deadwood     | X                |
| 1990    | Grand fir         | <i>Abies grandis</i>         | 48.0                      | 7.0              | 7.0     | Poor               | Fair   | Fair      | Ivy on main trunk, some deadwood     | X                |
| 1991    | Grand fir         | <i>Abies grandis</i>         | 56.0                      | 8.0              | 8.5     | Poor               | Fair   | Fair      | Ivy on main trunk, some deadwood     | X                |

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## Tree Resource Spreadsheet

| Tree ID | Common Name      | Latin Name                   | DBH (cm)<br>~ approximate | Crown Spread (m) | CRZ (m) | Relative Tolerance | Health | Structure | Remarks and Recommendations                      | Retention Status |
|---------|------------------|------------------------------|---------------------------|------------------|---------|--------------------|--------|-----------|--------------------------------------------------|------------------|
| 1992    | Douglas fir      | <i>Pseudotsuga menziesii</i> | 35.0                      | 6.0              | 5.0     | Poor               | Fair   | Fair      | High crown                                       | X                |
| 1993    | Grand fir        | <i>Abies grandis</i>         | 27.0                      | 6.0              | 4.0     | Poor               | Fair   | Fair      |                                                  | X                |
| 1994    | Douglas fir      | <i>Pseudotsuga menziesii</i> | 47.0                      | 7.0              | 7.0     | Poor               | Fair   | Fair      | Stunted top                                      | X                |
| 1995    | Arbutus          | <i>Arbutus menziesii</i>     | 11.0                      | 7.0              | 2.0     | Poor               | Good   | Fair      | Leans west                                       | X                |
| 1996    | Douglas fir      | <i>Pseudotsuga menziesii</i> | 17.0                      | 8.0              | 2.5     | Poor               | Fair   | Fair      |                                                  | X                |
| 1997    | Grand fir        | <i>Abies grandis</i>         | 54.0                      | 8.0              | 8.0     | Poor               | Poor   | Poor      | Sparse foliage, in decline                       | X                |
| 1998    | Native willow    | <i>salix lucinda</i>         | 42,30,40                  | 10.0             | 6.0     | Moderate           | Fair   | Poor      | Over mature, large deadwood                      | X                |
| 1999    | Garry oak        | <i>Quercus garryana</i>      | 12.0                      | 2.0              | 1.5     | Good               | Fair   | Fair      |                                                  | X                |
| 392     | Garry oak        | <i>Quercus garryana</i>      | 36.0                      | 8.0              | 3.5     | Good               | Good   | Fair      | Co-dominant union with included bark at 4 meters | TBD              |
| 393     | Douglas fir      | <i>Pseudotsuga menziesii</i> | 64.0                      | 9.0              | 9.5     | Poor               | Fair   | Fair      |                                                  | X                |
| 394     | Native willow    | <i>Salix lucinda</i>         | 43,35,30                  | 11.0             | 6.0     | Moderate           | Fair   | Poor      | Ivy covered, large deadwood, failed stems        | X                |
| 395     | Apple            | <i>malus sp.</i>             | 34.0                      | 7.0              | 3.5     | Moderate           | Fair   | Fair      | Previously topped                                | TBD              |
| 396     | Black cottonwood | <i>Populus trichocarpa</i>   | 61,57                     | 15.0             | 7.0     | Moderate           | Good   | Poor      | Co-dominant union, possible included bark        | X                |
| 397     | Black cottonwood | <i>Populus trichocarpa</i>   | 64.0                      | 15.0             | 7.0     | Moderate           | Good   | Fair      | Surface roots visible                            | X                |
| 246     | European Walnut  | <i>Juglans regia</i>         | 46, 34                    | 10.0             | 10.0    | Poor               | Good   | Fair      | on neighbouring property                         | X                |

Prepared by:

Talbot Mackenzie & Associates  
ISA Certified and Consulting Arborists  
Phone: (250) 479-8733  
Fax: (250) 479-7050  
email: tmtreehelp@gmail.com

RECEIVED

APR 26 2021

CORP. OF TOWNSHIP  
OF ESQUIMALT  
DEVELOPMENT SERVICES

January 18, 2021

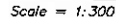
## Tree Resource Spreadsheet

| Tree ID | Common Name     | Latin Name           | DBH (cm)<br>~ approximate | Crown Spread (m) | CRZ (m) | Relative Tolerance | Health | Structure | Remarks and Recommendations                                 | Retention Status |
|---------|-----------------|----------------------|---------------------------|------------------|---------|--------------------|--------|-----------|-------------------------------------------------------------|------------------|
| 247     | European Walnut | <i>Juglans regia</i> | 40.0                      | 8.0              | 6.0     | Poor               | Good   | Fair      | on neighbouring property                                    | X                |
| 248     | European Walnut | <i>Juglans regia</i> | 46.0                      | 8.0              | 7.0     | Poor               | Good   | Fair      | neighbouring property, asymmetric crown due to competition. | X                |



Prepared by:  
 Talbot Mackenzie & Associates  
 ISA Certified and Consulting Arborists  
 Phone: (250) 479-8733  
 Fax: (250) 479-7050  
 email: tmtreehelp@gmail.com





*Distances and elevations shown are in metres.*

*This site plan is for building and design purposes  
and is for the exclusive use of our client.*

*This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.*





LEGAL DESCRIPTION:  
LOT 1, PLAN EPP78715,  
SECTION 10, LAND DISTRICT 21  
PID: 030-353-566



|                                                                                                                                                   |                |
|---------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| PROJECT:<br><b>FLEMING APARTMENTS</b>                                                                                                             |                |
| PROJECT ADDRESS:<br>880 FLEMING STREET<br>ESQUIMALT, BC                                                                                           |                |
| CLIENT:                                                                                                                                           | METROD BUILT   |
| SURVEYOR:<br>STELLER ARCHITECTURAL CONSULTING<br>210-4552 COMMERCE CIRCLE<br>VICTORIA, BC V8Z 4M2<br>250-284-8076<br>edward@stellerconsulting.com |                |
| ISSUED FOR:                                                                                                                                       | DATE:          |
| RECONING APPLICATION                                                                                                                              | DEC. 18, 2020  |
| DIVISION NO. DATE:                                                                                                                                |                |
| SAC PROJECT NO. DATE:                                                                                                                             |                |
| FLE - 880 - 20                                                                                                                                    |                |
| DRAWN BY:                                                                                                                                         | FWH            |
| DATE:                                                                                                                                             | DECEMBER, 2020 |
| SCALE:                                                                                                                                            | NTS            |
| DRAWING TITLE:                                                                                                                                    |                |
| LOCATION PLAN,<br>LIST OF DRAWINGS                                                                                                                |                |
| DRAWING NUMBER:<br><b>R-0</b>                                                                                                                     |                |

CONSULTANTS:

ARCHITECTURAL:  
STELLER ARCHITECTURAL CONSULTING  
210-4552 COMMERCE CIRCLE  
VICTORIA, BC V8Z 4M2  
250-284-8076  
edward@stellerconsulting.com

LIST OF DRAWINGS:

- R-0 LOCATION PLAN, LIST OF DRAWINGS
- R-1 EXISTING SITE, PROJECT DATA
- R-2 SITE PLAN
- R-3 PARKADE PLAN
- R-4 MAIN FLOOR PLAN
- R-5 SECOND FLOOR PLAN
- R-6 THIRD FLOOR PLAN
- R-7 FOURTH FLOOR PLAN
- R-8 FIFTH FLOOR PLAN
- R-9 ROOF PLAN
- R-10 EAST EXTERIOR ELEVATION
- R-11 WEST EXTERIOR ELEVATION
- R-12 NORTH AND SOUTH EXTERIOR ELEVATIONS
- R-13 BUILDING SECTIONS
- R-14 BUILDING SECTION
- R-15 BUILDING SECTION
- R-16 BUILDING SECTION
- R-17 BUILDING SECTION
- R-18 MATERIALS AND FINISHES

CIVIL:

CALID SERVICES LTD.  
207-2750 CADARA STREET  
VICTORIA, BC V8T 4B8  
250-389-8919  
GARY CAROTHERS  
engineer@calid.ca

LANDSCAPE:

BIOPIHUA DESIGN COLLECTIVE LTD.  
1000-1000 AVENUE  
VICTORIA, BC V8T 8E8  
250-555-1158  
BIANCA BOOLEY  
bianca@biopihuacollective.ca

SURVEYOR:

WEI MAYERBURG LAND SURVEYING INC.  
44-2227 JAMES WHITE BOULEVARD  
SIDNEY, BC V8L 1Z5  
250-556-5155  
BRENT MAYERBURG  
brent@weysurveys.com

CIVIL:

768-01 SITE SERVICING PLAN & DETAILS

LANDSCAPE:

- L1 LANDSCAPE SITE PLAN
- L2 PLANTING PALETTE

SURVEY:

BCLS TOPOGRAPHIC SITE PLAN

# REZONING APPLICATION FOR 880 FLEMING STREET

RECEIVED

APR 26 2021

CORP. OF TOWNSHIP  
OF ESQUIMALT  
DEVELOPMENT SERVICES

R-1

DRAWING NUMBER

TOPOGRAPHIC SITE PLAN

DRAWING TITLE

NTS.

SCALE

DATE

DECEMBER, 2020

FWM

DATE

DEC. 18, 2020

APPLICATION

REVISION NO.

DATE

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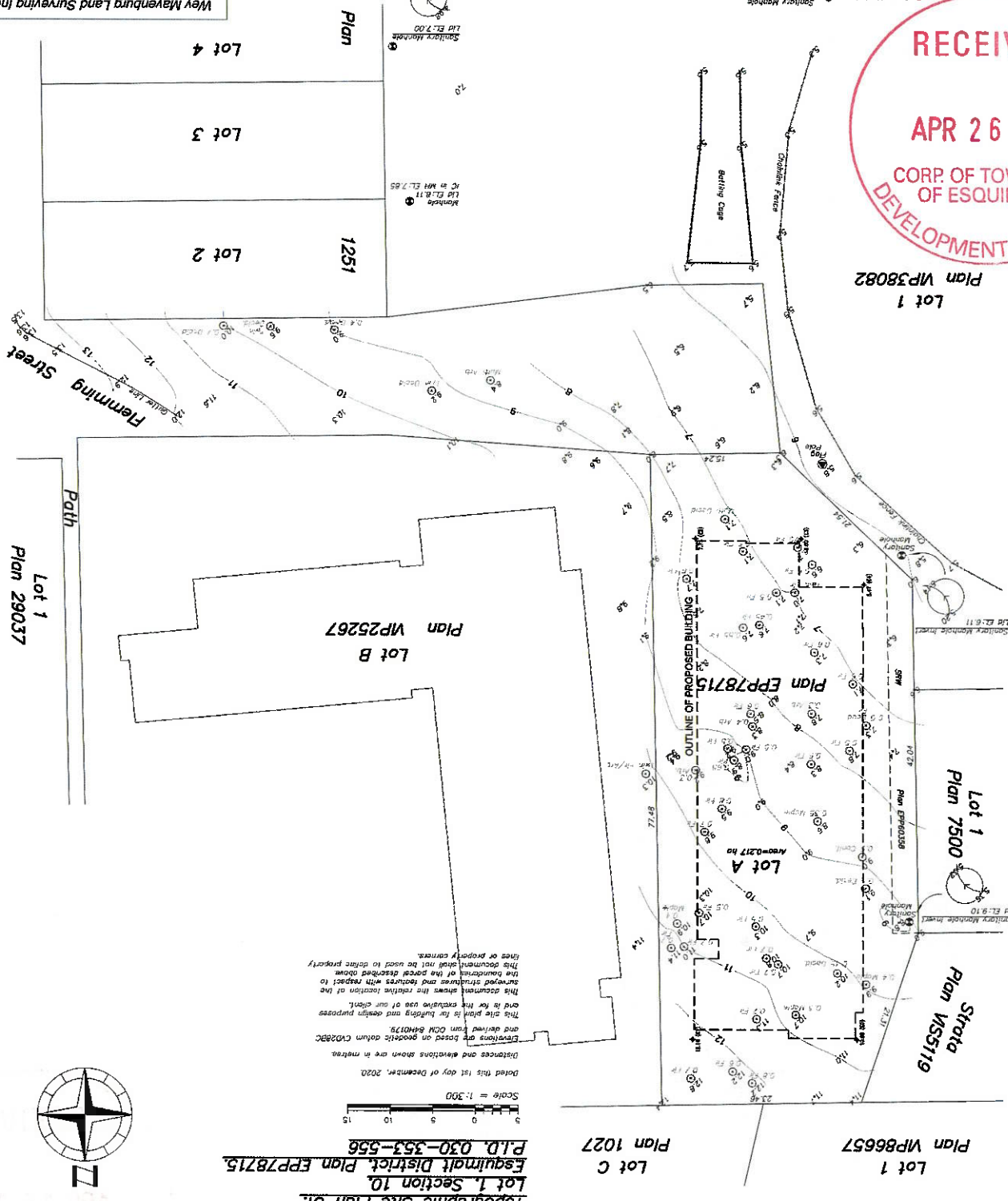
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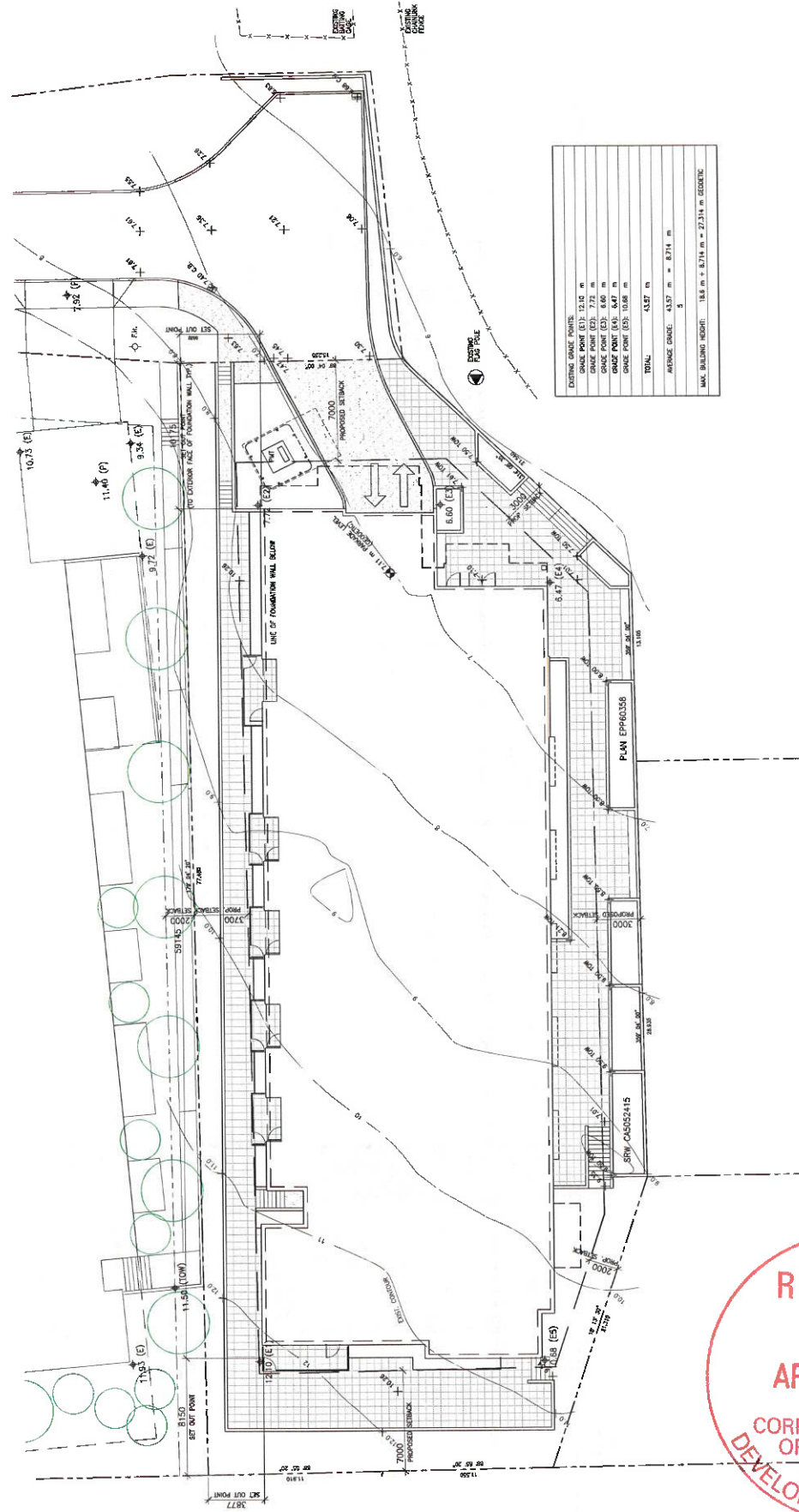
Wey Mayenburg Land Surveying Inc.  
www.weysurveys.com  
#4-2227 James White Boulevard  
Sidney, BC V8L 1Z5  
Telephone (250) 556-5155  
File: 200364\517\GH

The subject property is affected by the following registered documents:  
CAS052413



Topographic Site Plan of:  
Lot 1, Section 10,  
Esquimalt District, Plan EPP78715.  
P.L.D. 030-353-556  
Scale = 1:300  
Dated this 1st day of December, 2020.  
Distances and elevations shown are in metres.  
Elevations are based on geodetic datum CGD2011 and derived from CDM 6460139.  
This site plan is for building and design purposes and is for the exclusive use of our client.  
This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above.  
This document shall not be used to define property lines or property corners.

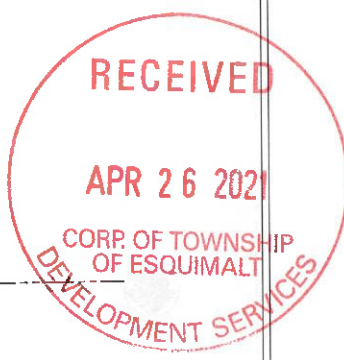




|                                                            |
|------------------------------------------------------------|
| EXISTING GRADE POINTS:                                     |
| GRADE POINT (E1): 12.10 m                                  |
| GRADE POINT (E2): 12.10 m                                  |
| GRADE POINT (E3): 8.60 m                                   |
| GRADE POINT (E4): 8.47 m                                   |
| GRADE POINT (E5): 10.08 m                                  |
| TOTAL:                                                     |
| 43.57 m                                                    |
| AVERAGE GRADE: 43.57 m = 8.714 m                           |
| 5                                                          |
| MAKE BUILDING HEIGHT: 18.6 m + 8.714 m = 27.314 m EXISTING |



1 SITE PLAN  
SCALE: 1:150  
R-2





PROJECT:  
**FLEMING  
APARTMENTS**

PROJECT ADDRESS:  
**880 FLEMING STREET  
ESQUIMALT, BC**

CLIENT:  
**METHOD BUILD**



ISSUED FOR:  
RECONING  
APPLICATION DEC. 18, 2020

REVISION NO. DATE

SAC PROJECT NO.  
**FLE-880-20**

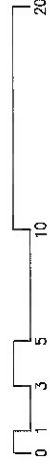
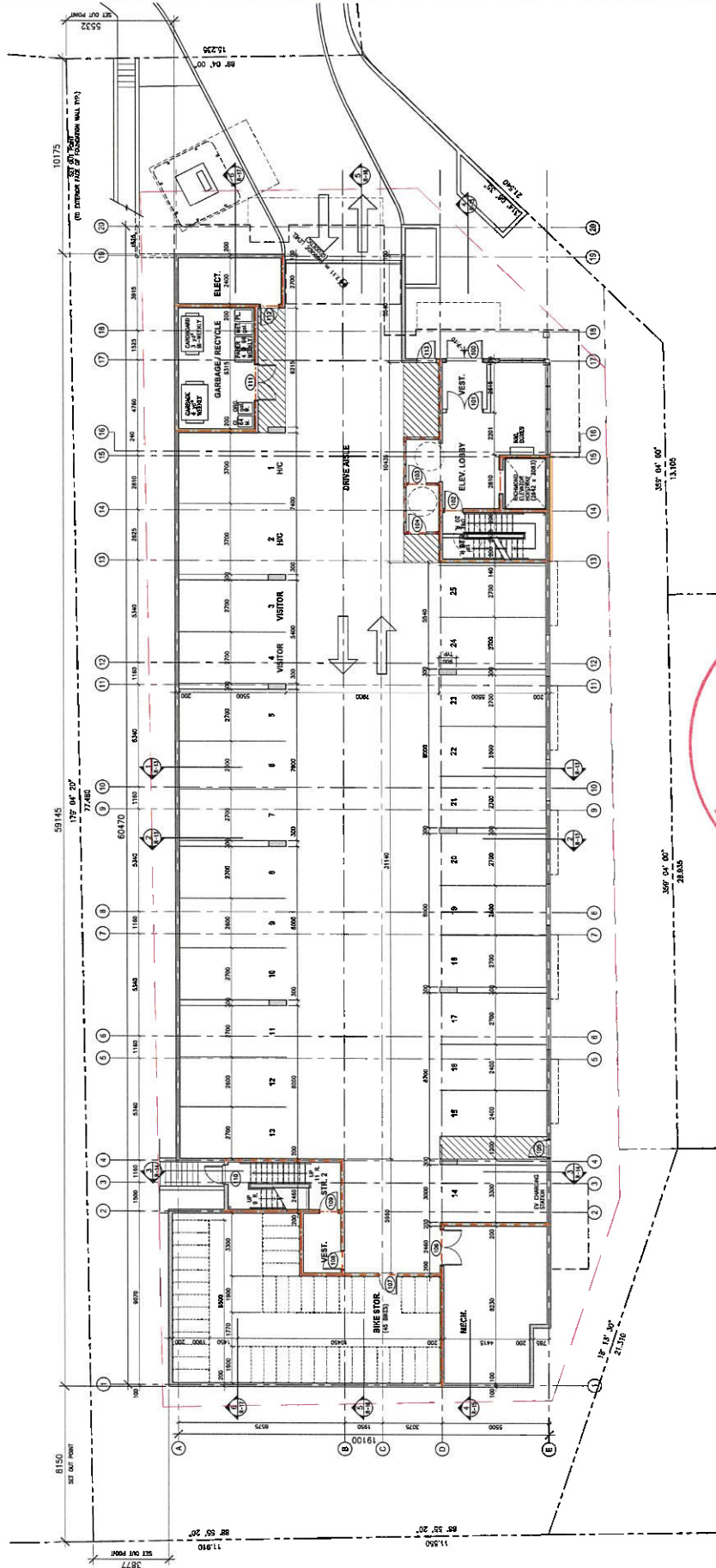
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**FMN**

DATE:  
**DECEMBER, 2020**

SCALE:  
**1:100**

DRAWING TITLE:  
**PARKADE FLOOR PLAN**

DRAWING NUMBER:  
**R-3**



1 PARKADE FLOOR PLAN  
R-3 SCALE: 1:100

PROJECT:  
**FLEMING  
APARTMENTS**

PROJECT ADDRESS:  
880 FLEMING STREET  
ESQUIMALT, BC

CLIENT:

METHOD BUILT

**steller**  
ARCHITECTURE

ISSUED FOR: DATE:  
RECORDING APPLICATION DEC. 18, 2020

REVISION NO. DATE:

SAC PROJECT NO.:  
PLE - 880 - 20

DRAWN BY:  
FWA

DATE:  
DECEMBER 2020

SCALE:  
1:100

DRAWING TITLE:  
MAIN FLOOR PLAN

DRAWING NUMBER:

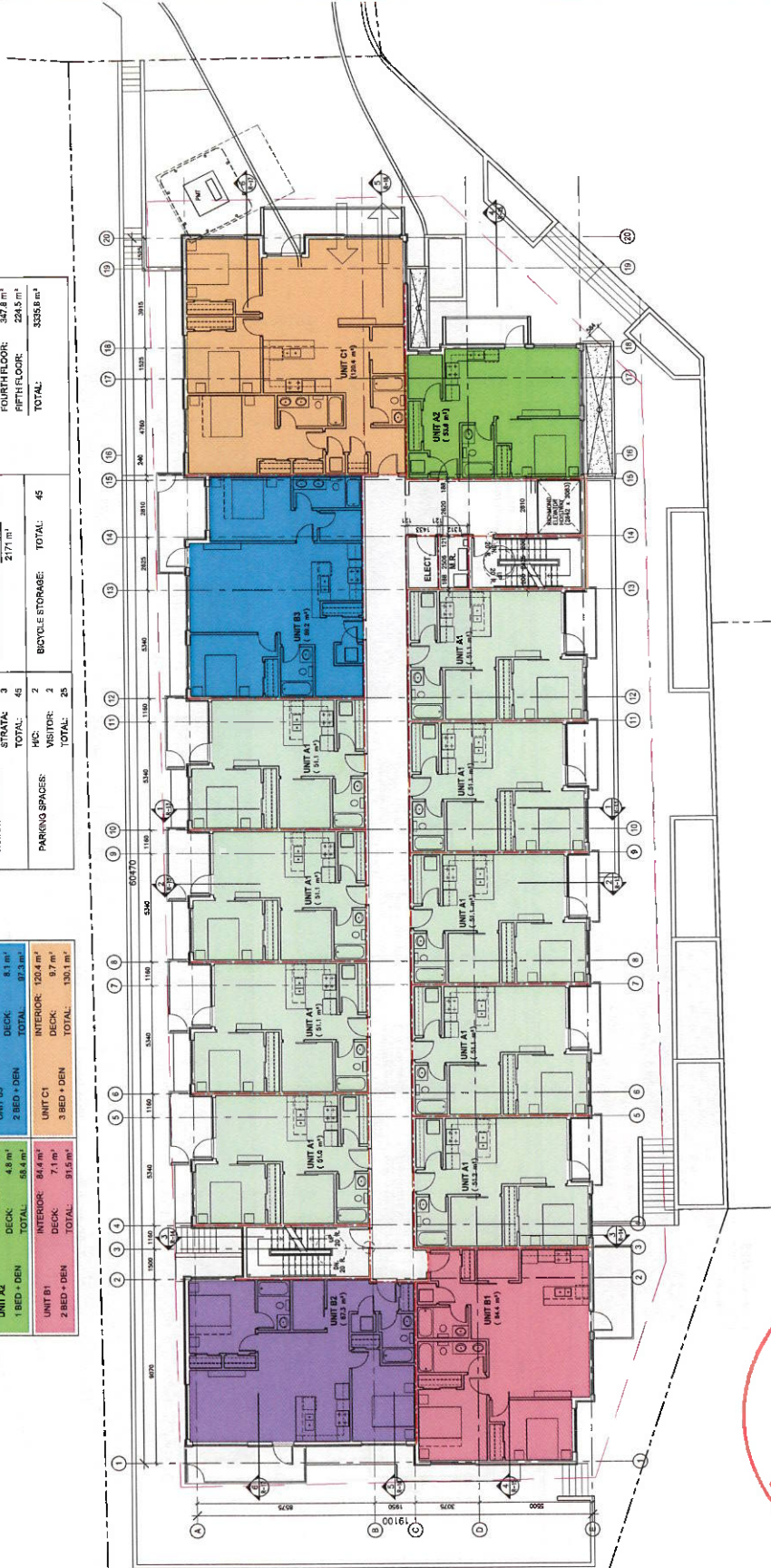
**R-4**

**BUILDING SUMMARY:**

|                  |            |                     |                                              |                           |                     |      |  |
|------------------|------------|---------------------|----------------------------------------------|---------------------------|---------------------|------|--|
| SITE AREA:       | 0.27 ha    | 2171 m <sup>2</sup> | LOT COVERAGE:                                | 1172 m <sup>2</sup> = 54% | 2171 m <sup>2</sup> | FAR: |  |
| NUMBER OF UNITS: | RENTAL: 42 |                     | FLOOR AREA RATIO: 3358 m <sup>2</sup> = 1.54 |                           | 2171 m <sup>2</sup> |      |  |
| PARKING SPACES:  | HIC: 2     |                     | BICYCLE STORAGE:                             | TOTAL: 45                 |                     |      |  |
|                  | VISITOR: 2 |                     |                                              |                           |                     |      |  |
|                  | TOTAL: 25  |                     |                                              |                           |                     |      |  |

**UNIT TYPES:**

|                        |                                                                                         |                        |                                                                                           |
|------------------------|-----------------------------------------------------------------------------------------|------------------------|-------------------------------------------------------------------------------------------|
| UNIT A1<br>1 BED + DEN | INTERIOR: 51.1 m <sup>2</sup><br>DECK: 5.0 m <sup>2</sup><br>TOTAL: 56.1 m <sup>2</sup> | UNIT B2<br>2 BED + DEN | INTERIOR: 87.3 m <sup>2</sup><br>DECK: 8.7 m <sup>2</sup><br>TOTAL: 96.0 m <sup>2</sup>   |
| UNIT A3<br>1 BED + DEN | INTERIOR: 53.6 m <sup>2</sup><br>DECK: 4.9 m <sup>2</sup><br>TOTAL: 58.5 m <sup>2</sup> | UNIT B3<br>2 BED + DEN | INTERIOR: 88.2 m <sup>2</sup><br>DECK: 8.1 m <sup>2</sup><br>TOTAL: 96.3 m <sup>2</sup>   |
| UNIT B1<br>2 BED + DEN | INTERIOR: 84.4 m <sup>2</sup><br>DECK: 7.1 m <sup>2</sup><br>TOTAL: 91.5 m <sup>2</sup> | UNIT C1<br>3 BED + DEN | INTERIOR: 120.4 m <sup>2</sup><br>DECK: 9.7 m <sup>2</sup><br>TOTAL: 130.1 m <sup>2</sup> |



1 MAIN FLOOR PLAN  
SCALE: 1:100





PROJECT:  
**FLEMING  
APARTMENTS**

PROJECT ADDRESS:  
**880 FLEMING STREET  
ESQUIMALT, BC**

CLIENT:  
**METHOD BUILT**



ISSUED FOR: DATE:  
REZONING APPLICATION DEC. 18, 2020

REVISION NO.: DATE:

SAC PROJECT NO.:  
**FL - 880 - 20**

TOWN: **FWA**

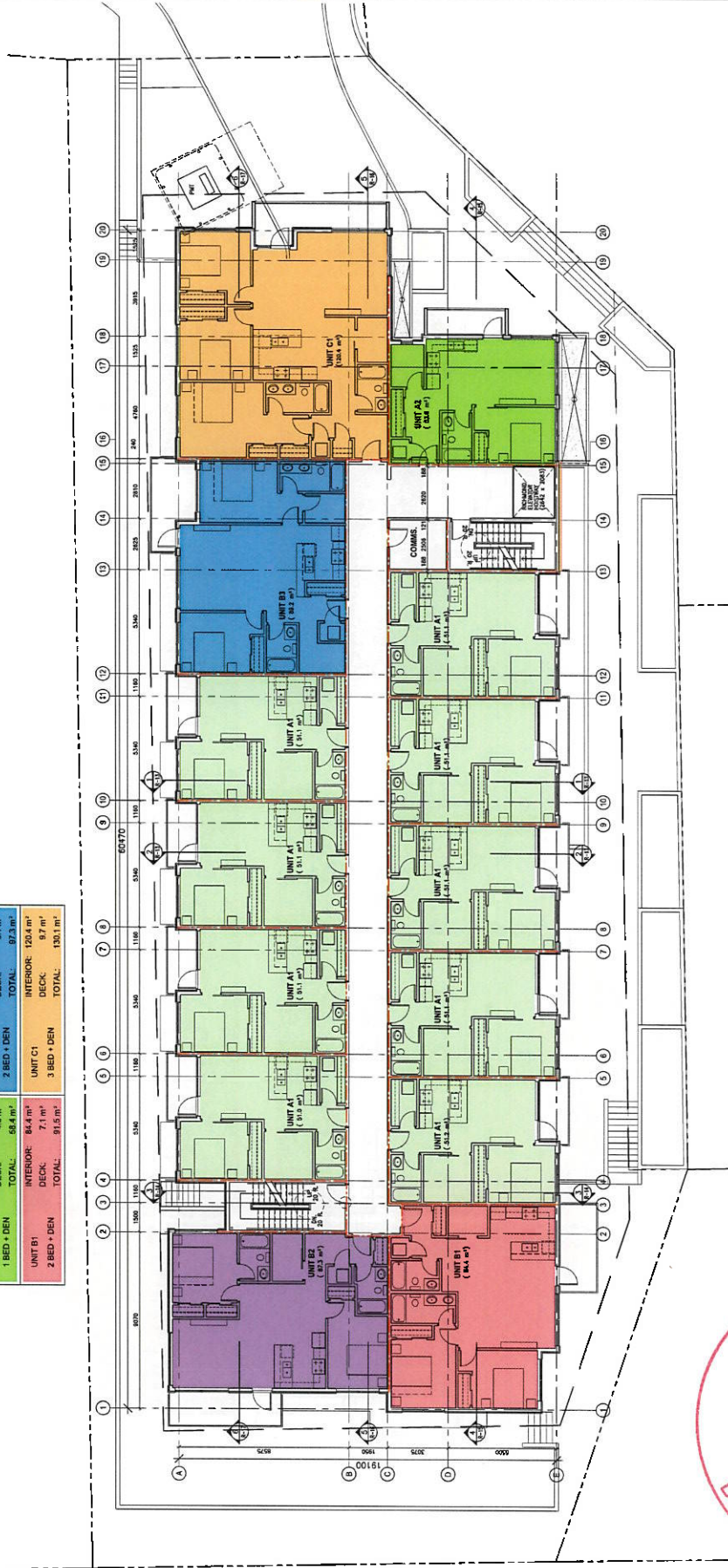
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**DECEMBER, 2020**

SCALE:  
**1:100**

DRAWING TITLE:  
**SECOND FLOOR PLAN**

DRAWING NUMBER:  
**R-5**

| UNIT TYPES:            |                                                                                         |                        |                                                                                           |
|------------------------|-----------------------------------------------------------------------------------------|------------------------|-------------------------------------------------------------------------------------------|
| UNIT A1<br>1 BED + DEN | INTERIOR: 51.1 m <sup>2</sup><br>DECK: 4.4 m <sup>2</sup><br>TOTAL: 55.5 m <sup>2</sup> | UNIT B2<br>2 BED + DEN | INTERIOR: 87.2 m <sup>2</sup><br>DECK: 8.7 m <sup>2</sup><br>TOTAL: 95.9 m <sup>2</sup>   |
| UNIT A2<br>1 BED + DEN | INTERIOR: 53.8 m <sup>2</sup><br>DECK: 4.8 m <sup>2</sup><br>TOTAL: 58.6 m <sup>2</sup> | UNIT B3<br>2 BED + DEN | INTERIOR: 89.3 m <sup>2</sup><br>DECK: 8.1 m <sup>2</sup><br>TOTAL: 97.4 m <sup>2</sup>   |
| UNIT B1<br>2 BED + DEN | INTERIOR: 84.8 m <sup>2</sup><br>DECK: 7.1 m <sup>2</sup><br>TOTAL: 91.9 m <sup>2</sup> | UNIT C1<br>3 BED + DEN | INTERIOR: 120.4 m <sup>2</sup><br>DECK: 9.7 m <sup>2</sup><br>TOTAL: 130.1 m <sup>2</sup> |



1 SECOND FLOOR PLAN  
SCALE: 1:100  
R-5



PROJECT  
**FLEMING  
APARTMENTS**

PROJECT ADDRESS  
**880 FLEMING STREET  
ESQUIMALT, BC**

CLIENT  
**METHOD BUILT**



11-22-2020  
11-22-2020  
11-22-2020

ISSUED FOR DATE  
APPLICATION DEC. 18, 2020

REVISION NO. DATE

SAC PROJECT NO.  
**FL - 880 - 20**

DRAWN BY  
**FWM**

DATE  
**DECEMBER, 2020**

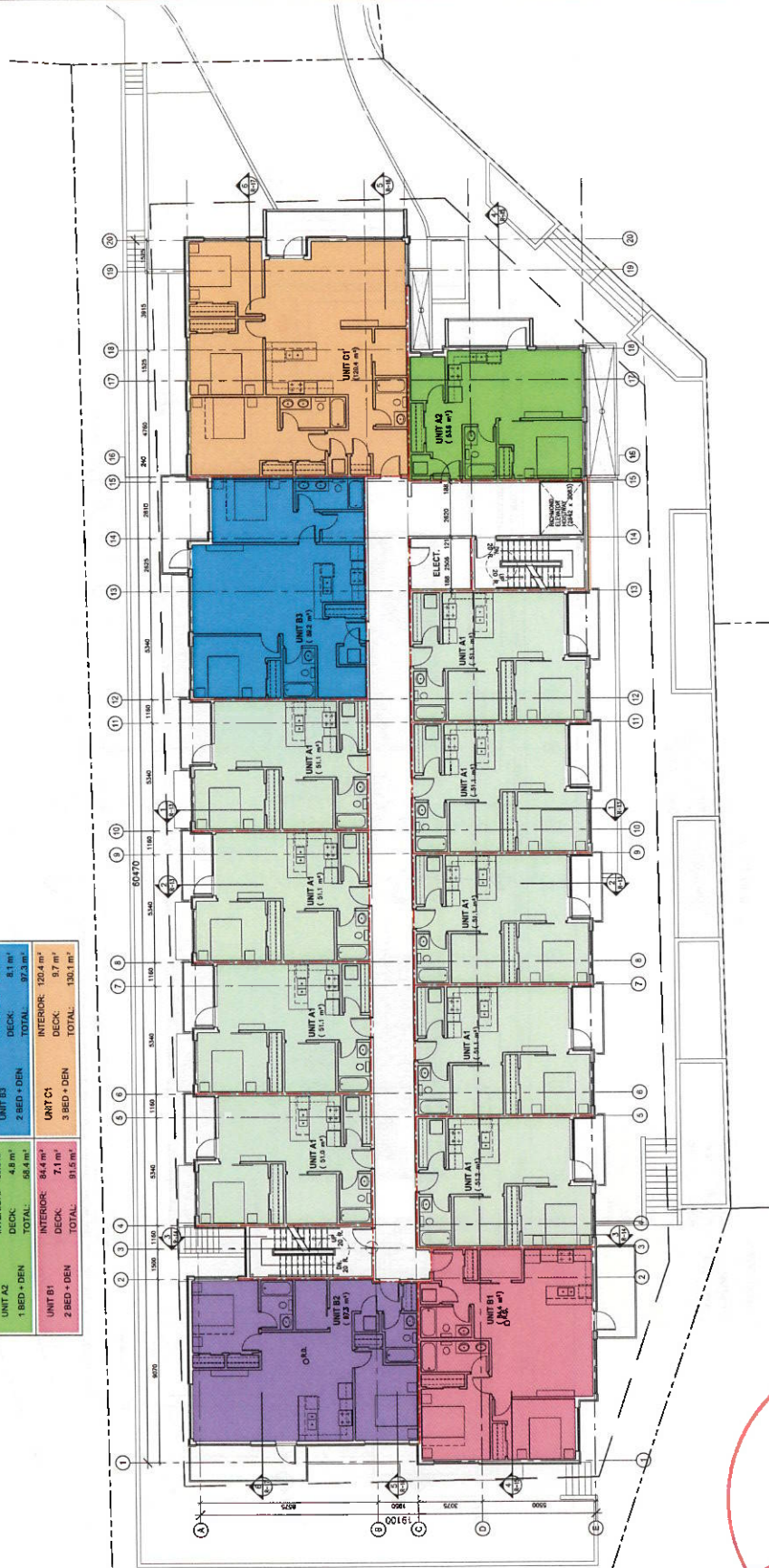
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DRAWING TITLE  
**THIRD FLOOR PLAN**

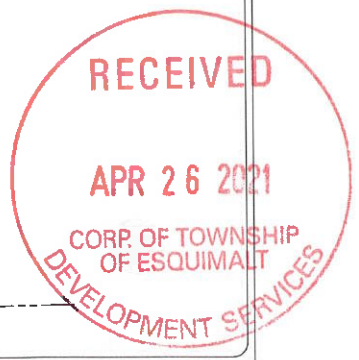
DRAWING NUMBER

**R-6**

| UNIT TYPES: |                                                                                         |         |                                                                                           |
|-------------|-----------------------------------------------------------------------------------------|---------|-------------------------------------------------------------------------------------------|
| UNIT A1     | INTERIOR: 51.1 m <sup>2</sup><br>DECK: 5.0 m <sup>2</sup><br>TOTAL: 56.1 m <sup>2</sup> | UNIT B2 | INTERIOR: 87.3 m <sup>2</sup><br>DECK: 5.7 m <sup>2</sup><br>TOTAL: 93.0 m <sup>2</sup>   |
| UNIT A2     | INTERIOR: 53.6 m <sup>2</sup><br>DECK: 4.8 m <sup>2</sup><br>TOTAL: 58.4 m <sup>2</sup> | UNIT B3 | INTERIOR: 88.2 m <sup>2</sup><br>DECK: 5.1 m <sup>2</sup><br>TOTAL: 93.3 m <sup>2</sup>   |
| UNIT B1     | INTERIOR: 84.4 m <sup>2</sup><br>DECK: 7.1 m <sup>2</sup><br>TOTAL: 91.5 m <sup>2</sup> | UNIT C1 | INTERIOR: 120.4 m <sup>2</sup><br>DECK: 9.7 m <sup>2</sup><br>TOTAL: 130.1 m <sup>2</sup> |



1 THIRD FLOOR PLAN  
SCALE: 1:100  
R-6





PROJECT:  
**FLEMING  
APARTMENTS**

PROJECT ADDRESS:  
**880 FLEMING STREET  
ESQUIMALT, BC**

CLIENT:  
**METHOD BUILT**



ISSUED FOR:  
REZONING APPLICATION

DATE:  
DEC. 18, 2020

REVISION NO. DATE

SAC PROJECT NO.  
**PLE - 880 - 20**

DRAWN BY:  
**PMA**

DATE:  
**DECEMBER, 2020**

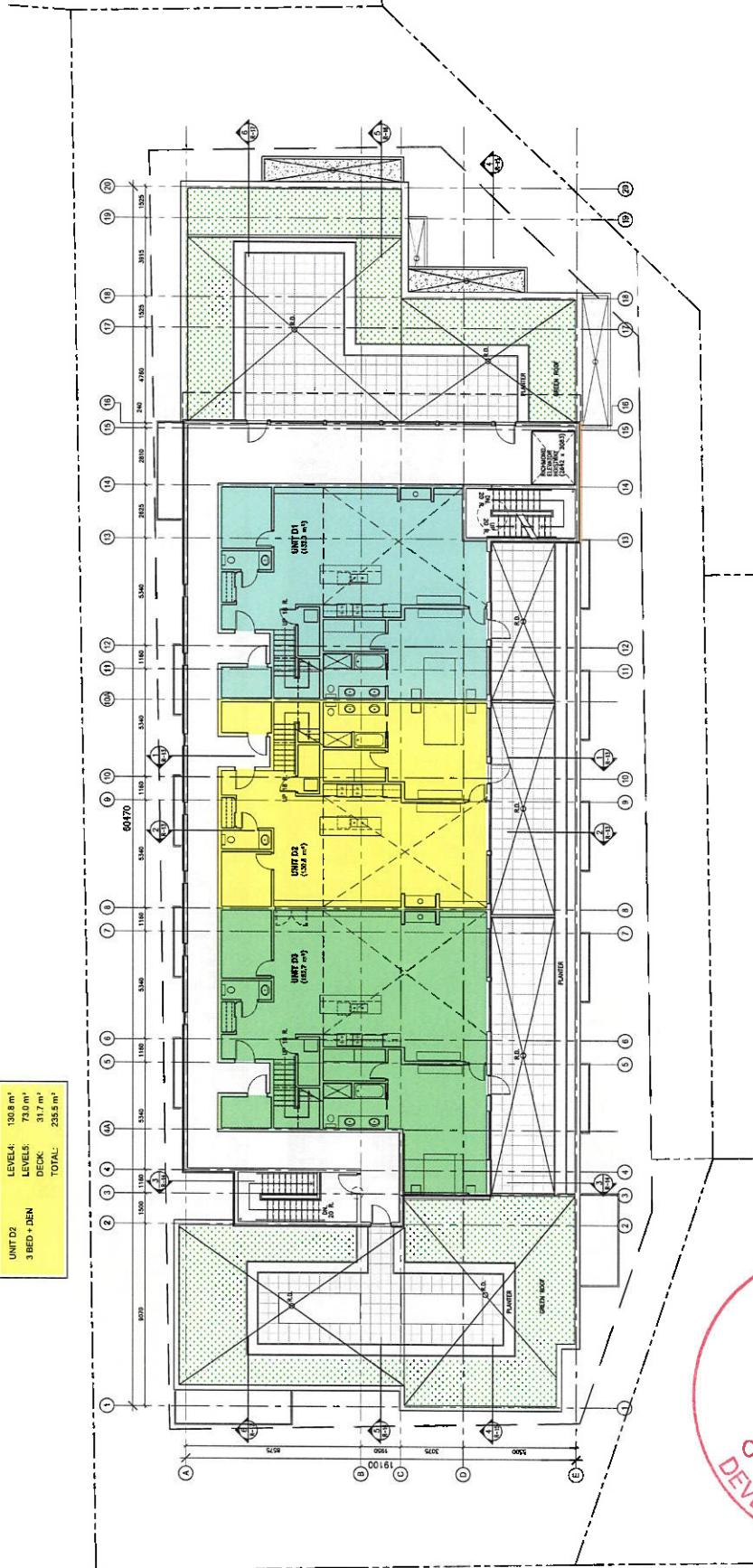
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DRAWING TITLE:  
**FOURTH FLOOR PLAN**

DRAWING NUMBER:  
**R-7**

| UNIT TYPES: |          |                      |  |
|-------------|----------|----------------------|--|
| UNIT D3     | LEVEL 4: | 152.7 m <sup>2</sup> |  |
|             | LEVEL 5: | 76.9 m <sup>2</sup>  |  |
| 3 BED + DEN | DECK:    | 41.3 m <sup>2</sup>  |  |
|             | TOTAL:   | 270.9 m <sup>2</sup> |  |

| UNIT TYPES: |          |                      |  |
|-------------|----------|----------------------|--|
| UNIT D1     | LEVEL 4: | 132.0 m <sup>2</sup> |  |
|             | LEVEL 5: | 74.6 m <sup>2</sup>  |  |
| 3 BED + DEN | DECK:    | 23.5 m <sup>2</sup>  |  |
|             | TOTAL:   | 230.1 m <sup>2</sup> |  |
| UNIT D2     | LEVEL 4: | 130.8 m <sup>2</sup> |  |
|             | LEVEL 5: | 73.0 m <sup>2</sup>  |  |
| 3 BED + DEN | DECK:    | 31.7 m <sup>2</sup>  |  |
|             | TOTAL:   | 235.5 m <sup>2</sup> |  |



PROJECT:  
**FLEMING  
APARTMENTS**

PROJECT ADDRESS:  
**880 FLEMING STREET  
ESQUIMALT, BC**

CLIENT:  
**METROD BUILT**

DESIGNER:  
**stelter**

100-4810-0000-0000  
100-4810-0000-0000  
100-4810-0000-0000

ISSUED FOR:  
DATE:

REVISION NO.:  
DATE:

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**R-8**

DOCUMENT NUMBER:

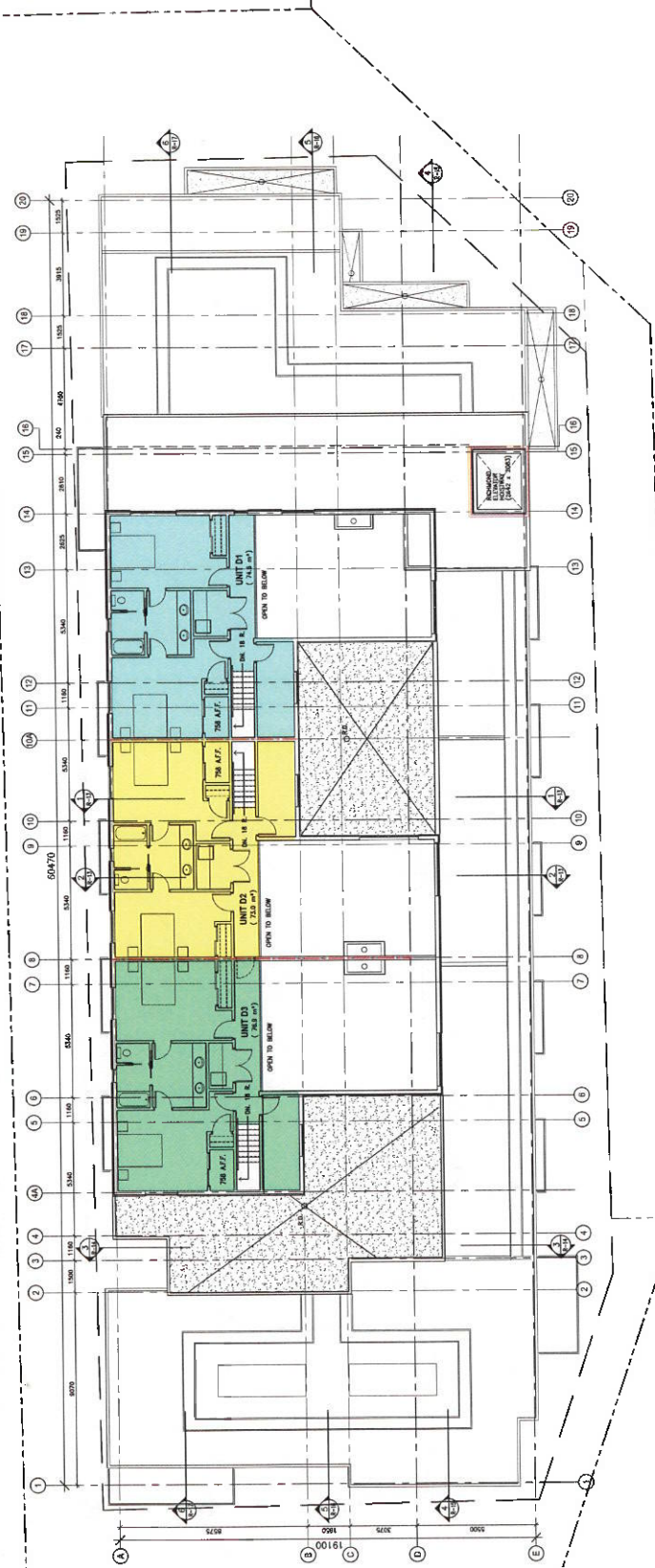
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**FIFTH FLOOR PLAN**

SCALE:  
**1:100**

DATE:  
**DECEMBER, 2020**

DRAWN BY:  
**FWM**

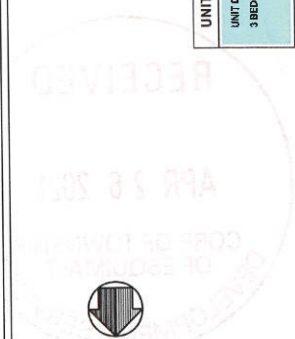
SAC PROJECT NO.:  
**P.E. - 880 - 20**



| UNIT TYPES: |                               |
|-------------|-------------------------------|
| UNIT D1     | LEVEL 4: 152.7 m <sup>2</sup> |
| 3 BED + DEN | LEVEL 5: 78.9 m <sup>2</sup>  |
|             | DECK: 41.3 m <sup>2</sup>     |
|             | TOTAL: 272.9 m <sup>2</sup>   |

| UNIT TYPES: |                               |
|-------------|-------------------------------|
| UNIT D1     | LEVEL 4: 132.0 m <sup>2</sup> |
| 3 BED + DEN | LEVEL 5: 74.8 m <sup>2</sup>  |
|             | DECK: 23.5 m <sup>2</sup>     |
|             | TOTAL: 230.3 m <sup>2</sup>   |
| UNIT D2     | LEVEL 4: 130.8 m <sup>2</sup> |
| 3 BED + DEN | LEVEL 5: 73.0 m <sup>2</sup>  |
|             | DECK: 31.7 m <sup>2</sup>     |
|             | TOTAL: 235.5 m <sup>2</sup>   |

**1**  
**R-8**  
**FIFTH FLOOR PLAN**  
SCALE: 1:100





PROJECT  
**FLEMING  
APARTMENTS**

PROJECT ADDRESS  
**880 FLEMING STREET  
ESQUIMALT, BC**

CLIENT  
**METHOD BUILT**



ISSUED FOR:  
REZONING  
APPLICATION

DATE:  
DEC. 18, 2020

REVISION NO. DATE

SAC PROJECT NO.  
**PLE - 880 - 20**

DRAWN BY:  
**PMM**

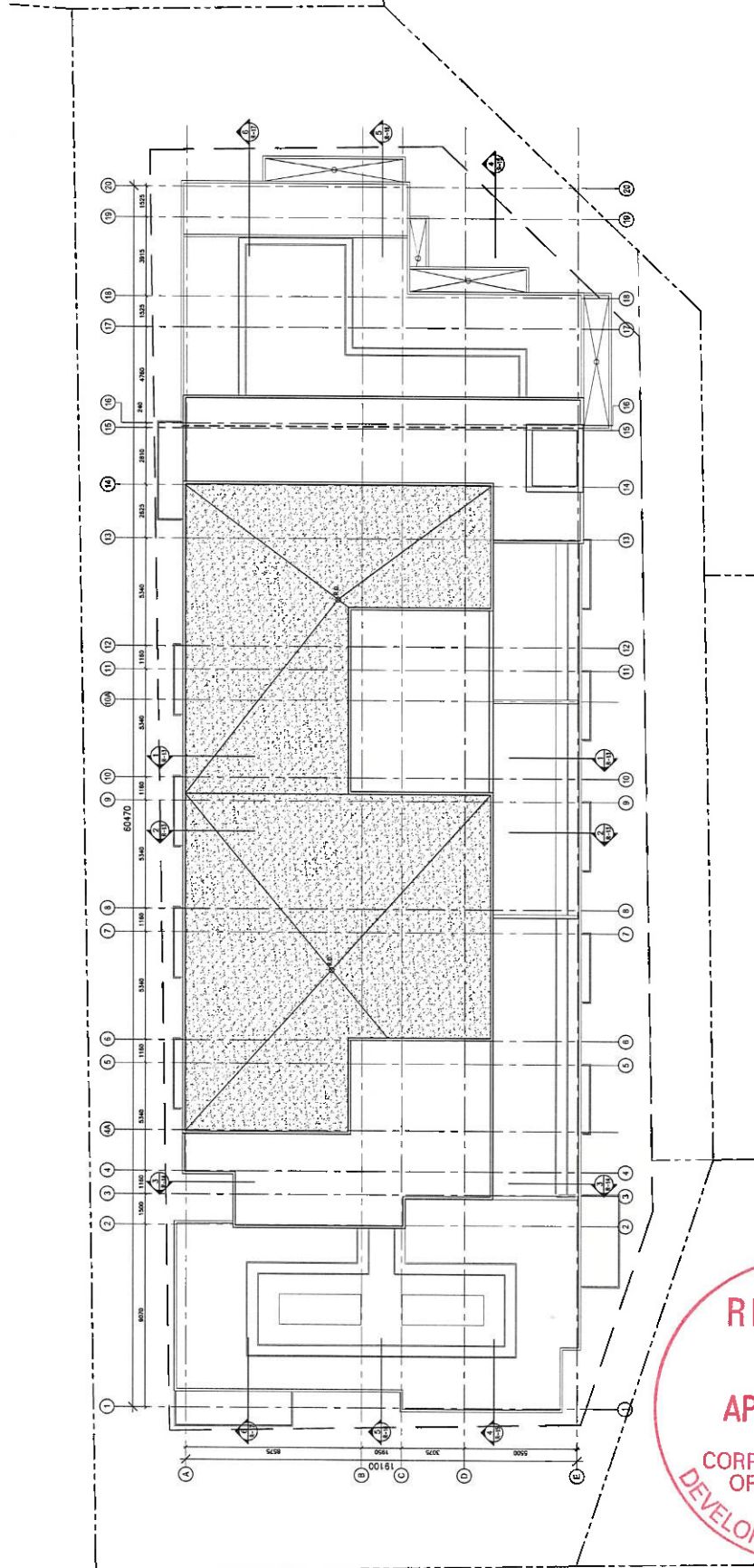
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**DECEMBER, 2020**

SCALE:  
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DRAWING TITLE:  
**ROOF PLAN**

DRAWING NUMBER

**R-9**



1 ROOF PLAN  
SCALE: 1/100  
R-9

RECEIVED

APR 26 2021

CORP. OF TOWNSHIP  
OF ESQUIMALT  
DEVELOPMENT SERVICES





PROJECT  
**FLEMING  
APARTMENTS**

PROJECT ADDRESS  
**880 FLEMING STREET,  
ESQUIMALT, BC**

CLIENT  
**METHOD BUILT**



ISSUED FOR:  
REVISION NO. 1  
DATE: DEC. 18, 2020

REVISION NO. 1  
DATE:

SAC PROJECT NO.  
**FILE - 880 - 20**

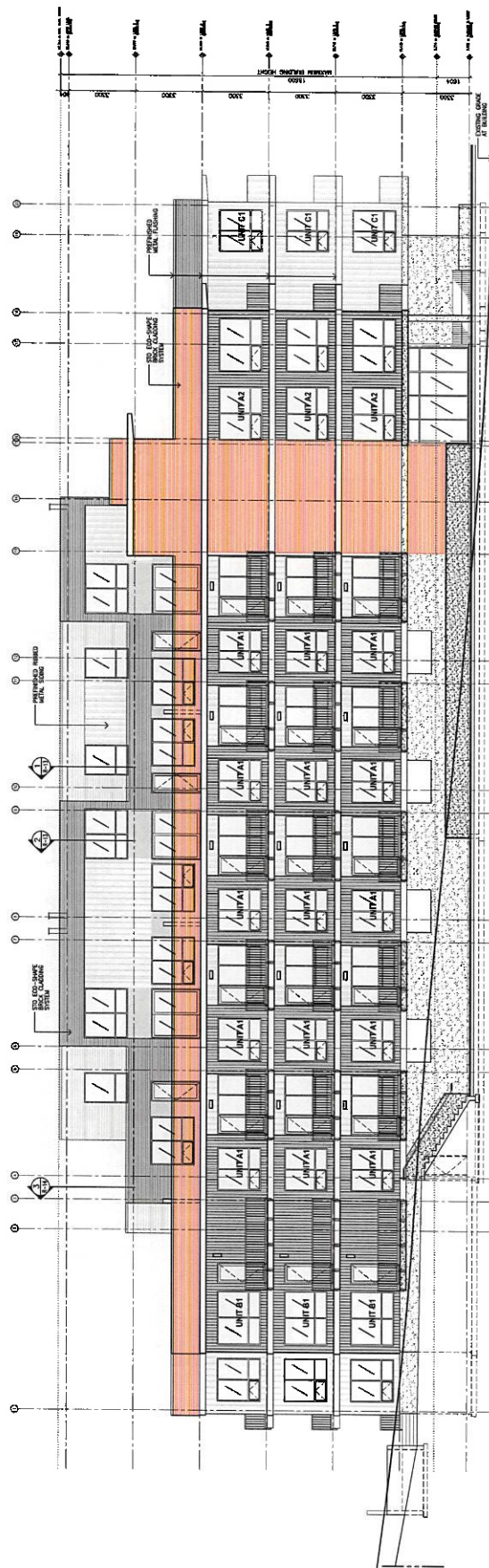
DRAWN BY:  
**FMA**

DATE:  
**DECEMBER, 2020**

SCALE:  
**1:100**

DRAWING TITLE  
**WEST EXTERIOR  
ELEVATION**

DRAWING NUMBER  
**R-11**



1 WEST EXTERIOR ELEVATION  
R-11 SCALE 1:100

RECEIVED

APR 26 2021

CORP. OF TOWNSHIP  
OF ESQUIMALT  
DEVELOPMENT SERVICES

PROJECT:  
**FLEMING  
APARTMENTS**

PROJECT ADDRESS:  
**880 FLEMING STREET,  
ESQUIMALT, BC**

CLIENT:  
**METHOD BUILT**



ISSUED FOR:  
REDESIGN  
APPLICATION DATE: 18, 2020

REVISION NO.: DATE:

SAC PROJECT NO.:  
**FLE - 880 - 20**

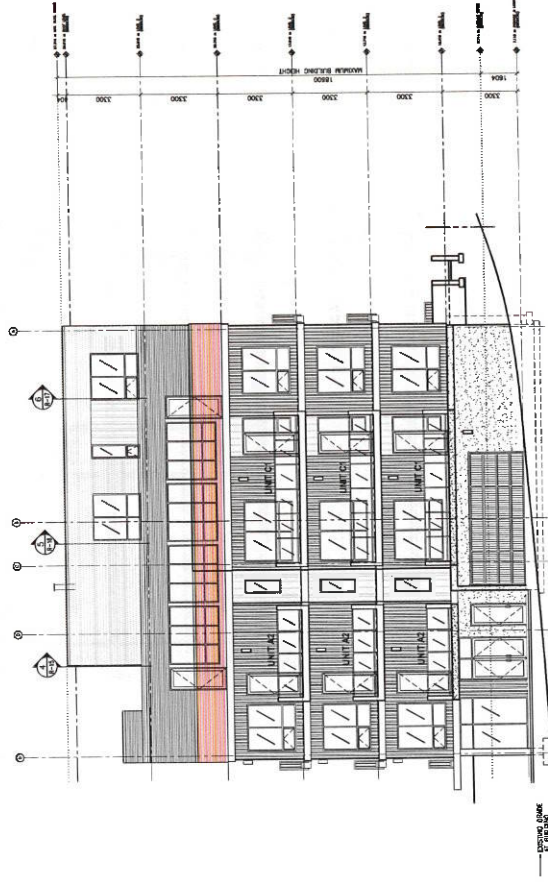
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DATE:  
**DECEMBER, 2020**

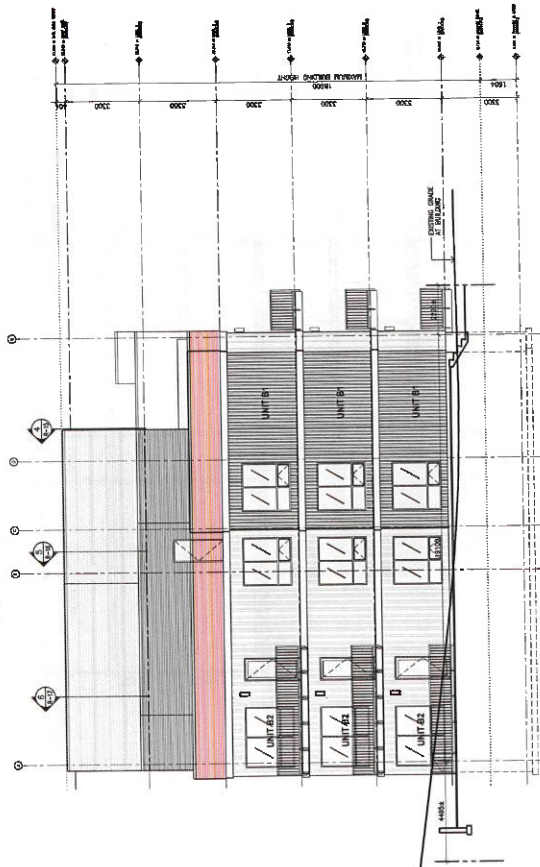
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DRAWING TITLE:  
**NORTH & SOUTH  
EXTERIOR ELEVATIONS**

DRAWING NUMBER:  
**R-12**



**2 SOUTH EXTERIOR ELEVATION**  
SCALE: 1:100



**1 NORTH EXTERIOR ELEVATION**  
SCALE: 1:100





PROJECT  
**FLEMING  
APARTMENTS**

PROJECT ADDRESS  
**880 FLEMING STREET  
ESQUIMALT, BC**

CLIENT  
**METHOD BUILT**

CLIENT  
**METHOD BUILT**



ISSUED FOR  
RESUBMISSION

DATE  
DEC. 18, 2020

REVISION NO.

DATE

SAC PROJECT NO.  
**FLC - 080 - 20**

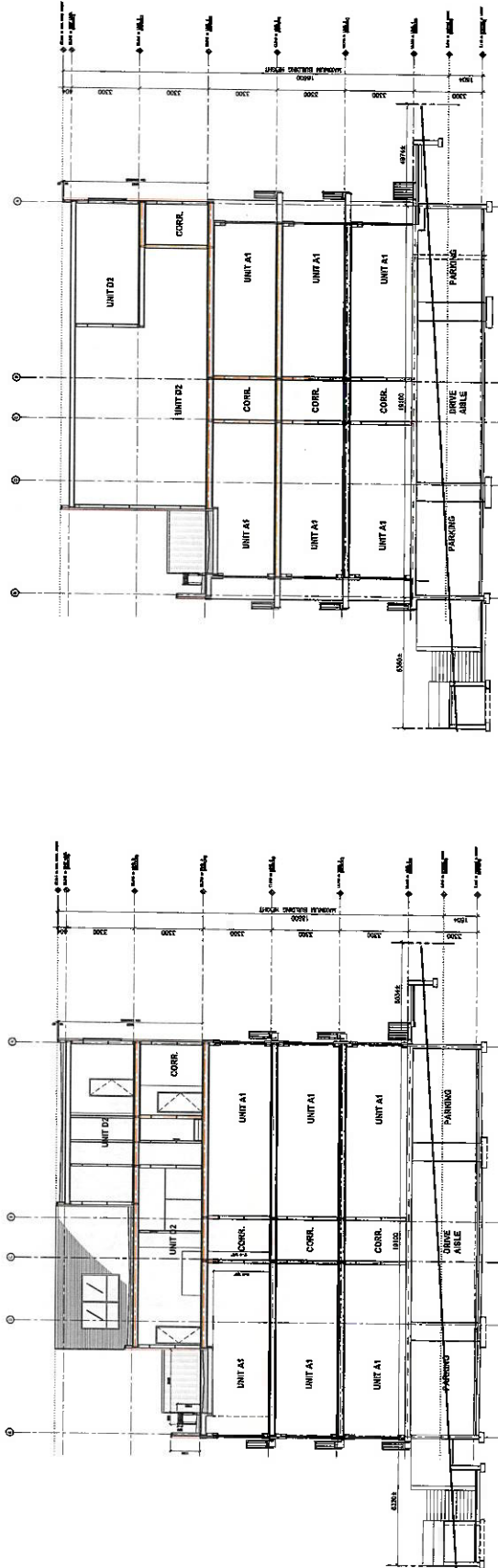
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DATE  
**DECEMBER, 2020**

SCALE  
**1:100**

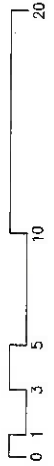
DRAWING TITLE  
**BUILDING SECTION**

DRAWING NUMBER  
**R-13**



1 BUILDING SECTION  
SCALE: 1:100

2 BUILDING SECTION  
SCALE: 1:100





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APR 26 2021

CORP. OF TOWNSHIP  
OF ESQUIMALT  
DEVELOPMENT SERVICES

PROJECT  
**FLEMING  
APARTMENTS**

PROJECT ADDRESS  
**880 FLEMING STREET  
ESQUIMALT, BC**

CLIENT  
**METHOD BUILT**

**steller**  
1111 1111 1111  
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ISSUED FOR:  
APPLICATION

DATE  
DEC. 18, 2020

REVISION NO.  
DATE

SAC PROJECT NO.  
**FLE - 880 - 20**

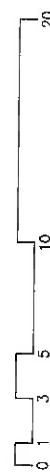
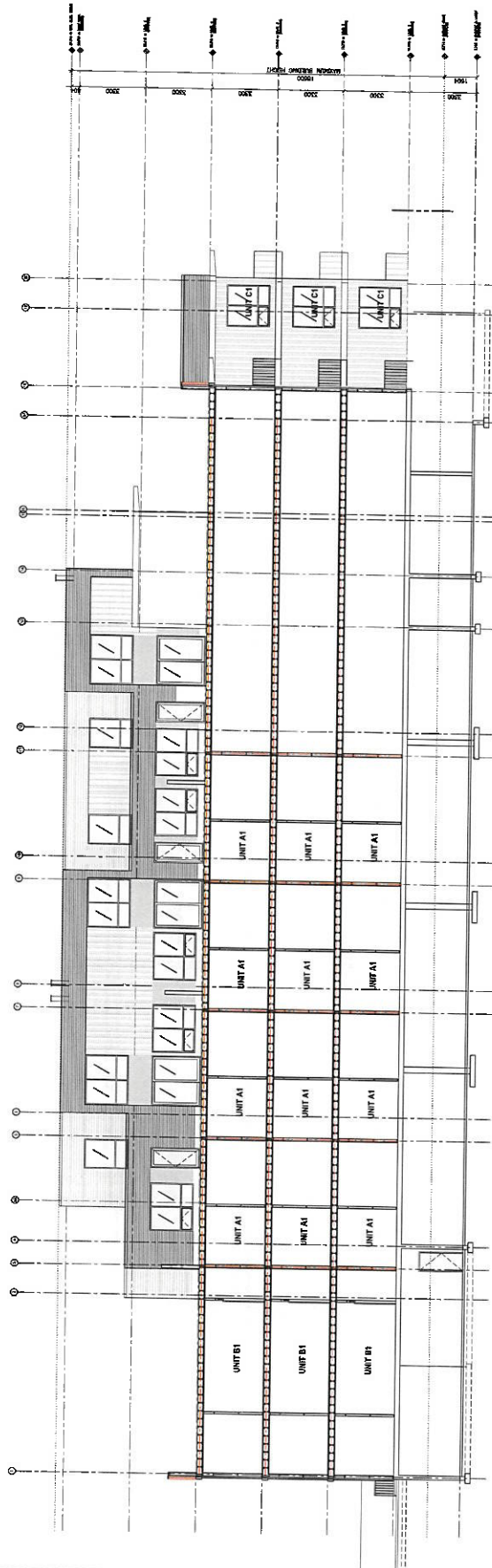
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**DECEMBER, 2020**

SCALE  
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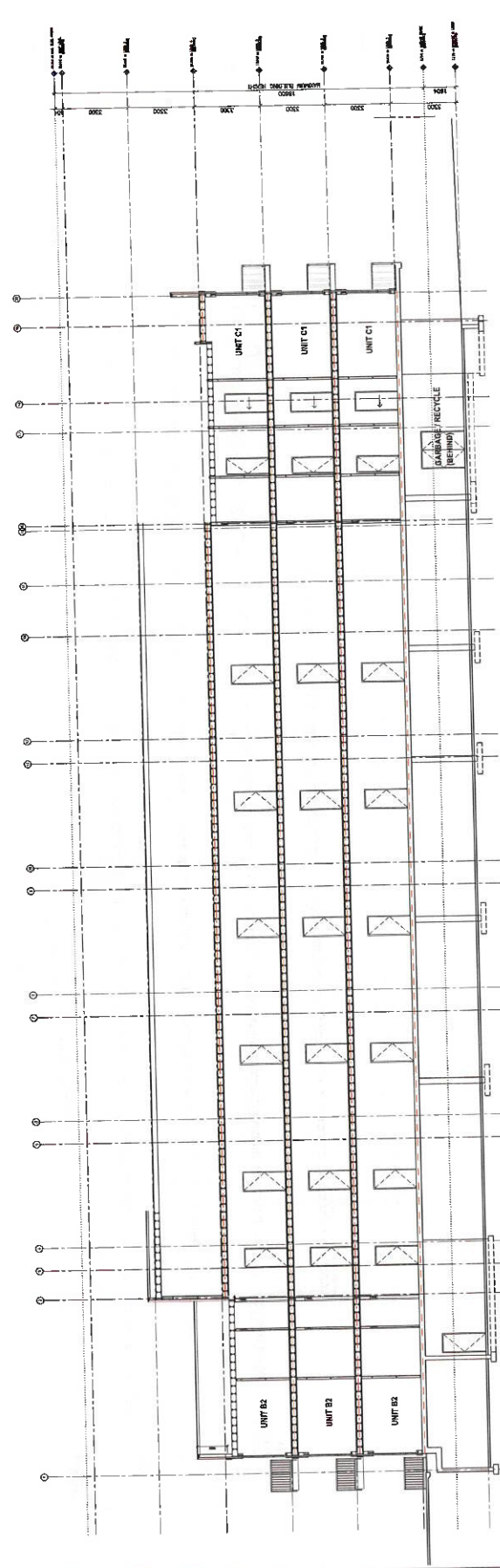
DRAWING NUMBER  
**R-15**



**1** BUILDING SECTION  
SCALE: 1:100  
**R-15**

**RECEIVED**  
**APR 26 2021**  
**CORP. OF TOWNSHIP  
OF ESQUIMALT  
DEVELOPMENT SERVICES**





1 BUILDING SECTION  
R-16  
SCALE: 1:100

**RECEIVED**

**APR 26 2021**

CORP. OF TOWNSHIP  
OF ESQUIMALT  
DEVELOPMENT SERVICES

RECEIVED

APR 28 2021

CORP. OF TOWNSHIP  
OF ESQUIMALT  
DEVELOPMENT SERVICES

PROJECT:  
**FLEMING  
APARTMENTS**

PROJECT ADDRESS:  
**880 FLEMING STREET  
ESQUIMALT, BC**

CLIENT:  
**METHOD BUILT**



ISSUED FOR:  
APPLICATION  
DATE: DEC 18, 2020

REVISION NO.:  
DATE:

SAC PROJECT NO.:  
**FL-880-20**

DRAWN BY:  
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DATE:  
**DECEMBER, 2020**

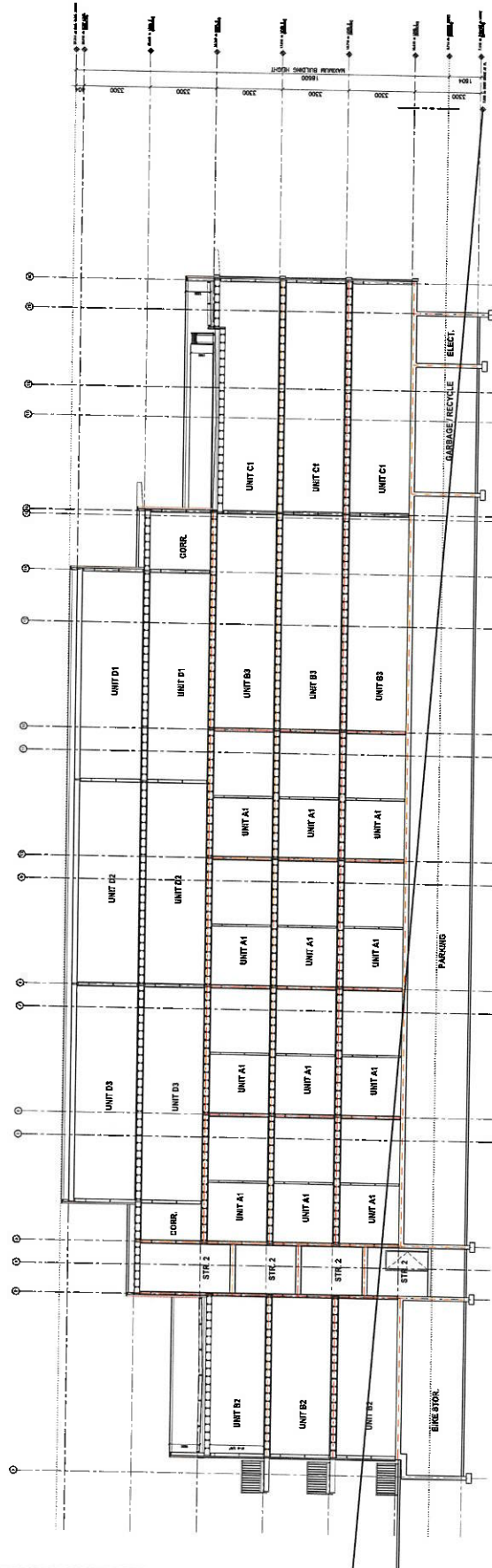
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DRAWING TITLE:

**BUILDING SECTION**

DRAWING NUMBER

**R-17**



1 BUILDING SECTION  
R-17 SCALE 1:100



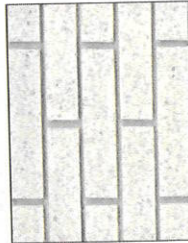




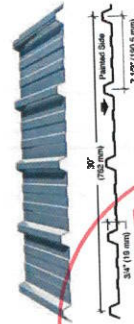
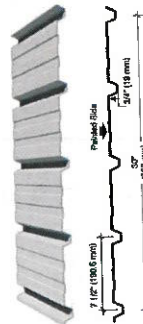
WEST EXTERIOR ELEVATION



PREFINISHED ALUMINUM RAILING - RAILS



STO ECO-SHAPE BRICK CLADDING



RECEIVED  
APR 26 2021  
CORP. OF TOWNSHIP  
OF ESQUIMALT  
DEVELOPMENT SERVICES



ARCHITECTURAL CONCRETE - SMOOTH FINISH



PREFINISHED ALUMINUM SOFFIT - WOOD GRAIN FINISH



PREFINISHED ALUMINUM RAILING - GLAZED PANELS



SOUTH WEST EXTERIOR ELEVATION

# REZONING APPLICATION FOR 880 FLEMING STREET

R-18

PROJECT:  
**FLEMING  
APARTMENTS**

PROJECT ADDRESS:  
**880 FLEMING STREET  
ESQUIMALT, BC**

CLIENT:  
**METHOD BUILT**

DESIGNER:  
**stiller**

DATE:  
**DEC. 18, 2020**

ISSUED FOR:  
**REZONING APPLICATION**

REVISION NO.:  
**FILE - 880 - 20**

DATE:  
**DECEMBER, 2020**

SCALE:  
**N.T.S.**

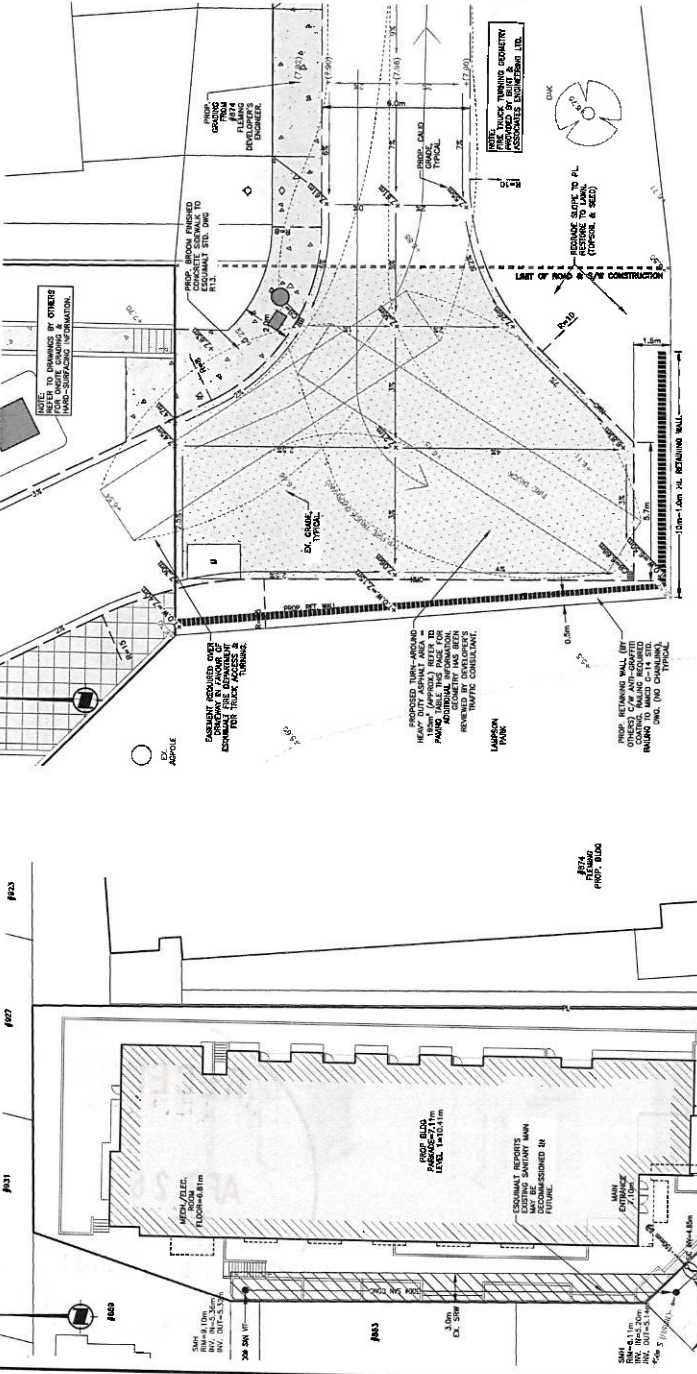
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**MATERIALS & FINISHES**

DRAWING NUMBER:  
**R-18**

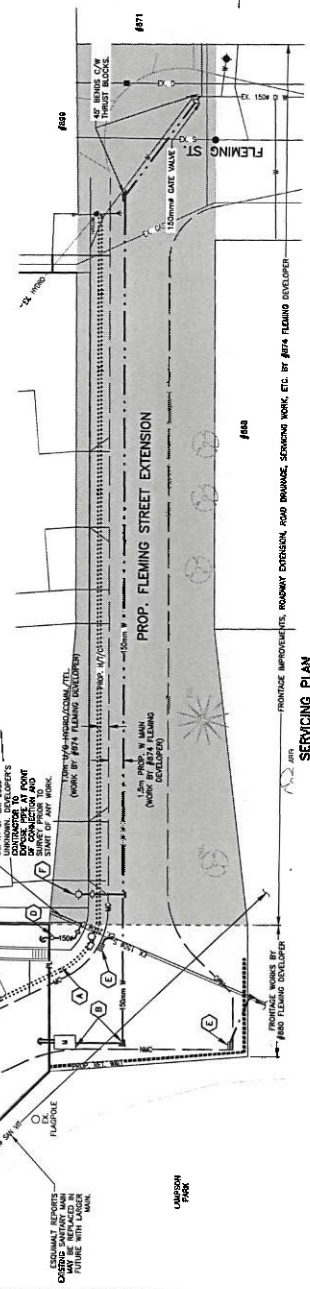


### GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH MAJOR INTERNATIONAL AND LATEST VERSIONS OF THE B.C. PLUMBING CODE. WORK IS TO BE SUPERVISED BY A REGISTERED PLUMBER OR EQUIVALENT QUALIFIED PERSON.
2. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE BY THE TOWNSHIP OF ESQUIMALT AT DEVELOPER'S EXPENSE.
3. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE BY THE TOWNSHIP OF ESQUIMALT AT DEVELOPER'S EXPENSE.
4. ALL OFFICE AREAS AFFECTED BY THE WORK ARE TO BE RELOCATED TO OTHERS. NO OTHERS TO BE AFFECTED BY THE WORK.
5. CONTRACTORS TO ENSURE POSITIVE DRAINAGE OF THE WORK ARE TO BE COMPLETED IN A PROPER MANNER TO MAINTAIN LOCAL DRAINAGE.
6. CONTRACTORS TO ENSURE POSITIVE DRAINAGE OF THE WORK ARE TO BE COMPLETED IN A PROPER MANNER TO MAINTAIN LOCAL DRAINAGE.
7. ALL EXISTING SERVICES ARE TO BE EXPOSED AT ALL CONNECTIONS AND DISCONNECTED BEFORE ANY CONSTRUCTION. ALL WORK IS AT THE CONTRACTOR'S RISK.
8. ALL WORK TO BE COMPLETED AND COMPLETED AS SUCH A WARNING AT TO PREVENT THE RELEASE OF SEWAGE LATER INTO THE STREET OR OTHER AREAS.
9. ALL PIPE DRAINAGE AND ALL ELEVATIONS ARE IN METERS (M) UNLESS NOTED OTHERWISE. ALL DRAIN DRAINAGE ARE IN METER UNLESS NOTED OTHERWISE.
10. CONTRACTORS TO ENSURE POSITIVE DRAINAGE OF THE WORK ARE TO BE COMPLETED IN A PROPER MANNER TO MAINTAIN LOCAL DRAINAGE.
11. CONTRACTORS TO ENSURE POSITIVE DRAINAGE OF THE WORK ARE TO BE COMPLETED IN A PROPER MANNER TO MAINTAIN LOCAL DRAINAGE.
12. ALL WORK TO BE COMPLETED UNDER WORK SHALL BE RELOCATED AND WORK SHALL BE TO BE COMPLETED BY APPROVED ROSS CONSTRUCTION. CONTRACTORS TO ENSURE POSITIVE DRAINAGE OF THE WORK ARE TO BE COMPLETED IN A PROPER MANNER TO MAINTAIN LOCAL DRAINAGE.
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25. CONTRACTORS TO ENSURE POSITIVE DRAINAGE OF THE WORK ARE TO BE COMPLETED IN A PROPER MANNER TO MAINTAIN LOCAL DRAINAGE.



FRONTAGE IMPROVEMENTS & TURN-AROUND GRADING PLAN  
SCALE 1:250



SERVICING PLAN  
SCALE 1:250

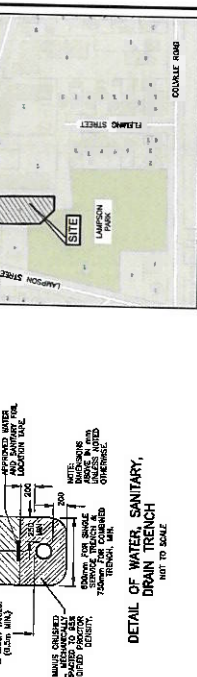
#### TABLE OF MINIMUM PAVEMENT STRUCTURE

| MATERIAL                                    | THICKNESS (mm) | MINIMUM STRENGTH (MPa) |
|---------------------------------------------|----------------|------------------------|
| HEAVY DUTY PORTLAND CEMENT CONCRETE (150mm) | 150            | 35                     |
| ASPHALT CONCRETE (150mm)                    | 150            | 35                     |
| TOP COURSE GRAVEL (150mm)                   | 150            | 35                     |
| SUB-BASE GRAVEL (150mm)                     | 150            | 35                     |

#### DETAIL OF WATER, SANITARY, DRAIN TRENCH

#### LEGAL DESCRIPTION

LOT 1, SECTION 10, TOWNSHIP 10, RANGE 10, DISTRICT 10, B.C. COASTAL DISTRICT, PLAN 22957.



#### 880 FLEMING STREET DEVELOPMENT

Site Servicing Plan & Details

Client: 0955593 B.C. Ltd

#### KEY PLAN

NOT TO SCALE

#### REFERENCE DRAWINGS

| Draw No. | DATE | REVISIONS | BY | APPROVED |
|----------|------|-----------|----|----------|
| 765-01   |      |           |    |          |

#### REVISIONS

| REV | DATE | REVISIONS |
|-----|------|-----------|
| 1   |      |           |

PROPOSED SEWAGE TREATMENT PLANT FOR THE TOWNSHIP OF ESQUIMALT. THE PLANT IS TO BE LOCATED AT THE INTERSECTION OF FLEMING STREET AND LAGOON STREET. THE PLANT IS TO BE DESIGNED TO TREAT 100,000 LITERS OF SEWAGE PER DAY. THE PLANT IS TO BE DESIGNED TO TREAT 100,000 LITERS OF SEWAGE PER DAY. THE PLANT IS TO BE DESIGNED TO TREAT 100,000 LITERS OF SEWAGE PER DAY.



## Talbot Mackenzie & Associates

Consulting Arborists

Box 48153 RPO - Uptown Victoria, BC V8Z 7H6

Ph: (250) 479-8733

Fax: (250) 479-7050

Email: tmtreehelp@gmail.com

### **Tree Resource Spreadsheet Methodology and Definitions**

**Tag:** Tree identification number on a metal tag attached to tree with nail or wire, generally at eye level. Trees on municipal or neighboring properties are not tagged.

NT: No tag due to inaccessibility or ownership by municipality or neighbour.

**DBH:** Diameter at breast height – diameter of trunk, measured in centimetres at 1.4m above ground level. For trees on a slope, it is taken at the average point between the high and low side of the slope.

\* Measured over ivy

~ Approximate due to inaccessibility or on neighbouring property

**Crown Spread:** Indicates the diameter of the crown spread measured in metres to the dripline of the longest limbs.

**Relative Tolerance Rating:** Relative tolerance of the tree species to construction related impacts such as root pruning, crown pruning, soil compaction, hydrology changes, grade changes, and other soil disturbance. This rating does not take into account individual tree characteristics, such as health and vigour. Three ratings are assigned based on our knowledge and experience with the tree species: Poor (P), Moderate (M) or Good (G).

**Critical Root Zone:** A calculated radial measurement in metres from the trunk of the tree. It is the optimal size of tree protection zone and is calculated by multiplying the DBH of the tree by 10, 12 or 15 depending on the tree's Relative Tolerance Rating. This methodology is based on the methodology used by Nelda Matheny and James R. Clark in their book "Trees and Development: A Technical Guide to Preservation of Trees During Land Development."

- 15 x DBH = Poor Tolerance of Construction
- 12 x DBH = Moderate
- 10 x DBH = Good

To calculate the critical root zone, the DBH of multiple stems is considered the sum of 100% of the diameter of the largest stem and 60% of the diameter of the next two largest stems. It should be noted that these measures are solely mathematical calculations that do not consider factors such as restricted root growth, limited soil volumes, age, crown spread, health, or structure (such as a lean).

**Health Condition:**

- Poor - significant signs of visible stress and/or decline that threaten the long-term survival of the specimen
- Fair - signs of stress
- Good - no visible signs of significant stress and/or only minor aesthetic issues

**Structural Condition:**

- Poor - Structural defects that have been in place for a long period of time to the point that mitigation measures are limited
- Fair - Structural concerns that are possible to mitigate through pruning
- Good - No visible or only minor structural flaws that require no to very little pruning

**Retention Status:**

- X - Not possible to retain given proposed construction plans
- Retain - It is possible to retain this tree in the long-term given the proposed plans and information available. This is assuming our **recommended mitigation measures are followed**
- Retain \* - See report for more information regarding potential impacts
- TBD (To Be Determined) - The impacts on the tree could be significant. However, in the absence of exploratory excavations and in an effort to retain as many trees as possible, we recommend that the final determination be made by the supervising project arborist at the time of excavation. The tree might be possible to retain depending on the location of roots and the resulting impacts, but concerned parties should be aware that the tree may require removal.
- NS - Not suitable to retain due to health or structural concerns

