

Contacts

List of Drawings

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architecture + urbanism

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Architectural

- A0.0

A0.1

A0.2

A0.3

A0.4
- Cover

Survey, Project Data, General Notes

Zoning and Area Diagrams

Shadow Analysis

Perspective Views

- A1.0
- Site Plan

- A2.0

A2.1

A2.2

A2.3

A2.4

A2.5
- Parking Plan

Level 1 Plan

Levels 2 and 3 Plan

Level 4 Plan

Levels 5 and 6 Plan

Roof Plan

- A3.0

A3.1

A3.2
- North and East Elevations

South and West Elevations

Streetscape Elevations

- A4.0

A4.1
- East-West Building Sections

North-South Building Section

Landscape

- L1

L2

L3

L4

L5
- Landscape Concept Plan

Landscape Details

Harriet Road Elevation

Tree Replacement and Soil Volumes

Landscape Plan & Off-Site
Underground Utilities

Civil

- 23-056-CSP
- Conceptual Site Servicing Plan
(Sewer, Water, Drain, Road)

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Whittier | Harriet Development

3383 Harriet Road, 3442/3444 Whittier Avenue

Saanich, BC



THESE PLANS FORM PART OF:

DEVELOPMENT PERMIT: DPR_01063

TOTAL PAGE COUNT: 16

DATE RECEIVED: March 18, 2025 and April 9, 2025

RECEIVED

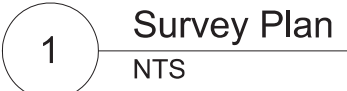
March 18, 2025

PLANNING DEPT.

DISTRICT OF SAANICH

Reissued for Rezoning & DP

2025.03.18



| Zoning | | |
|--|-----------------------------|--------------------------|
| Current Zoning | RS-6 | |
| 3383 Harriet Road (existing area) | 6,789 ft2 | 631 m2 |
| 3442 Whittier Avenue (existing area) | 6,749 ft2 | 627 m2 |
| 3444 Whittier Avenue (existing area) | 14,027 ft2 | 1,303 m2 |
| Whittier Avenue Dedication (approx.) | 710 ft2 | 66 m2 |
| Total Site Area (approx.) | 26,855 ft2 | 2,495 m2 |
| Current Use | Single Family Dwelling RS-6 | |
| Proposed Use | Neighbourhood Apartment | |
| Proposed Gross Floor Area: | 57,856 sf | 5,375 m2 |
| Density | Zone RA-11 Allowable | Proposed |
| Floor Space Ratio (FSR) | 2.90 to 1.0 | 2.15 to 1.0 |
| Site Coverage | 50% | 42% |
| Open Space | n/a | 53% |
| | Area (ft2) | Area (m2) |
| Impermeable Site Area | 18,944 ft2 | 1,760 m2 |
| Permeable Landscape Area | 7,910 ft2 | 735 m2 |
| Setbacks | Zone RA-11 Allowable | Proposed |
| Street Frontage (Harriet Road) | 5.0 m | 4 m |
| Street Frontage (Whittier Ave.) | 5.0 m | 5.14 m* |
| North Interior Side Yard | 4.0 m | 4.6 m |
| South Interior Side Yard | 4.0 m | 3.09 m |
| * Setback is measured from the road dedication | | |
| Height | Zone RA-11 Allowable | Proposed |
| Max. Building Height | 21.5m | 18.99 m (6 storeys) m |

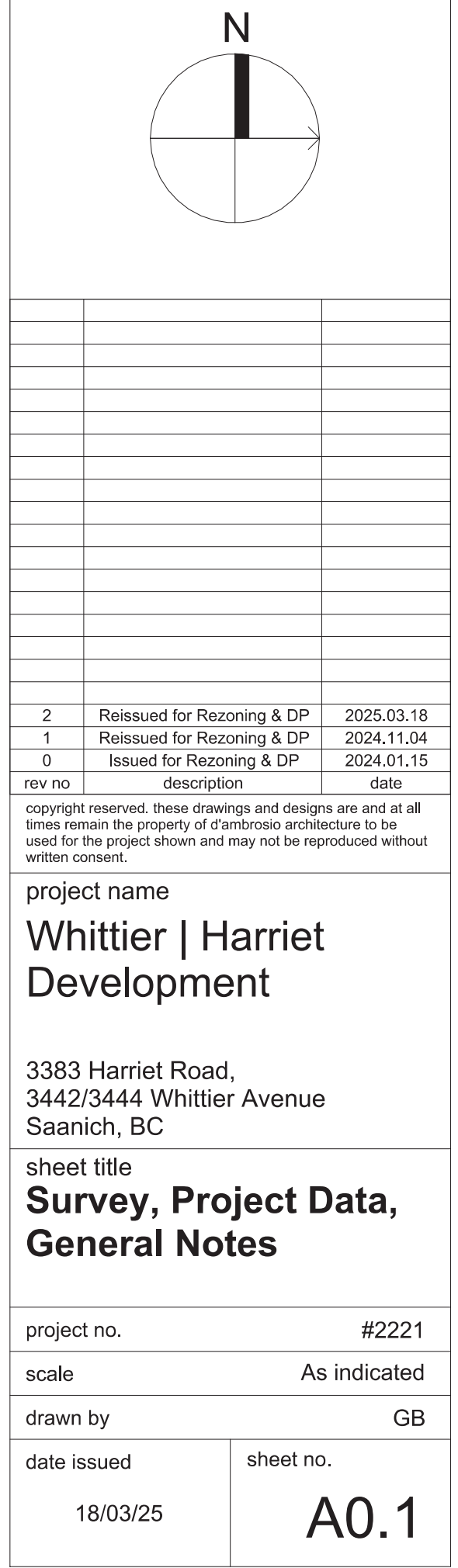
| Parking Requirements | | | | | | |
|------------------------------|---------|--------------|---|------------------------------------|---|--------------------|
| Vehicle Parking Requirements | | | Bylaw Requirements (Bylaw 8200, Section 7) | | Proposed Parking Rate (refer to Parking Study) | |
| Use | # Units | Area (m2) | Parking Rate | Stalls Required | Parking Rate | Stalls Provided |
| Residential | | | | | | |
| Market Rental | | | | | | |
| Studio/1 bedroom | 47 | | 1.5 per unit | | 0.56 per unit | 38 |
| 2 bedroom | 15 | | 1.5 per unit | | | |
| 3 bedroom | 6 | | 1.5 per unit | | | |
| | | | | 102.00 | | 38 |
| Total | | | | 81.00 (102 - 21 visitor stalls) | | 38 |
| Visitor | 68 | | 0.3 per unit | 21.00 | 0.07 per unit | 5 |
| Total (rounded) | | | | 102 | | 43 |
| | | | Bylaw Requirement | 102 | Proposed Parking Stalls | 43 |

| | |
|--|-----------|
| Requested Variance from Bylaw Requirements | 59 |
| Total Proposed Off-Street Vehicle Parking | 43 |

| | | |
|------------|-------------|--------------|
| Small cars | 26 allowed | 8 proposed |
| | 30% allowed | 19% proposed |

| Bike Parking Requirements | | Bylaw Requirements (Bylaw 8200, Section 7) | | Proposed Bike Parking |
|---------------------------|---------|---|-----------------|-----------------------|
| Use | | Parking Rate | Stalls Required | Stalls Provided |
| Residential | | | | |
| | Class 1 | 1 per unit | 68 | 68 |
| | Class 2 | 6 | 6 | 9 |

| Unit Mix | | | | | | |
|--------------|----------|-----------|-----------|-----------|----------|-----------|
| Level | Studio | 1 bed | 1 bed/der | 2 bed | 3 bed | Total |
| 1 | 1 | 4 | 3 | 2 | 2 | 12 |
| 2 | 1 | 4 | 4 | 2 | 2 | 13 |
| 3 | 1 | 4 | 4 | 2 | 2 | 13 |
| 4 | 1 | 4 | 2 | 3 | 0 | 10 |
| 5 | 1 | 4 | 2 | 3 | 0 | 10 |
| 6 | 1 | 4 | 2 | 3 | 0 | 10 |
| Total | 6 | 24 | 17 | 15 | 6 | 68 |
| % of total | 9% | 35% | 25% | 22% | 9% | 100% |





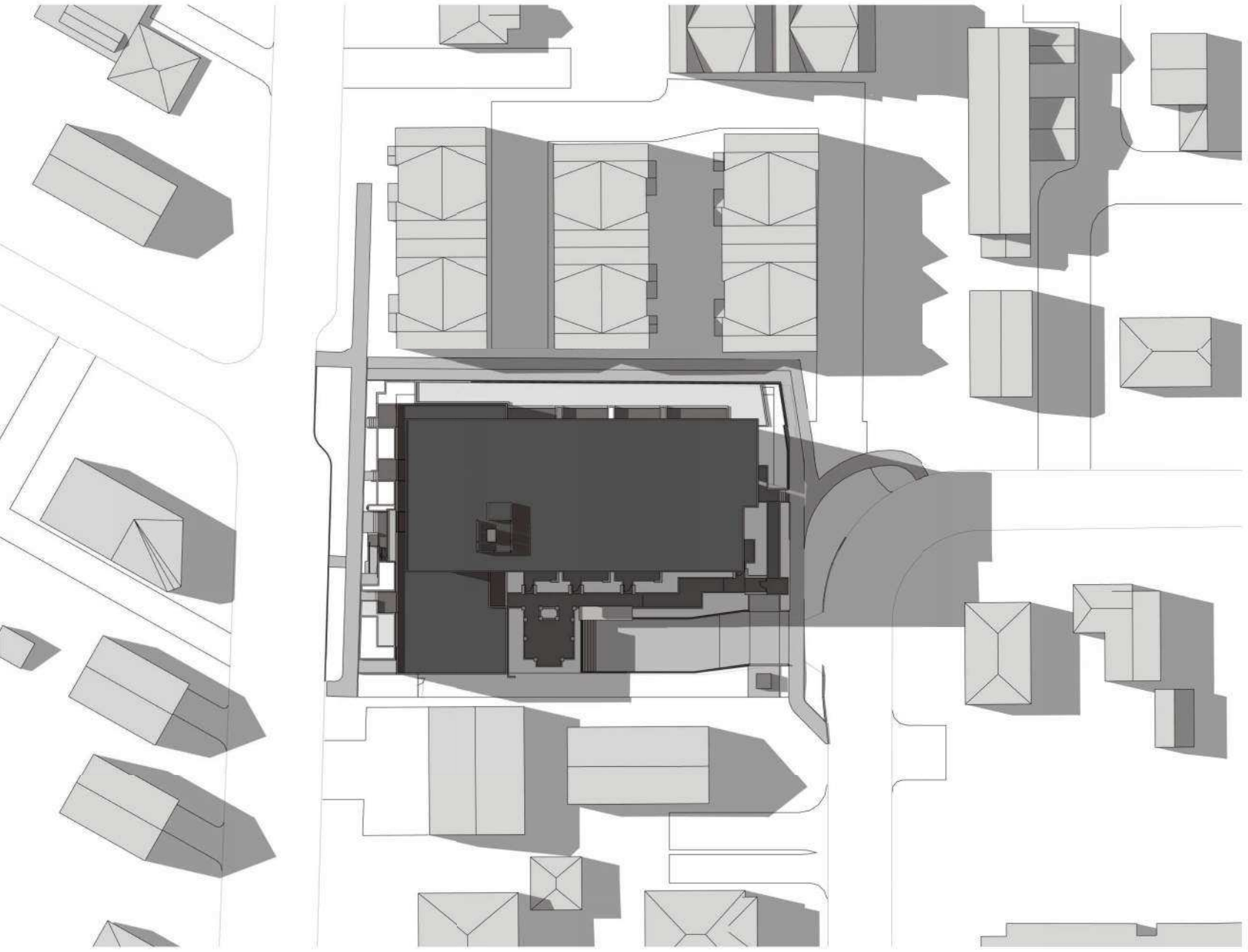
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1 June 21st - 9 00
1 : 750



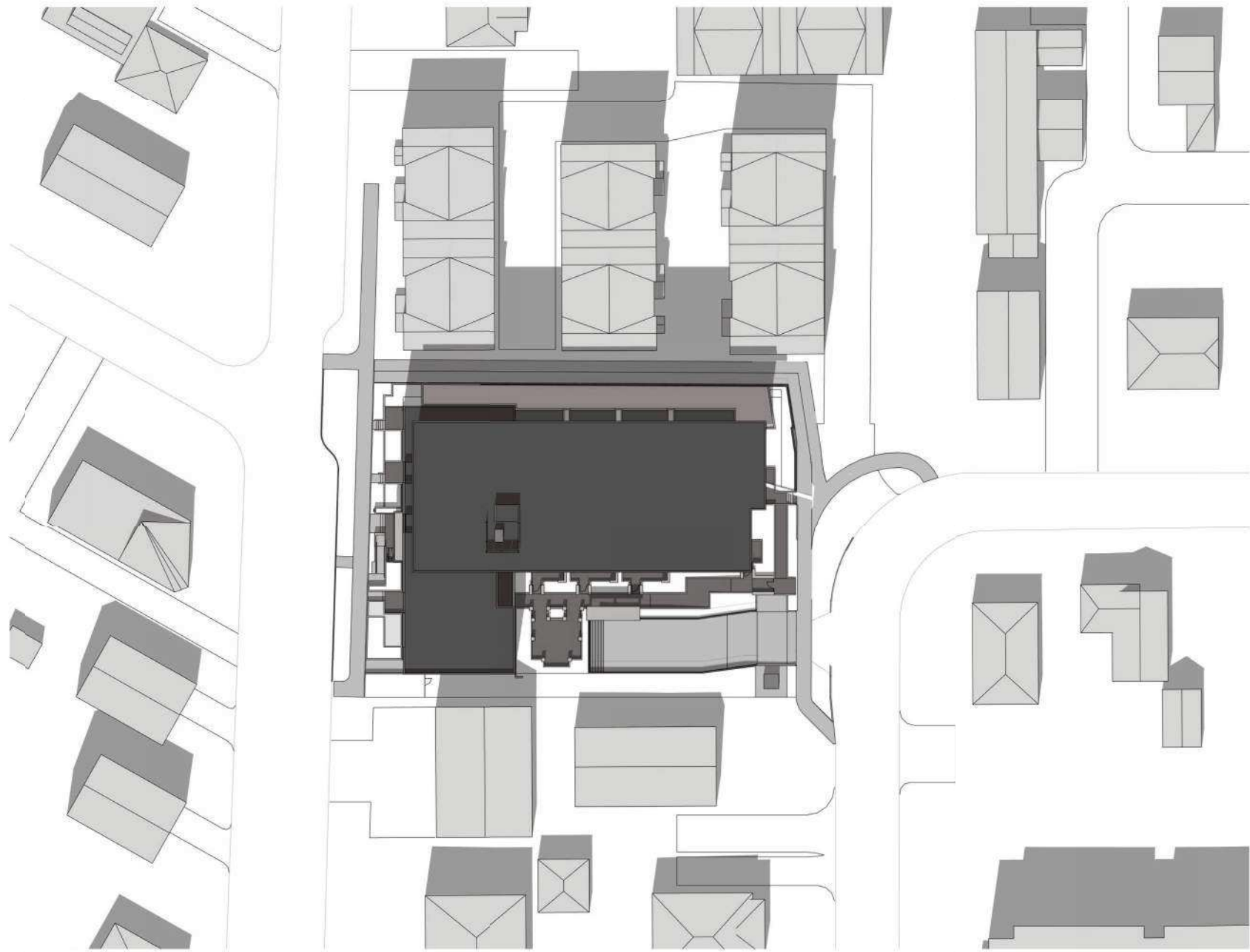
2 June 21st - 12 00
1 : 750



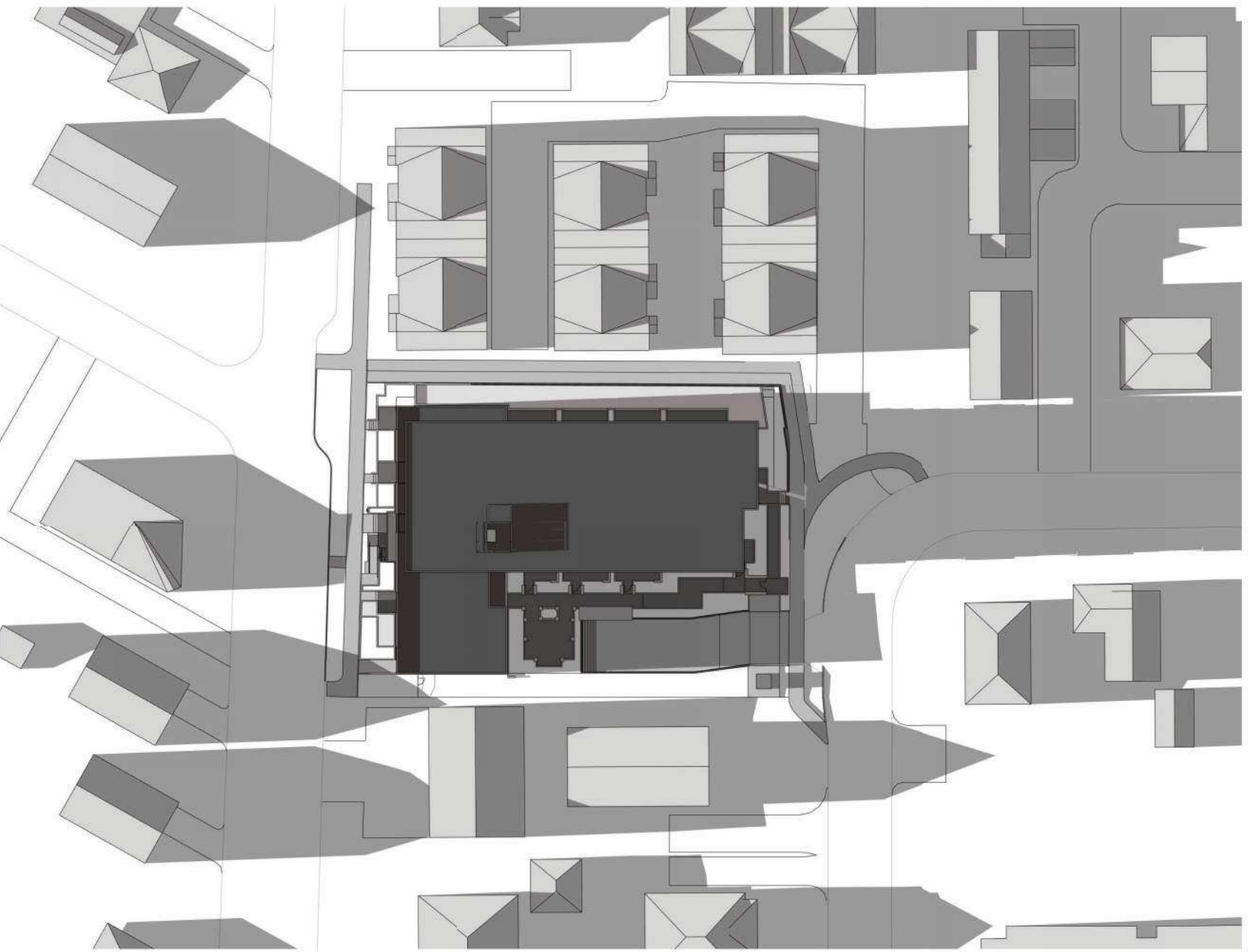
3 June 21st - 17 00
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4 March/September 21st - 9 00
1 : 750



5 March/September 21st - 12 00
1 : 750



6 March/September 21st - 17 00
1 : 750



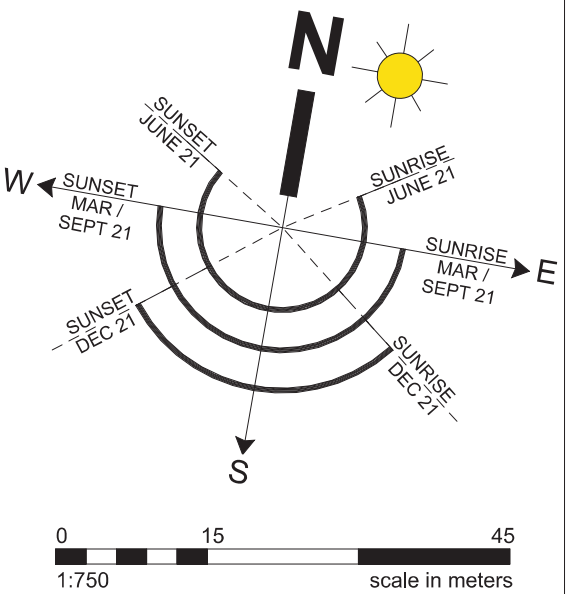
7 December 21st - 9 00
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8 December 21st - 12 00
1 : 750



9 December 21st - 15 00
1 : 750



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| 1 | Reissued for Rezoning & DP | 2024.11.04 |
| 0 | Issued for Rezoning & DP | 2024.01.15 |

| rev no | description | date |
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project name
Whittier | Harriet Development

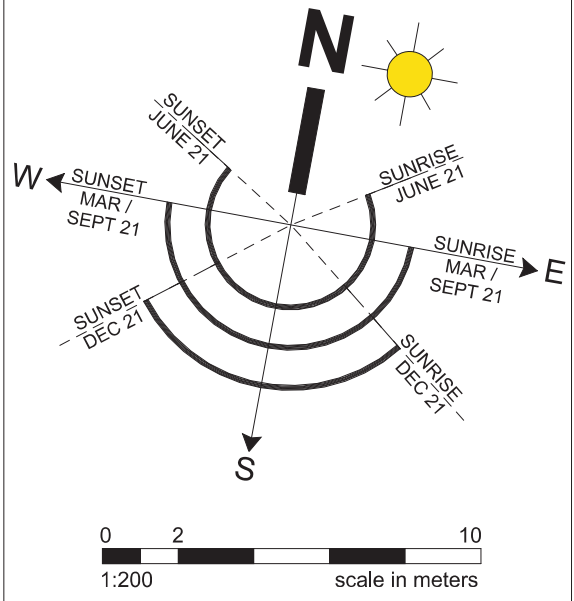
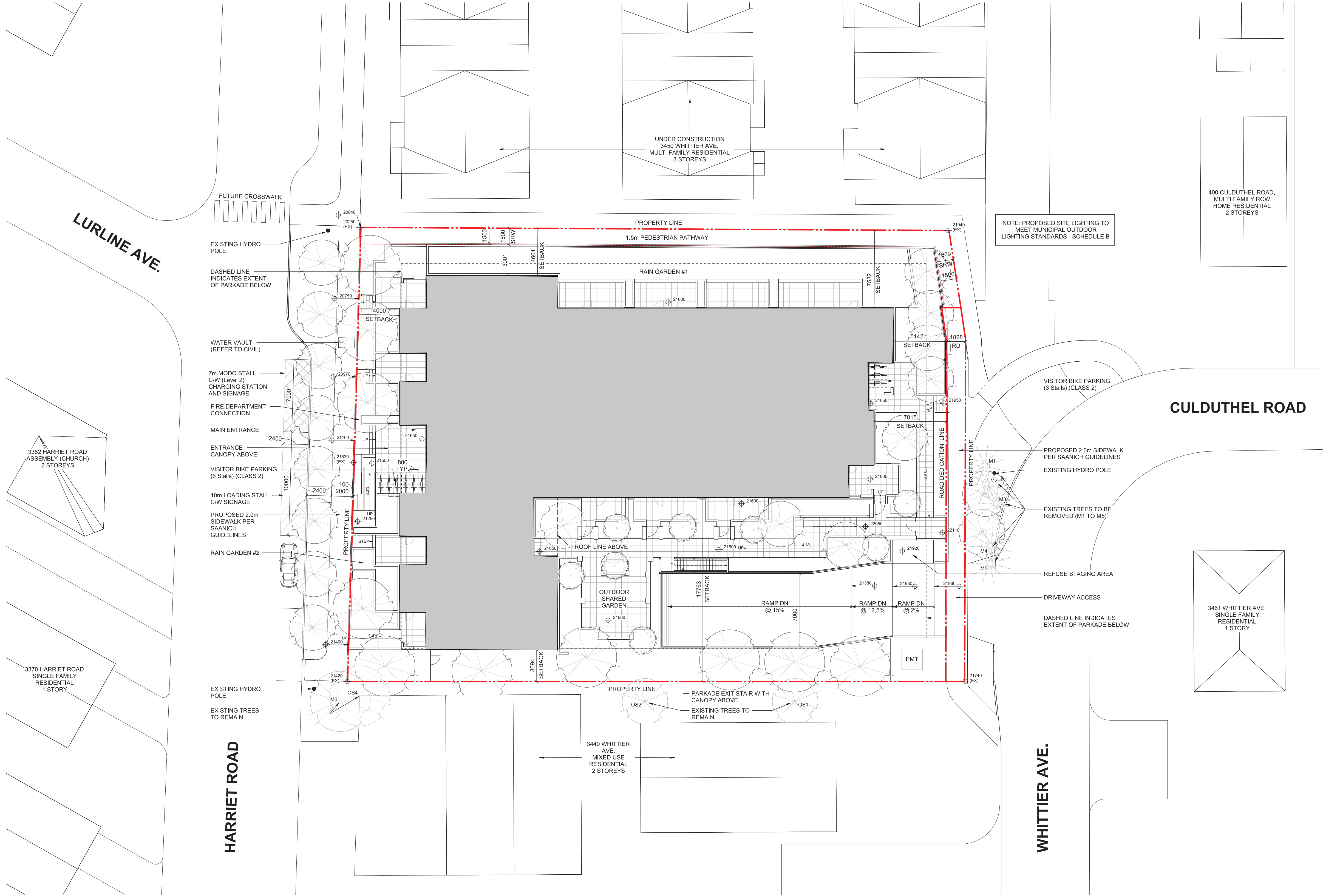
3383 Harriet Road,
3442/3444 Whittier Avenue
Saanich, BC

sheet title
Shadow Analysis

| | |
|-------------|----------|
| project no. | #2221 |
| scale | 1 : 750 |
| drawn by | GB |
| date issued | 18/03/25 |
| sheet no. | A0.3 |



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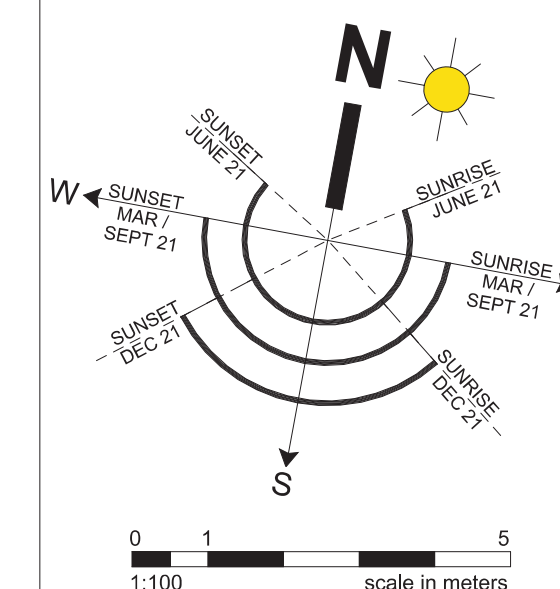
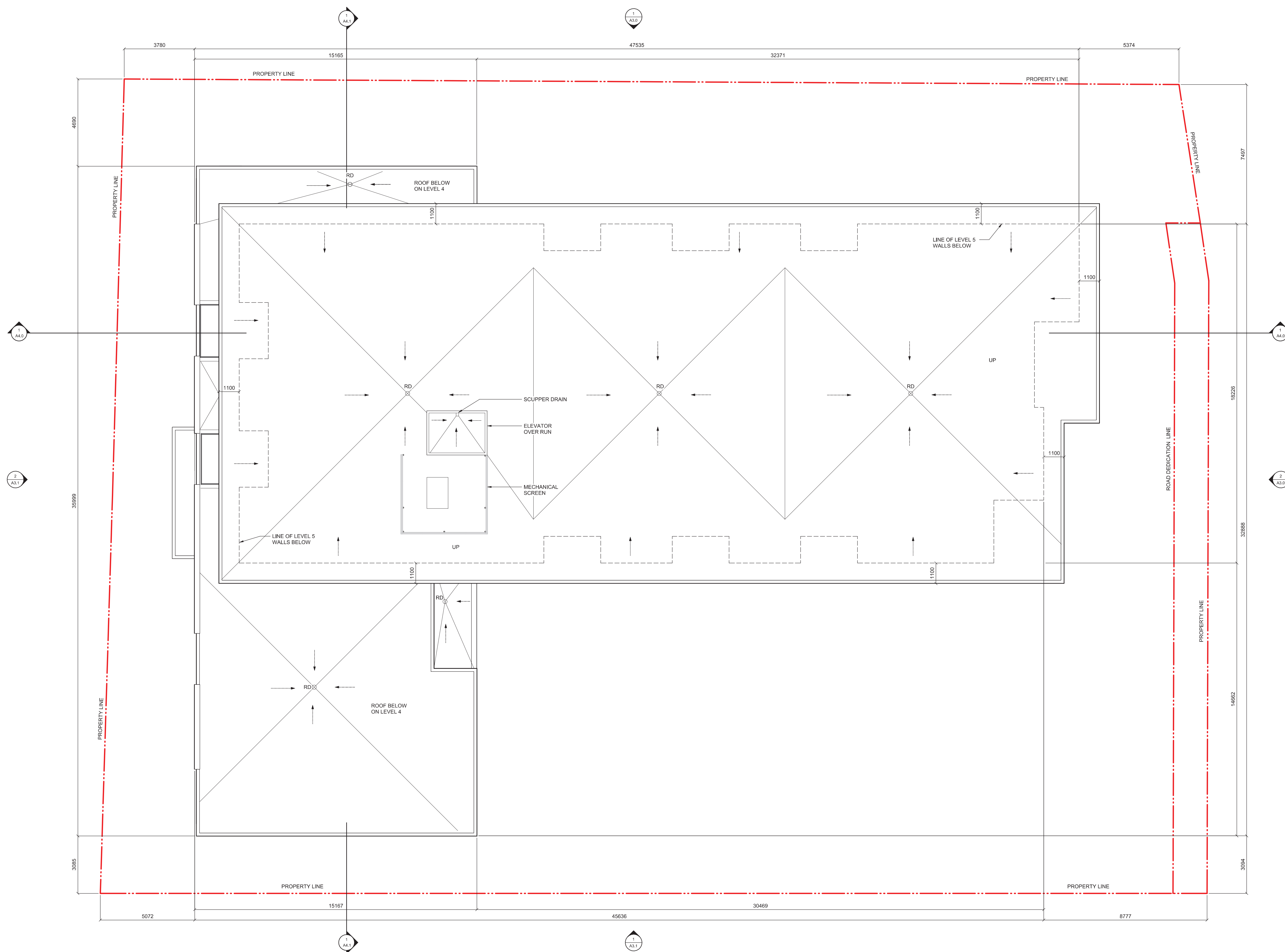
project name
Whittier | Harriet Development

3383 Harriet Road,
3442/3444 Whittier Avenue
Saanich, BC

sheet title
Site Plan

| | |
|-------------|----------|
| project no. | #2221 |
| scale | 1 : 200 |
| drawn by | GB |
| date issued | 18/03/25 |
| sheet no. | A1.0 |

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| rev no | description | date |

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| project name |
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Whittier | Harriet
Development

3383 Harriet Road,
3442/3444 Whittier Avenue
Saanich, BC

sheet title
Roof Plan

| | | |
|-------------|-----------|--------|
| project no. | | #222 |
| scale | | 1 : 10 |
| drawn by | | GL |
| date issued | sheet no. | |
| 18/03/25 | A25 | |

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- 1 FIBER CEMENT PANEL CLADDING
- COLOUR CHARCOAL
- 2 FIBER CEMENT PANEL CLADDING
- COLOUR LIGHT GREY
- 3 PREFIN. PROFILED METAL FLAT PANEL
- COLOUR LIGHT GREY
- 4 PREFIN. PROFILED METAL FLAT PANEL
- COLOUR CHARCOAL
- 5 PREFIN. PROFILED METAL 19mm REVEAL PANEL
- COLOUR LIGHT GREY
- 6 PREFIN. PROFILED METAL CORRUGATED PANEL
- COLOUR LIGHT GREY
- 7 ALUMINUM FRAME GLASS GUARD
- COLOUR CHARCOAL
- 8 VINYL WINDOWS AND DOORS
- COLOUR CHARCOAL
- 9 PREFIN. PERFORATED METAL SCREEN
- COLOUR LIGHT GREY

1 North Elevation
1 : 100

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| rev no | description | date |

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| Whitton School: | |
| project name | |

Whittier | Harriet
Development

3383 Harriet Road,
3442/3444 Whittier Avenue
Saanich, BC

sheet title
**North and East
Elevations**

| | |
|-------------|--------------|
| project no. | #222 |
| scale | As indicated |
| drawn by | GL |
| date issued | sheet no. |
| 18/03/25 | A30 |

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- COLOUR LIGHT GREY
- 6 PREFIN. PROFILED METAL CORRUGATED PANEL
- COLOUR LIGHT GREY
- 7 ALUMINIUM FRAME GLASS GUARD
- COLOUR CHARCOAL
- 8 VINYL WINDOWS AND DOORS
- COLOUR CHARCOAL
- 9 PREFIN. PERFORATED METAL SCREEN
- COLOUR LIGHT GREY

1 South Elevation
1 : 100

[illegible]

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| rev no | description | date |
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| project name |
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Whittier | Harriet
Development

3383 Harriet Road,
3442/3444 Whittier Avenue
Saanich, BC

sheet title
**South and West
Elevations**

| | |
|-------------|------|
| project no. | #222 |
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| scale | As indicated |
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drawn by G

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A3.1

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| Whitton School: | |
| project name | |

Whittier | Harriet
Development

3383 Harriet Road,
3442/3444 Whittier Avenue
Saanich, BC

sheet title
Streetscape Elevations

| | | |
|-------------|-----------|--------|
| project no. | | #222 |
| scale | | 1 : 15 |
| drawn by | | GL |
| date issued | sheet no. | |
| 18/03/25 | A3.2 | |

[illegible]

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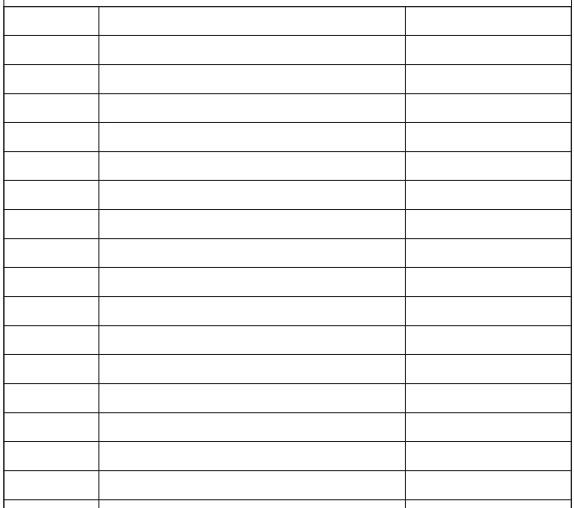
project name
Whittier | Harriet
Development

3383 Harriet Road,
3442/3444 Whittier Avenue
Saanich, BC

sheet title
**East-West Building
Sections**

| | | |
|-------------|-----------|---------|
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| scale | | 1 : 100 |
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| 18/03/25 | | A4.0 |

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3383 Harriet Road,
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Saanich, BC

| | |
|-------------|-------|
| project no. | #2221 |
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| scale | 1 : 100 |
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| date issued | sheet no. |
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| 18/03/25 | A4 1 |
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A4.1

LEGEND

- 1

MAIN ENTRANCE TO BUILDING
- 2

OUTDOOR SHARED GARDEN
- 3

TREES AND SHRUBS TO PROVIDE BIRD HABITAT
- 4

FLOW THROUGH PLANTERS FOR RAIN WATER DETENTION.
PLANTED WITH SEDGES & RUSHES
- 5

PROPOSED MULTI-USE TRAIL
- 6

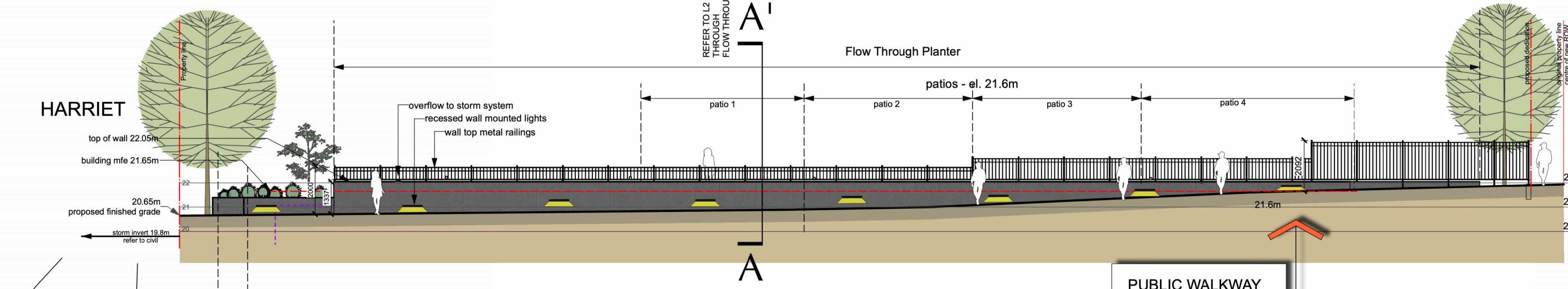
TREE & SHRUB PLANTED BUFFER
- 7

NEW SIDEWALK & BOULEVARD
- PROPOSED TREE PLANTING (on site)
refer to Plant Schedule, L2 and Tree Replacement Plan, L4
- PROPOSED STREET TREE PLANTING
refer to Plant Schedule, L2 and Tree Replacement Plan, L4
- EXISTING TREES, refer to arborist's report.
- SHRUBS, GROUNDCOVERS & PERENNIALS
refer to Plant Schedule, L2
- LAWN/BOULEVARD
- LAWN, REINFORCED
- BROOM FINISH CONCRETE PAVING
- PRE-CAST CONCRETE PAVING SLABS,
SAND BEDDED
- FEATURE MASONRY WALLS
PATIO DIVIDERS
- GATES WITH CONCRETE PILLARS
- BENCH SEATS
- PICNIC TABLE & CHAIRS
- BIKE RACKS
- HYDRO POLE
- PROPOSED GRADE
- EXISTING GRADE
- METAL RAILINGS
- SOLID WOOD FENCE
- LANDSCAPE LIGHTING
wall mounted / recessed and bollard,
dark sky compliant.
NOTE: proposed site lighting to meet municipal outdoor
lighting standards - SCHEDULE B

LANDSCAPE DESIGN RATIONALE:

- The landscape plan aims to maximise green space on the building structure and includes walkways, an amenity space with seating in sun and shade, and raised planting beds large enough for small trees and shrub plantings.
- The Harriet Road landscape edge is integrated with unit entry steps up to patios. Street frontage improvements include 8 new street trees, a grass boulevard and new sidewalk which would be tree-lined on both sides.
- Rain water from the building roof tops would be temporarily detained in constructed flow through planters at the north and west sides of the building.
- Where the "multi-use trail" meets the north property line, the trail edge would be defined by the constructed flow through planter. A wall top metal railing would allow a perforated view between the site and trail. This edge treatment would give a sense of safety to trail users with informal surveillance by the buildings residents, whilst providing site security for the residents.
- A new sidewalk is proposed for Whittier Avenue from which a secondary pedestrian access to the building would be provided.
- The plant selection includes a variety of tree and shrub species which once established would have a low water demand, and would provide year round interest and habitat for pollinators and birds.

ELEVATION
MULTI-USE TRAIL / FLOW THROUGH PLANTER #1
Scale 1:125



TRAIL MEETS WHITTIER



LANDSCAPE CONCEPT PLAN

SMALL & ROSSELL
LANDSCAPE ARCHITECTS INC.

3012 manzer road, sooke, b.c., v9z 0c9
t: 250-642-6967

design@smallandrossell.com
www.smallandrossell.com

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LANDSCAPE DRAWING LIST:
L1 LANDSCAPE CONCEPT PLAN
L2 LANDSCAPE DETAILS & PLANT SCHEDULE
L3 HARRIET ROAD ELEVATION
L4 REPLACEMENT TREES AND SOIL VOLUMES
L5 LANDSCAPE PLAN & OFF-SITE UNDERGROUND UTILITIES 1:200 SCALE



| Revision No. | Description | Date |
|--------------|--|------|
| REVISION #2 | 18 March 2025 | |
| a. | Harriet frontage updated to align with Civil. tree positions adjusted to conform to u/g utilities setbacks | |
| b. | Harriet boulevard tree irrigation water source updated. | |
| c. | soil cells deleted, structural soil area added. | |
| d. | notes updated. | |
| e. | tree "B" position adjusted. | |
| f. | | |
| REVISION #1 | 04 November 2024 | |
| a. | architectural and civil backgrounds updated | |
| b. | on-site tree numbers updated | |
| c. | bullevard tree numbers increased | |
| d. | lighting added to multi-use trail | |
| e. | rain water detention area increased to meet municipal requirements | |
| f. | Whittier Avenue sidewalk alignment updated. | |

| Issue | Issue Date |
|-------------------------|------------------|
| Re-Issued REZONING / DP | 18 March 2025 |
| Re-Issued REZONING / DP | 04 November 2024 |
| REZONING / DP | 15 January 2024 |

Project
Proposed Residential Development
3383 Harriet Road,
3442/3444 Whittier Avenue,
Saanich, BC
for Rizzo Developments Ltd

LANDSCAPE
CONCEPT PLAN

Drawn By
CAR

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Scale
1:125

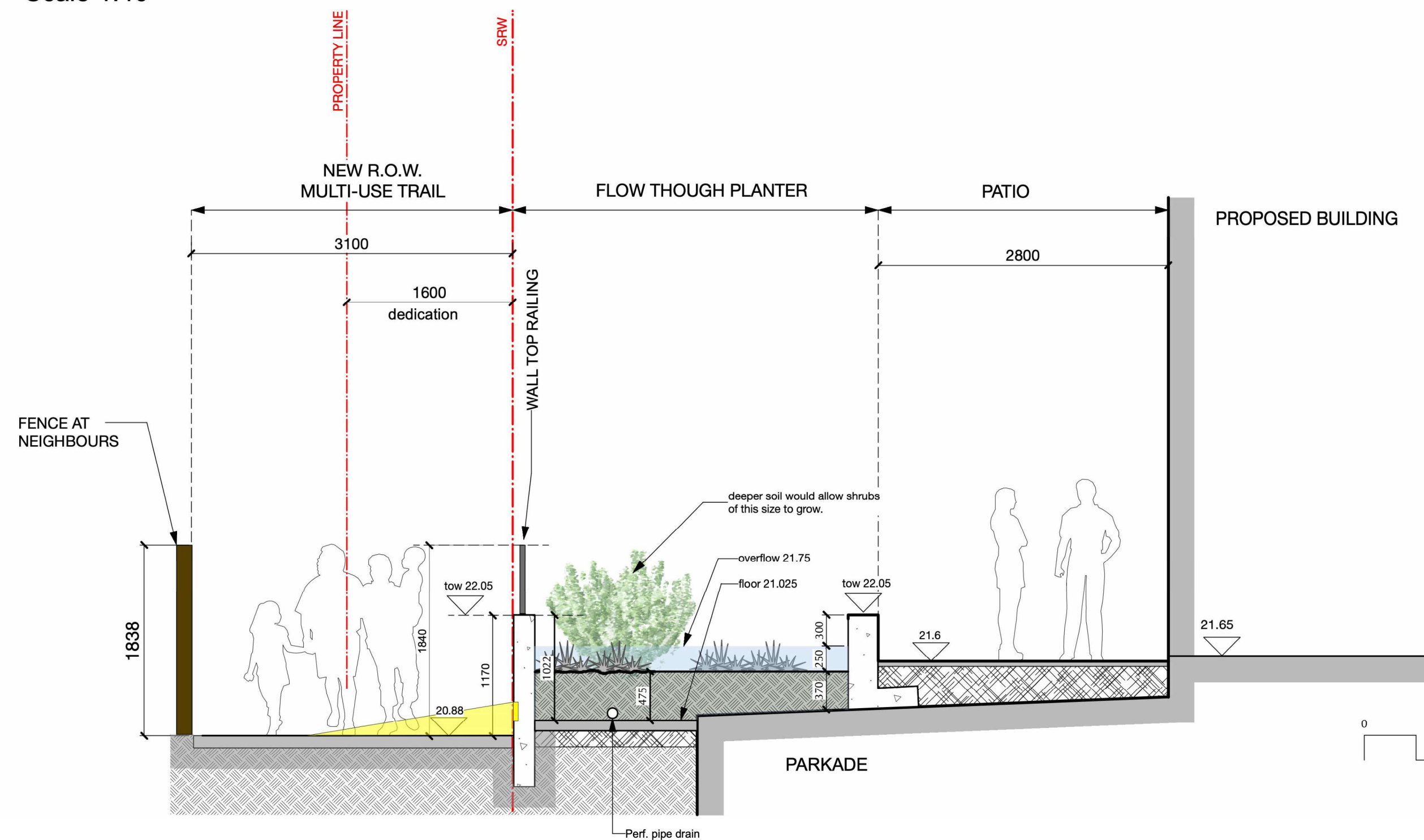
Revision

Sheet Number

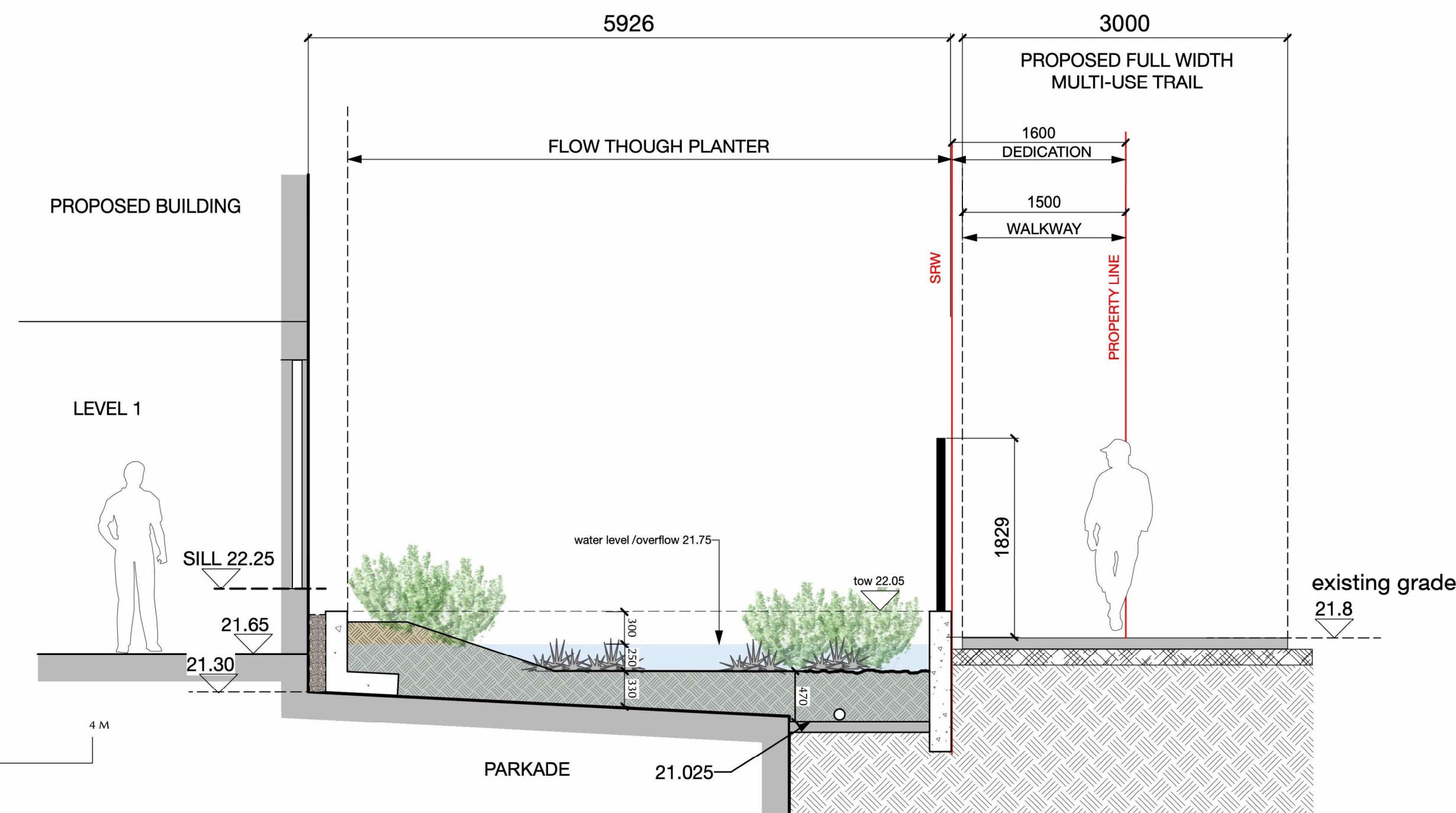
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DISTRICT OF SAANICH

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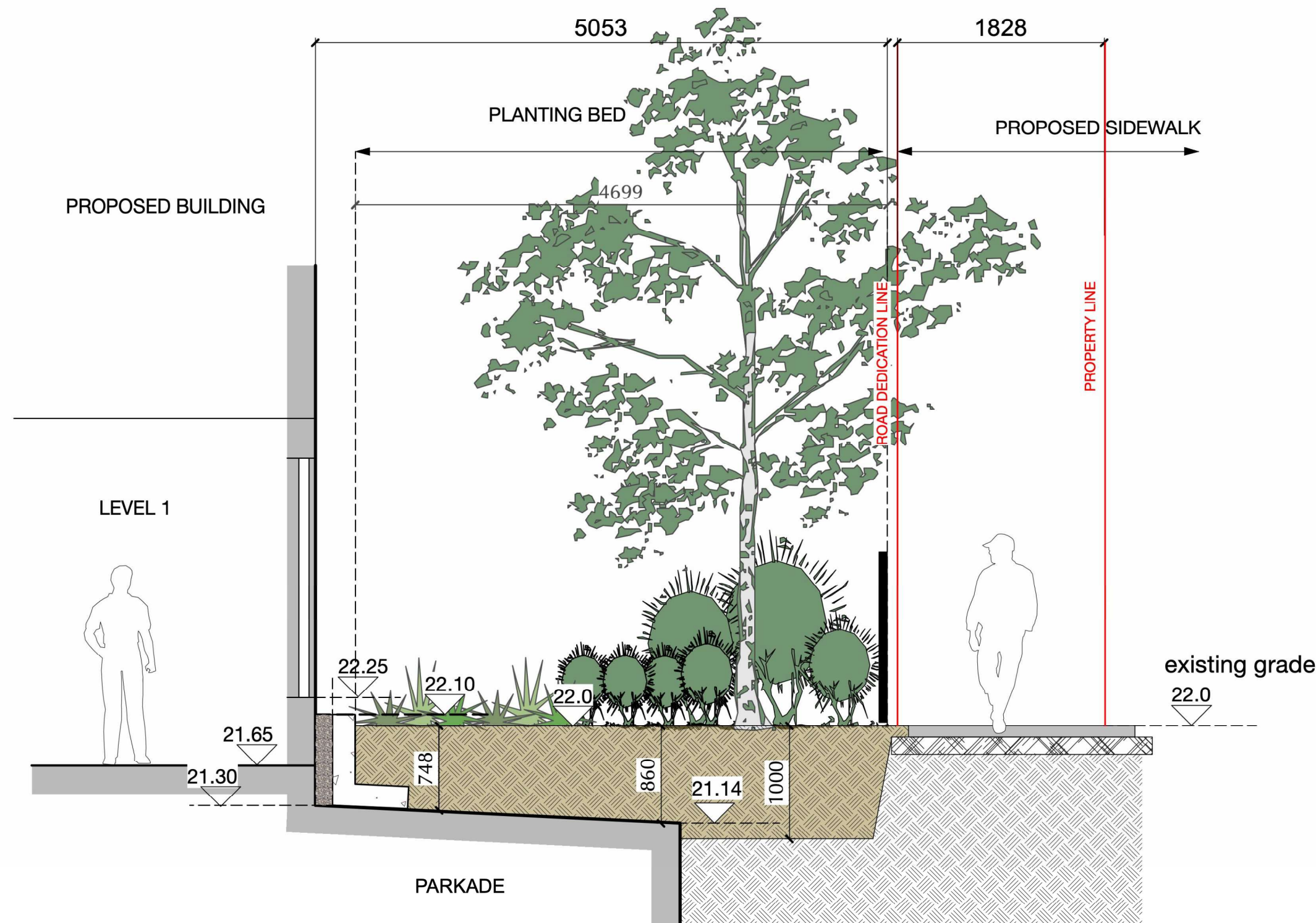
CROSS SECTION A - A'
MULTI USE TRAIL / NORTH FLOW THROUGH PLANTER / BUILDING
 Scale 1:40



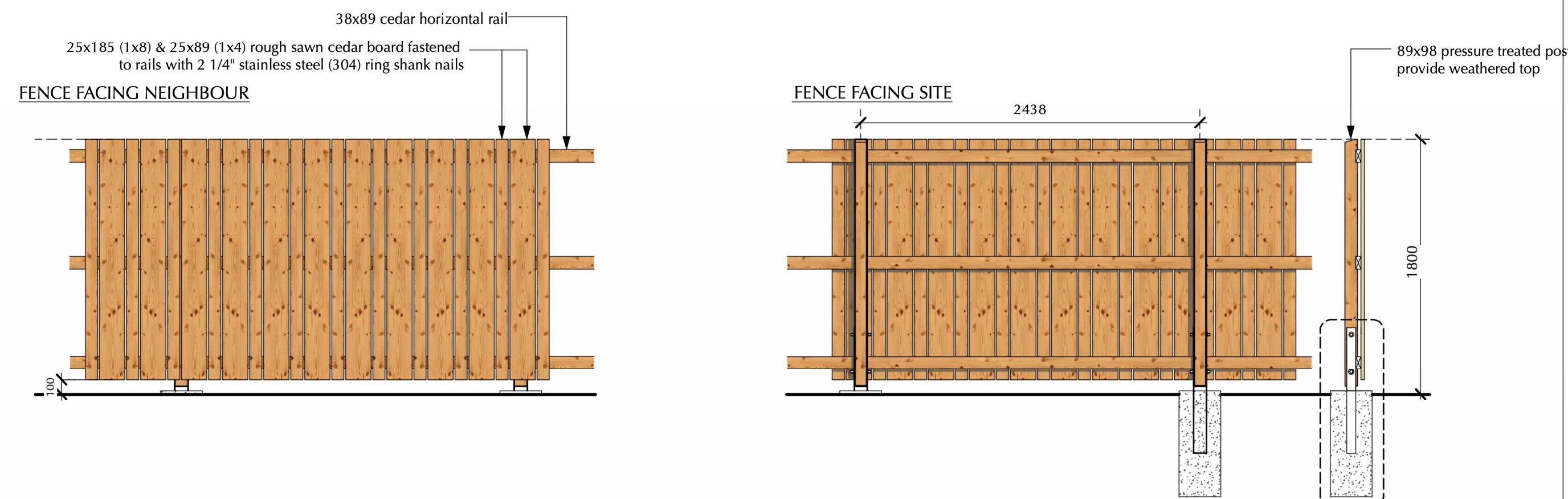
CROSS SECTION B - B'
BUILDING / NORTH FLOW THROUGH PLANTER / MULTI USE TRAIL
Scale 1:40



CROSS SECTION C - C'
BUILDING / PLANTING / WHITTIER SIDEWALK
Scale 1:40



WOOD FENCE AT SOUTH PROPERTY LINE
Scale 1:30



PLANT SCHEDULE

| PLANT SCHEDULE | | | | | | |
|---|--|-------------------------------|-------------|----------|-------------------|---------------------------|
| ALL PLANT MATERIAL TO BE No.1 CNLA QUALITY | | | | | | |
| REFERENCE | BOTANICAL NAME | COMMON NAME | SIZE | QUANTITY | COMMENTS | ATTRIBUTES |
| ON-SITE TREES | | | | | | |
| a | PRUNUS x YEDOENSIS | YOSHINO CHERRY | 5cm caliper | 5 | staked | POLLINATOR |
| b | PARROTIA PERICA "INGES RUBY VASE" | PERIAN IRONWOOD | 5cm caliper | 1 | staked | DROUGHT TOLERANT |
| c | MAGNOLIA GRANDIFLORA "EDITH BOGUE" | SOUTHERN MAGNOLIA | 3M HT | 1 | staked | EVERGREEN / POLLINATOR |
| d | GLEDITSIA TRICANTHOS | HONEY LOCUST | 5cm caliper | 3 | staked | DROUGHT TOLERANT |
| e | AMELANCHIER x GRANDIFLORA | SERVICE BERRY | 5cm caliper | 1 | staked | POLLINATOR / BIRD HABITAT |
| g | MAGNOLIA KOBUS | KOBUS MAGNOLIA | 5cm caliper | 3 | underground stake | POLLINATOR |
| s | STEWARTIA PSEUDOCAMELLIA | JAPANESE STEWARTIA | 5cm caliper | 2 | underground stake | POLLINATOR |
| L | PINUS CONTORTA | SHORE PINE | 3M HT | 3 | staked | NATIVE |
| k | ACER CIRCINATUM | VINE MAPLE | multi stem | 2 | underground stake | NATIVE |
| OFF-SITE / BOULEVARD TREES | | | | | | |
| f | CERCIS CANADENSIS | CANADIAN REDBUD | 5cm caliper | 5 | staked | POLLINATOR |
| m | CRATAEGUS x LAVALLEI | LAVALLE HAWTHORN | 5cm caliper | 5 | staked | POLLINATOR/FOOD |
| ON-SITE SMALL TREES / SPECIMEN SHRUBS | | | | | | |
| h | PINUS DENSIFLORA "TANYOSHO" | TANYOSHO PINE | #15 POT | 5 | | DROUGHT TOLERANT |
| j | HAMAMELIS x INTERMEDIA "ARNOLDS PROMISE" | WITCH HAZEL | #15 POT | 1 | | POLLINATOR |
| SHRUBS - AREA 270m2 @ 0.75 plant / m2 | | | | | | |
| | AZALEA "AUTUMN BONFIRE" | COMPACT EVGN AZALEA, RED FLS. | APPROX. # | 200 | | |
| | ESCALLONIA "NEWPORT DWARF" | COMPACT ESCALLONIA | #2 POT | | | REPEAT BLOOMING |
| | FUSCHIA MAG. "RICCARTONI" | HARDY FUSCHIA | #1 POT | | | POLLINATOR |
| | MAHONIA AQUIFOLIUM | TALL OREGON GRAPE | #2 POT | | | POLLINATOR / BIRD HABITAT |
| | RIBES SANGUINEUM | FLOWERING RED CURRANT | #5 POT | | | NATIVE / POLLINATOR |
| | PHILADELPHUS LEWISII | MOCK ORANGE BLOSSOM | #5 POT | | | NATIVE / POLLINATOR |
| | VACCINIUM PARVIFOLIUM | RED HUCKLEBERRY | #2 POT | | | NATIVE / POLLINATOR |
| | VIBURNUM CARLESII | KOREAN SPICE VIBURNUM | #5 POT | | | POLLINATOR |
| GROUND COVERS / PERENNIALS - AREA 183m2 @ 1 plant / m2 | | | | | | |
| | ARCTOSTAPHYLOS UVA-URSI | KINNIKINNICK | APPROX. # | 183 | | |
| | CISTIS "GRAYSWOOD PINK" | ROCK ROSE | #1 POT | | | NATIVE / POLLINATOR |
| | EPIMEDIUM RUBRUM | RED BARRENWORT | #2 POT | | | POLLINATOR |
| | GAULTHERIA SHALLON | SALAL | #1 POT | | | DROUGHT TOLERANT |
| | HEMEROCALLIS "STELLA D'ORO" | DAY LILY YELLOW FLS. | #1 POT | | | NATIVE / POLLINATOR |
| | MAHONIA NERVOSA | DULL OREGON GRAPE | #1 POT | | | POLLINATOR |
| FLOW THROUGH PLANTER PLANTS - AREA 150 m2 @ 1 plant / m2 | | | | | | |
| | CAREX OBNUNPTA | SLOUGH SEDGE | APPROX. # | 150 | | |
| | JUNCUS EFFLUSUS | COMMON RUSH | #1 POT | | | NATIVE |
| | CORNUS SERICEA "KELSEYI" | DWARF RED TWIG DOGWOOD | #1 POT | | | NATIVE |

Notes:
The landscape works shall be installed in accordance with the provisions of the latest edition of the Canadian Landscape Standard & Canadian Nursery Stock Standard.

The plant species, sizes and quantities identified in the plant schedule are indicative of the planting concept.
Detailed planting plans will be prepared for all planting areas for the Building Permit application, and will include plant species, sizes at the time of planting and quantities.

All on-site planted areas and boulevard trees shall be provided with fully automated underground irrigation in accordance with the provisions of the Irrigation Industry Association of BC (IIABC) and the District of Saanich Specifications.

SMALL & ROSSELL
LANDSCAPE ARCHITECTS INC.

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www.smallandrossell.com

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LANDSCAPE DRAWING LIST:
L1 LANDSCAPE CONCEPT PLAN
L2 LANDSCAPE DETAILS & PLANT SCHEDULE
L3 HARRIET ROAD ELEVATION
L4 REPLACEMENT TREES AND SOIL VOLUMES
L5 LANDSCAPE PLAN & OFF-SITE UNDERGROUND
UTILITIES 1:200 SCALE



| Revision | | |
|----------|-------------|------|
| No. | Description | Date |

REVISION #2
a. irrigation note updated.

REVISION #1 04 November 2024

- a. flow through planter cross sections updated
- b. cross section C-C added to describe soil depth for tree planting
- c. lighting added to multi-use trail
- d. plant schedule updated

| Issue | Issue Date |
|-------|------------|
|-------|------------|

| | |
|-------------------------|------------------|
| Re-Issued REZONING / DP | 18 March 2025 |
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Project
Proposed Residential Development
3383 Harriet Road,
3442/3444 Whittier Avenue,
Saanich, BC
for Rizzo Developments Ltd

Sheet Title

LANDSCAPE DETAILS & PLANT SCHEDULE

| | |
|----------|---------|
| Drawn By | Checked |
| CAR | SRI A |

Scale
AS SHOWN

| | |
|----------|--------------|
| Revision | Sheet Number |
|----------|--------------|

R2

L2

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| Revision No. | Description | Date |
|--------------|-------------|------|
|--------------|-------------|------|

REVISION #1 04 November 2024
a. architectural background updated to show Level 6.

| Issue | Issue Date |
|-------------------------|------------------|
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Project
Proposed Residential Development
3383 Harriet Road,
3442/3444 Whittier Avenue,
Saanich, BC
for Rizzo Developments Ltd

Sheet Title

HARRIET ROAD
FRONTAGE

Drawn By
CAR

Checked
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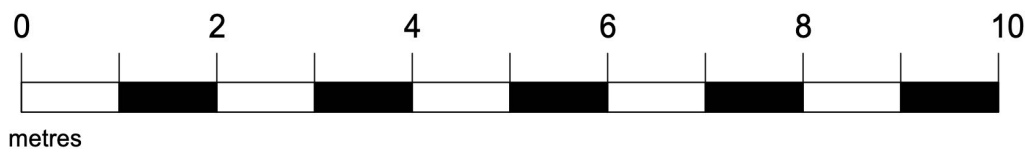
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Sheet Number

R1 L3



HARRIET ROAD FRONTAGE
ELEVATION



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LANDSCAPE DRAWING LIST:
L1 LANDSCAPE CONCEPT PLAN
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| Revision | No. | Description | Date |
|-------------------------|-----|--|------------------|
| REVISION #2 | | | 18 March 2025 |
| a. | | Harriet frontage updated to align with Civil. | |
| b. | | tree positions adjusted to conform to u/g utilities setbacks | |
| c. | | Harriet boulevard tree irrigation water source updated. | |
| d. | | soil cells deleted, structural soil area added. | |
| e. | | notes updated. | |
| f. | | tree "B" position adjusted. | |
| REVISION #1 | | | 04 November 2024 |
| a. | | replacement on-site tree numbers adjusted | |
| b. | | soil volume information added | |
| c. | | boulevard tree numbers increased | |
| d. | | boulevard tree irrigation note added | |
| e. | | tree removal schedule updated | |
| f. | | underground service information and setbacks added | |
| g. | | replacement tree schedule updated | |
| h. | | root barrier locations and description added | |
| i. | | soil cells added | |
| j. | | architectural and civil backgrounds updated | |
| k. | | rain water detention area increased. | |
| Issue | | | Issue Date |
| Re-issued REZONING / DP | | | 18 March 2025 |
| Re-issued REZONING / DP | | | 04 November 2024 |
| REZONING / DP | | | 15 January 2024 |

Project
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3383 Harriet Road,
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Sheet Title

REPLACEMENT TREES & SOIL VOLUMES

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R2

Sheet Number
L4

SUMMARY OF SOIL VOLUMES FOR NEW TREE PLANTING

| SOIL VOLUME CALCULATIONS FOR ON-SITE REPLACEMENT & TREES BOULEVARD TREES | | | | |
|--|--------------------|--------------------|--|-------------------|
| TREE PIT ID | SPECIES | TREE SIZE CATEGORY | TREE PIT DIMENSION | TOTAL SOIL VOLUME |
| ON SITE TREES | | | | |
| a-1 | YOSHINO CHERRY | SMALL | 8m2 x 1m DEEP | 8m3 |
| a-2 | YOSHINO CHERRY | SMALL | 8m2 x 1m DEEP | 8m3 |
| a-3 | YOSHINO CHERRY | SMALL | 5.5m2 x 1m DEEP + STRUCTURAL SOIL CONNECTION TO a-2 | 5.5m3 |
| a-4 | YOSHINO CHERRY | SMALL | 11m2 x 1m DEEP | 11m3 |
| a-5 | YOSHINO CHERRY | SMALL | 12m2 x 1m DEEP | 12m3 |
| b-1 | PERSIAN IRONWOOD | MEDIUM | 12m2 x 1m DEEP | 12m3 |
| c | SOUTHERN MAGNOLIA | MEDIUM | 12m2 x 1m DEEP | 12m3 |
| d-1 | HONEY LOCUST | MEDIUM | 12m2 x 1m DEEP | 12m3 |
| d-2 | HONEY LOCUST | MEDIUM | 12m2 x 1m DEEP | 12m3 |
| d-3 | HONEY LOCUST | MEDIUM | 12m2 x 1m DEEP | 12m3 |
| e-1 | SERVICEBERRY | SMALL | 9.0m2 x 0.9m DEEP | 8.0m3 |
| g-1 | KOBUS MAGNOLIA | SMALL | 14m2 x 0.6m DEEP | 8m3 |
| g-2 | KOBUS MAGNOLIA | SMALL | 13.5m2 x 0.6m DEEP | 8m3 |
| g-3 | KOBUS MAGNOLIA | SMALL | 10m2 x 0.6m DEEP | 6m3 |
| h-1 | TANYOSHO PINE | SMALL | 8.4m2 x 0.6m DEEP | 5m3 |
| h-2 | TANYOSHO PINE | SMALL | 6.5m2 x 0.6m DEEP | 3.9m3 |
| h-3 | TANYOSHO PINE | SMALL | 3.1m2 x 0.6m DEEP | 1.9m3 |
| h-4 | TANYOSHO PINE | SMALL | 7.5m2 x 0.6m DEEP | 4.5m3 |
| h-5 | TANYOSHO PINE | SMALL | 4.2m2 x 0.6m DEEP | 2.5m3 |
| i-1 | JAPANESE STEWARTIA | SMALL | 17m2 x 0.6m DEEP | 10m3 |
| i-2 | JAPANESE STEWARTIA | SMALL | 14m2 x 0.6m DEEP | 8m3 |
| i-3 | WITCH HAZEL | SMALL | 4.5m2 x 0.6m DEEP | 2.7m3 |
| k-1 | VINE MAPLE | SMALL | 9.0m2 x 0.9m DEEP | 8.0m3 |
| k-2 | VINE MAPLE | SMALL | 8.2m2 x 1.0m DEEP | 8.2m3 |
| L-1 | SHORE PINE | MEDIUM | 27.2m2 x 0.9m DEEP | 12.25m3 |
| L-2 | SHORE PINE | MEDIUM | 27.2m2 x 0.9m DEEP | 12.25m3 |
| OFF SITE TREES | | | | |
| f-1 | EASTERN REDBUD | SMALL | | 8m3 |
| f-2 | EASTERN REDBUD | SMALL | | 8m3 |
| f-3 | EASTERN REDBUD | SMALL | | 8m3 |
| f-4 | EASTERN REDBUD | SMALL | 8 TREES IN SHARED TRENCH, 1.65m x 39.6m = 65.3m2 x 1.0m DEEP | 8m3 |
| m-1 | LAVALLE HAWTHORN | SMALL | | 8m3 |
| m-2 | LAVALLE HAWTHORN | SMALL | | 8m3 |
| m-3 | LAVALLE HAWTHORN | SMALL | | 8m3 |
| m-4 | LAVALLE HAWTHORN | SMALL | | 8m3 |
| m-5 | EASTERN REDBUD | SMALL | 12.0m2 x 0.8m DEEP | 9.6m3 |
| m-5 | LAVALLE HAWTHORN | SMALL | 10.8m2 x 0.8m DEEP | 8.6m3 |

TREE PIT AREA WITH PIT ID

| | |
|--------------|---|
| a-4 12m2 | TREE SOIL VOLUME MEETS OR CLOSELY MEETS THE CANADIAN LANDSCAPE STANDARD SOIL VOLUME RECOMMENDATIONS |
| n-5 4.2m2 | TREE SOIL VOLUME DOES NOT MEET THE CANADIAN LANDSCAPE STANDARD SOIL VOLUME RECOMMENDATIONS |

IRRIGATION OF BOULEVARD TREES.

All boulevard trees shall be provided with fully automated underground irrigation in accordance with the provisions of the Irrigation Industry Association of BC (IIABC) and the District of Saanich Specifications.

HARRIET ROAD
THE BOULEVARD TREES SHALL BE IRRIGATED WITH DRIP TUBE DOUBLE LOOP TREE RINGS ON THE DEDICATED MUNICIPAL SYSTEM. THE WATER SUPPLY FOR THIS SYSTEM SHALL BE FROM THE EXISTING AND RE-PURPOSED 19mm METER.

WHITTIER AVENUE
THE BOULEVARD TREES SHALL BE IRRIGATED WITH DRIP TUBE DOUBLE LOOP TREE RINGS ON A DEDICATED ZONE FROM THE "ON-SITE" IRRIGATION SYSTEM

IRRIGATION SLEEVES, 150mm diam.
SERIES 160 PVC, 300mm COVER IN PEDESTRIAN AREAS,
SCHEDULE 40 PVC, 450mm COVER UNDER VEHICULAR AREAS

ROOT BARRIER TO BE PLACED AT EDGE OF MUNICIPAL SIDEWALK, DEEP ROOT PANELS, UB-18 FOR LENGTH OF 4.0m, CENTRED ON TREE TRUNK.

STRUCTURAL SOIL BENEATH CONCRETE SURFACE TO CONNECT TREE PITS. 1.0m DEPTH.

BOULEVARD TREE PLANTING SETBACKS
1.5m horizontally from underground services
2.0m from driveways and fire hydrants
3.0m from pad mounted transformers
5.0m from power and service poles and streetlights, or 3.0m for trees approved for planting beneath BC Hydro lines.
1.0m clearance from back of curb or sidewalk.
Boulevards to be a minimum 1.5m wide.
Soil volume for boulevard trees - 8m³ for "small" class trees.

SUMMARY OF TREE NUMBERS

bylaw protected trees, replacements required and actual tree planting numbers, refer to arborists report.

| LOCATION | QUANTITY OF EXISTING BYLAW PROTECTED TREES | # OF TREES RETAINED | # OF TREES REMOVED | DEVELOPMENT STAGE FOR SECURITY DEPOSIT | NEW TREE #'S PROPOSED | REPLACEMENT TREES REQUIRED |
|------------------|--|---------------------|--------------------|--|-----------------------|--|
| ON-SITE TREES | 22 | 0 | 22 | BUILDING PERMIT | 21 | MEETS THE THE BYLAW AND EXCEEDS THE CANOPY COVER TARGET OF THE PRIMARY GROWTH AREA |
| CITY OWNED TREES | 6 | 1 | 5 | BUILDING PERMIT | 10 | |

SUMMARY OF TREE REMOVALS

refer to Arborist's tree inventory

| TREES TO BE REMOVED | | | | | | |
|---------------------|----------------------------------|--------|----------|---------------|-------|-----------|
| TAG # | Species | cm/DBH | Height/m | Canopy Spread | PRZ/m | Structure |
| ON-SITE | | | | | | |
| 886 | Prunus serrulata | 73 | 11 | 10 | 9 | Poor |
| 887 | Thuja plicata | 34 | 9 | 6 | 4 | Fair |
| 888 | Thuja plicata | 34 | 9 | 6 | 4 | Fair |
| 889 | Thuja plicata | 45 | 9 | 7 | 5 | Fair |
| 890 | Thuja plicata | 48 | 14 | 10 | 6 | Fair |
| 891 | Thuja plicata | 45 | 14 | 11 | 5 | Fair |
| 892 | Thuja plicata | 47 | 16 | 9 | 6 | Fair |
| 893 | Thuja plicata | 41 | 8 | 7 | 5 | Fair |
| 894 | Thuja plicata | 104 | 18 | 12 | 12 | Fair |
| 988 | Thuja occidentalis 'Pyramidalis' | 21 | 3 | 0.5 | 3 | Fair |
| 989 | Betula pendula | 56 | 9 | 9 | 7 | Poor |
| 990 | Thuja occidentalis 'Pyramidalis' | 11 | 2 | 0.5 | 1 | Fair |
| 991 | Thuja occidentalis 'Pyramidalis' | 11 | 2 | 0.5 | 1 | Fair |
| 992 | Thuja occidentalis 'Pyramidalis' | 18 | 4 | 0.5 | 2 | Fair |
| 993 | Picea purgens | 18 | 5 | 3 | 2 | Fair |
| 994 | Malus spp. | 23 | 4 | 5 | 3 | Poor |
| 995 | Malus spp. | 18 | 4 | 3 | 2 | Poor |
| 996 | Eucalyptus spp. | 18 | 8 | 6 | 2 | Fair |
| 997 | Betula pendula | 45 | 8 | 8 | 5 | Poor |
| 998 | Prunus spp. | 15 | 4 | 2 | 2 | Poor |
| 999 | Ilex aquifolium | 21 | 3 | 2 | 3 | Poor |
| 1000 | Pinus contorta | 41 | 8 | 6 | 5 | Fair |
| MUNICIPAL OFFSITE | | | | | | |
| M1 | Abies glauca | 18 | 7 | 4 | 2 | Poor |
| M2 | Abies glauca | 15 | 7 | 4 | 2 | Poor |
| M3 | Abies glauca | 20 | 7 | 4 | 2 | Poor |
| M4 | Abies glauca | 20 | 7 | 4 | 2 | Poor |
| M5 | Abies glauca | 20 | 7 | 4 | 2 | Poor |



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| Revision No. | Description | Date |
|-------------------------|--|------------------|
| REVISION #2 | | 18 March 2025 |
| a. | Harriet frontage updated to align with Civil. | |
| b. | tree positions adjusted to conform to u/g utilities setbacks. | |
| c. | Harriet boulevard tree irrigation water source updated. | |
| d. | soil cells deleted, structural soil area added. | |
| REVISION #1 | | 04 November 2024 |
| a. | architectural and civil backgrounds updated | |
| b. | on-site tree numbers updated | |
| c. | boulevard tree numbers increased | |
| d. | lighting added to multi-use trail | |
| e. | rain water detention area increased to meet municipal requirements | |
| f. | Whittier Avenue sidewalk alignment updated. | |
| Issue | Issue Date | |
| Re-issued REZONING / DP | 18 March 2025 | |
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Project
Proposed Residential Development
3383 Harriet Road,
3442/3444 Whittier Avenue,
Saanich, BC
for Rizzo Developments Ltd

Sheet Title
LANDSCAPE PLAN
&
OFF-SITE
UNDERGROUND UTILITIES

Drawn By
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Revision

Sheet Number

R2

L5

1

MAIN ENTRANCE TO BUILDING

2

MAIN OUTDOOR SHARED GARDEN

3

SMALLER OUTDOOR SHARED GARDEN, WITH BIRD HABITAT PLANTINGS

4

RAIN GARDENS, SURFACE DETENTION WITH SEDGES & RUSHES

5


PROPOSED MULTI-USE TRAIL

6

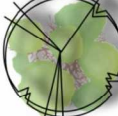
TREE & SHRUB PLANTED BUFFER

7

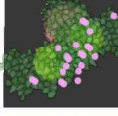
NEW SIDEWALK & BOULEVARD




PROPOSED TREE PLANTING (on site)
refer to Plant Schedule




PROPOSED STREET TREE PLANTING
refer to Plant Schedule



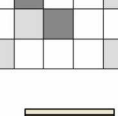
SHRUBS, GROUNDCOVERS & PERENNIALS
refer to Plant Schedule




LAWN/BOULEVARD



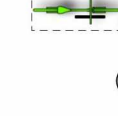
LAWN, REINFORCED



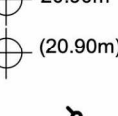
BROOM FINISH CONCRETE PAVING




PRE-CAST CONCRETE PAVING SLABS,
SAND BEDDED




BENCH SEATS



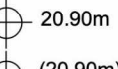
PICNIC TABLE & CHAIRS



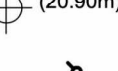
BIKE RACKS




HYDRO POLE




PROPOSED GRADE




EXISTING GRADE



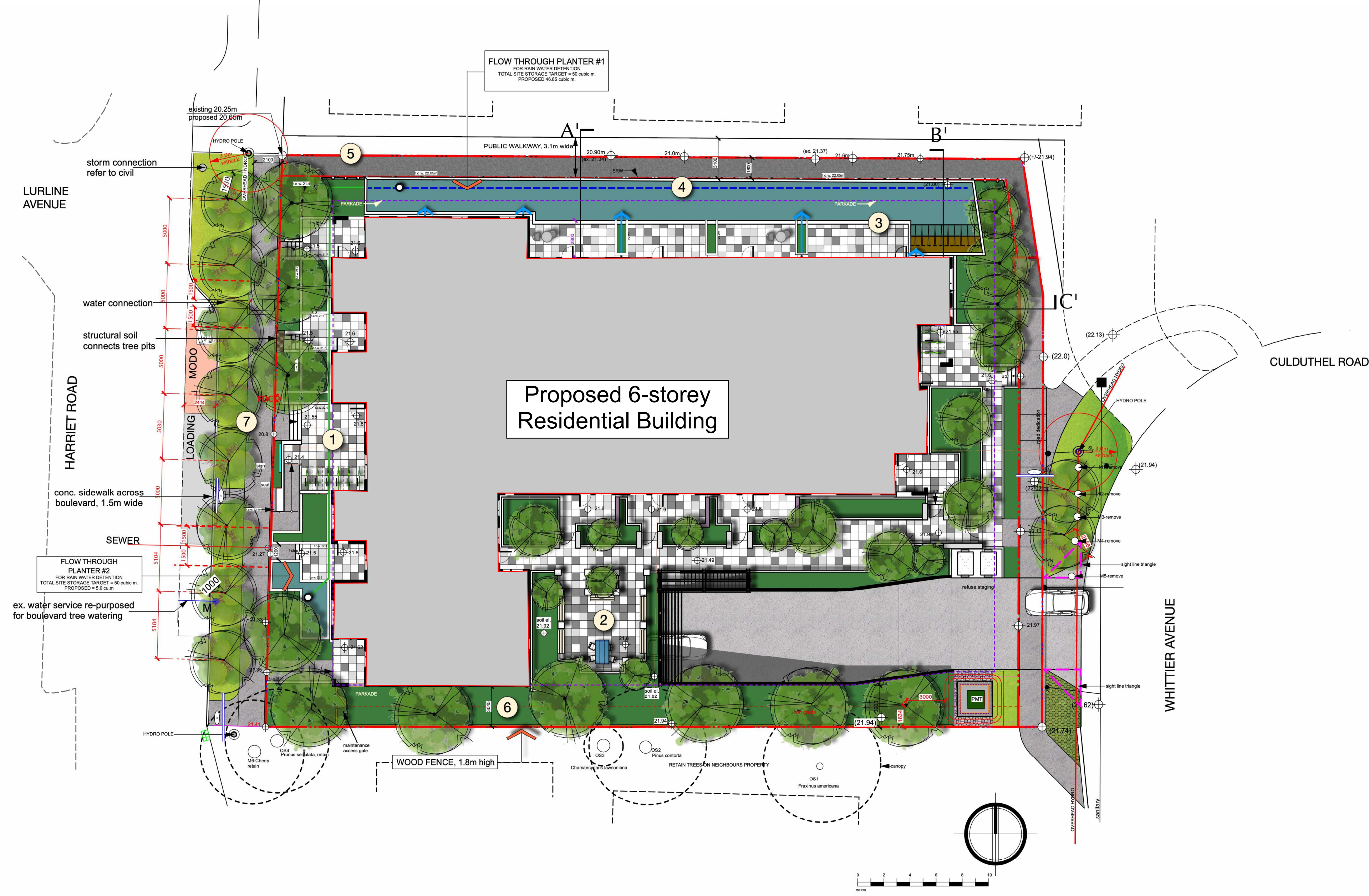
METAL RAILINGS



SOLID WOOD FENCE



STRUCTURAL SOIL BENEATH
CONCRETE SURFACE TO CONNECT
TREE PITS. 1.0m DEPTH.



BOULEVARD TREE PLANTING SETBACKS
1.5m horizontally from underground services
2.0m from driveways and fire hydrants
3.0m from pad mounted transformers
5.0m from power and service poles and streetlights, or 3.0m for trees approved for planting beneath BC Hydro lines.
1.0m clearance from back of curb or sidewalk.
Boulevards to be a minimum 1.5m wide.
Soil volume for boulevard trees - 8m³ for "small" class trees.