CITY OF COLWOOD

3300 Wishart Road | Colwood | BC V9C 1R1 | 250 478 5999
planning@colwood.ca | www.colwood.ca

File: DP-22-019

DEVELOPMENT PERMIT DP-22-019

THIS PERMIT, issued **December 19th, 2022** is,

ISSUED BY: **CITY OF COLWOOD**, a municipality incorporated under the *Local Government Act*, 3300 Wishart Road, Victoria, BC, V9C 1R1

(the "City")

PURSUANT TO: Section 490 of the *Local Government Act* , RSBC 2015, Chapter 1

ISSUED TO: **Wetherell Contracting Ltd**
3294 Happy Valley Road
Victoria, BC V9C 2W1

(the "Permittee")

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1. This Natural Hazards (Steeply Sloped), Environmental (Hillside), and Form & Character (Intensive Residential) Development Permit applies to those lands within the City of Colwood described below, and any and all buildings, structures, and other development thereon:

   LOT 13 SECTION 73 METCHOSIN PLAN VIS2419 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
   820 Bexhill Place

   (the "Lands");

2. This Development Permit regulates the development and alterations of the Land, and supplements the *"Colwood Land Use Bylaw, 1989"* (Bylaw No. 151), to enable the construction of a single family home and associated site improvements are consistent with the design and environmental guidelines for areas designated as "Neighbourhood – Hillside and Shoreline" in the City of Colwood Official Community Plan (Bylaw No. 1700).

3. This Development Permit is **NOT** a Building Permit or a subdivision approval.

4. This Development Permit is issued subject to compliance with all of the bylaws of the City of

Colwood that apply to the development of the Lands, except as specifically varied by Council or supplemented by this Permit.

5. The Director of Development Services or their delegate may approve minor variations to the plans and specifications attached to and forming part of this Development Permit, provided that such minor variations are consistent with the overall intent of the original plans and do not alter the form and character or environmental conditions of the development authorized by those plans.

6. If the Permittee does not substantially start the construction permitted by this Permit within 24 months of the date of this Permit, the Permit shall lapse.

7. The development is to be constructed in accordance with the following plans and specifications, which are attached to and form as part of this permit:

Schedule 1	Geotechnical Report by Ryzuk Geotechnical dated October 28th, 2022.
Schedule 2	Arborist Report by SouthShore Forest Consultants dated October 9th, 2022.
Schedule 3	Architectural Plans and Colour Scheme by Colwood Design Line dated September 2022.

8. This Development Permit enables the construction of a single family home along with any and all associated onsite works and improvements. The Land shall not be altered, nor any buildings or structures constructed, except in accordance with the following conditions:

HAZARD CONDITIONS

Geotechnical, Grading and Blasting

8.1. All blasting and geotechnical works shall be completed in accordance with the plans and recommendations contained in the Geotechnical Report by Ryzuk Geotechnical (Schedule 1).

8.2. The land alteration works and the construction of all fill, retaining structures and slopes over 30° must be certified and completed under the guidance and approval of the Geotechnical Engineer.

8.3. A pre-blast survey for homes within a 200m radius shall be conducted.

FORM AND CHARACTER CONDITIONS

Building Features

8.4. The form and character of the building to be constructed on the Lands shall conform to the Architectural Plans and Colour Scheme prepared by Colwood Design Line (Schedule 3).

8.5. All mechanical roof elements, including mechanical equipment, elevator housings, and vents shall be visually screened with sloped roofs or parapets, or other forms of solid screening.

8.6. No future construction/installation of unenclosed or enclosed storage areas shall be undertaken without the issuance of a further Development Permit or amendment to this Permit.

ENVIRONMENTAL CONDITIONS

Tree Management and Compensation

8.7. All recommendations from the arborist report must be followed as outlined by SouthShore Forest Consultants (Schedule 2).

8.8. Replacement trees shall be planted at a ratio of 2:1 and a replanting scheme by the project arborist must be submitted prior to Building Permit Issuance and be in substantial compliance to the site plan by Colwood Design Line (Schedule 3).

8.9. Tree Protection Fencing shall be installed along the perimeter of all trees identified for preservation and to the rear of the site and must be inspected by Project Arborist and submitted to the City for approval prior to land alterations.

8.10. Project arborist to observe and assess excavation and grading activities with the Critical Root Zone.

8.11. A security deposit of $11,500 will be required for the Tree Management Plan issuance for the removal of 23 protected trees.

8.11.1. The security deposit will be released after no less than 1 year of confirmed healthy growth as determined with a report by the project arborist.

ISSUED ON THIS 19th DAY OF DECEMBER, 2022

Robert Earl
Chief Administrative Officer

Schedule 1

RYZUK GEOTECHNICAL
Engineering & Materials Testing
6-40 Cadillac Ave, Victoria, BC, V8Z 1T2 Tel: 250-475-3131 E-mail: mail@ryzuk.com www.ryzuk.com

October 28, 2022
File No: 8670-5

Wetherell Contracting Ltd.
3294 Happy Valley Road
Victoria, BC
V9C 2W1

Attn: Jamie Wetherell (jwetherell@shaw.ca)

Re: Proposed Single Family Residence
820 Bexhill Place – Colwood, BC

As requested, we attended the referenced site on October 26, 2022, to assess the existing geotechnical conditions as such relate to the proposed single family residence. A portion of the property is steeper than 30% grade and therefore the site is designated as being within Development Permit Area (DPA) No. 1 (Steep Slopes) within the Capital Regional District (CRD) in accordance with the Colwood Official Community Plan (OCP) Bylaw No. 1700, 2018. The following letter summarizes our associated observations, comments, and recommendations pertaining to the proposed development. Our work has been carried out in accordance with, and is subject to, the previously accepted Terms of Engagement.

The site is approximately 1790 m^2 in area and is bounded by Bexhill Place to the west, and similar single family residential lots to the north, east, and south. Current site development includes some existing infrastructure such as two retaining walls and an existing asphalt driveway transecting the lot with municipal storm and sewer infrastructure underneath. One retaining wall is located on the western portion of the lot and consists of a rock and mortar wall approximately 3 m tall. The other retaining wall is located along the eastern edge of the lot and consists of a rock and mortar wall up to approximately 1.2 m tall. We understand that no building loads will be supported by either retaining wall. Topographically, the site has a high point located centrally along the southern edge of the lot and slopes down towards the north, east, and west for a total vertical relief of up to approximately 6 m. Slopes were generally gently to moderately sloping at an average of 10 degrees from horizontal, with locally steeper/flatter sections.

Based on site observations and the provided Issued for Development Permit drawing package produced by Colwood Design Line, dated September 2022, we understand that a Statutory Right of Way (SRW) (VIP54742) and an existing asphalt driveway (Covenant VIP5473) runs north to south through the lot to allow access to the proposed residence and the neighboring residences to the north and south. Based on site discussions and our review of the provided drawings, we understand that the development will consist of clearing and blasting the area and construction of a single family residence within the eastern half of the lot with an attached garage, balcony, and driveway.

Additionally, we understand the residence will be founded at grade with the exception of a localized crawlspace.

Vibration monitoring during rock blasting should be undertaken to ensure that peak particle velocities (PPV) are kept below threshold values (likely 25 mm/s to 50 mm/s) relating to adjacent structures/infrastructure, such as the adjacent existing single family residential lots. It is probable that neighbouring residents may raise concerns regarding vibrations. A pre-blast survey for homes within a 200 m radius from blast locations may be important to later verify such concerns.

The site is generally bedrock controlled, as is evident from the exposed bedrock observed throughout the lot. Bedrock in this area typically consists of hard volcanic rock. The site is uniformly surfaced with moss and/or topsoil/grass atop outcropping bedrock with sparse to moderate mature tree and shrub coverage. We understand that trees and moss/topsoil will be cleared in the area of the proposed residence to expose bedrock. Bedrock observed along the sloping area to the west and east of the proposed residence was generally intact, and weathered, with few signs of localized fracturing. Given the observed condition of the bedrock, we do not consider the building site or bedrock slopes would be subject to large-scale, deep-seated instability, or to contain a significant source area for rockfall.

Given the above, we consider the development as proposed to be feasible from a geotechnical perspective. We anticipate foundation elements for the proposed single family residence would consist of typical pad and strip footings. Intact/fractured in place bedrock, compacted overblast, or engineered fill placed atop such is considered suitable for support of foundations. All existing fills, loose, disturbed, or organic materials should be removed from footing locations prior to placement of engineered fill or construction of footing formwork.

For preliminary purposes, foundations can be dimensioned on the basis of the following Serviceability Limit State (SLS) and Ultimate Limit State (ULS) bearing resistances:

Table 1 - Limit State Bearing Resistance Values

Stratigraphic Layer	Factored Bearing Resistance (SLS/ULS)
Compacted overblast or engineered fill placed atop bedrock	150 kPa / 225 kPa
Intact/fractured-in-place bedrock	3000 kPa (ULS)

We recommend minimum footing widths of 400 and 600 mm for strip and pad footings respectively, embedded at least 450 mm below finished grade to account for frost protection, unless footings are cast directly atop of bedrock. Where footings are on bedrock and where the bedrock is sloped 6H:1V (Horizontal to Vertical) or steeper, dowelling of foundations into exposed bedrock may be required.

Engineered fill, where required to achieve design grade, should consist of select free draining, well graded granular material placed in appropriately sized lifts (typically no larger than 300 mm, but also meeting a minimum thickness of 1.5 times the largest grain size diameter) atop approved native subgrade and compacted to a minimum of 95% of the Standard Proctor Maximum Dry Density

(SPMDD) value, or judged equivalent. Any fill placement within structural areas, as well as the subgrade upon which it is placed, must be approved by a qualified geotechnical professional. Where engineered fill is providing structural support, the fill must extend horizontally beyond the footings a distance equal to the thickness of the engineered fill in order to provide adequate 1H:1V splay.

Given that the building site is bedrock controlled, we expect that the proposed development can be completed without causing undue erosion to adjacent areas. However, typical water control measures such as grading and pumping should be used as necessary during construction.

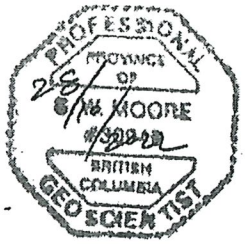
Based on discussions on site, we understand that overland and collected stormwater will be directed/discharged to the existing municipal stormwater drain/system below Bexhill Place. Additionally, we understand that sewage will be connected to the municipal sanitary sewer system present below Bexhill Place. As no onsite stormwater management or septic systems are proposed, no additional risk of slope instability around slope crests or downslope areas is expected.

In summary, and provided the above recommendations are followed, we consider the site to be safe from geological hazards and may be used safely for the use intended, being for development of a single family residence. We consider the development can be completed in accordance with the guidelines of the noted DPA as described. Our assessment has considered a seismic event with a 2% probability of exceedance in 50 years, in accordance with the current BC Building Code and Section 56 of the Community Charter.

We trust the preceding is suitable for your purposes at present. Please do not hesitate to contact our office if we can be of further assistance.

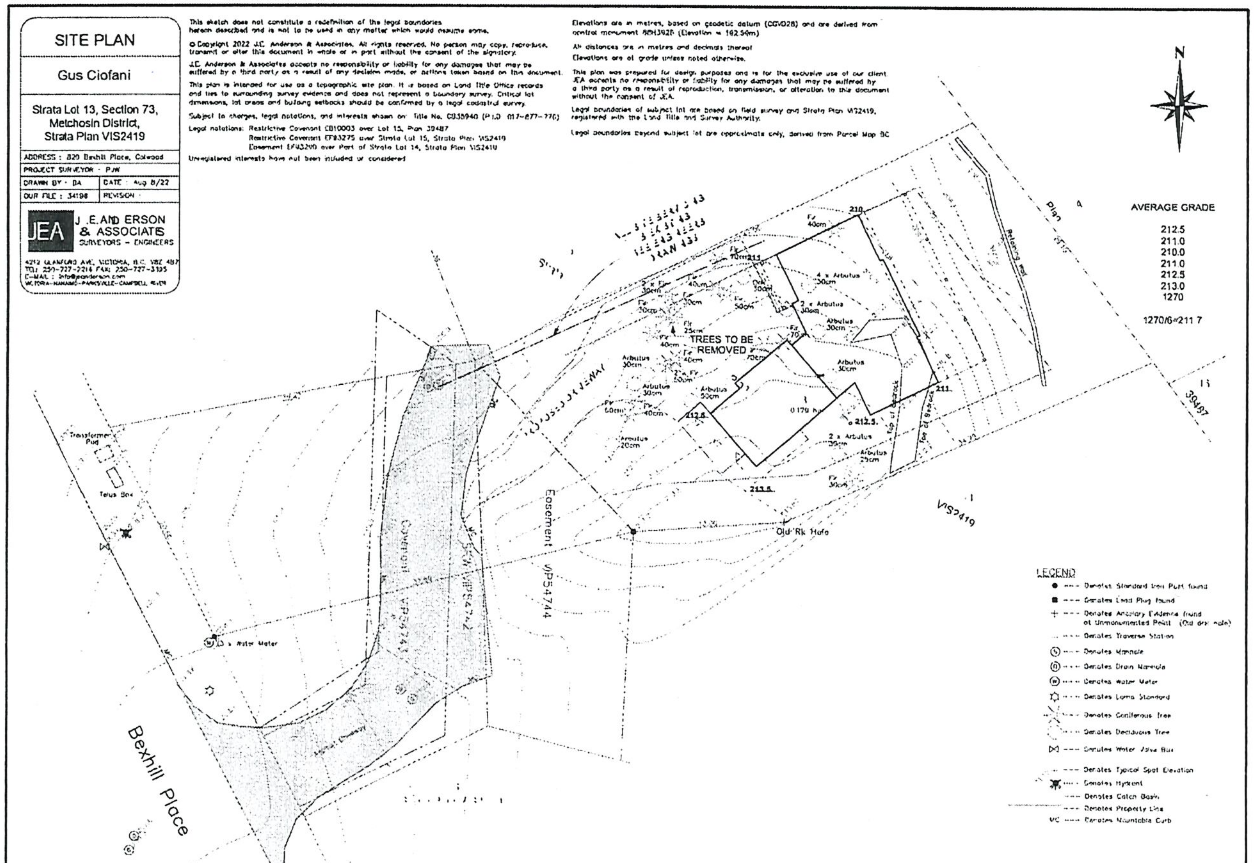
Sincerely,
Ryzuk Geotechnical
PN 1002996

Marina Ribecca, EIT
Junior Engineer



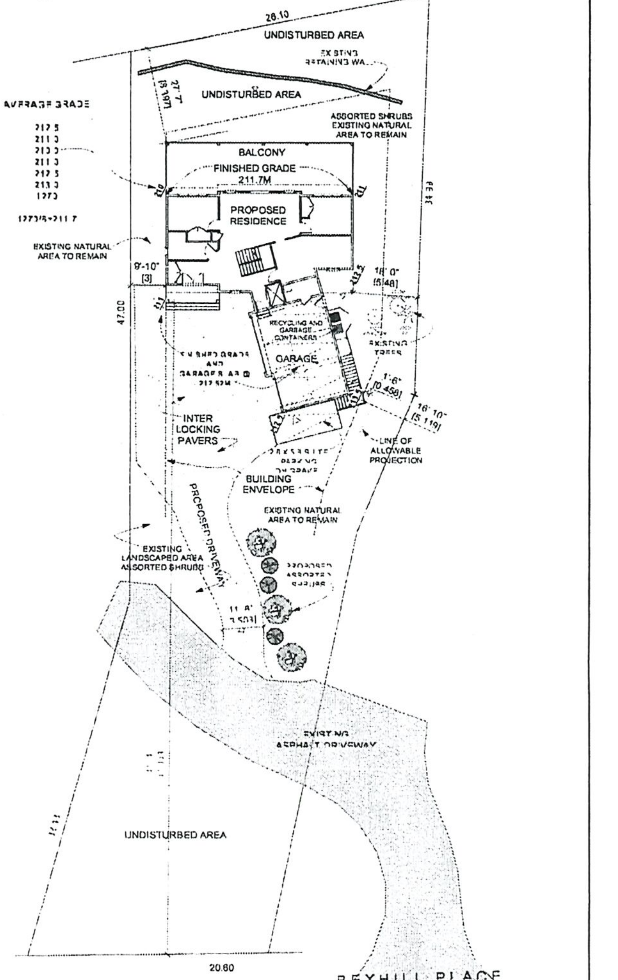
Shane Moore, P.Geo.
Senior Geoscientist
Managing Principal

Attachments – Colwood Design Line drawing package



SITE STATS	METRIC	FEET	PROPOSED	% RATIO TOTAL
LOT AREA	1791.2	19,281	SF	
LOT COVERAGE 35% MAX	626.9 MAX	6748.4 MAX		
HOUSE [illegible]			1540.5	
GARAGE			633	
COVERED ENTRY			75	
BALCONIES [illegible]			787	
TOTAL PROPOSED	281.00	3035.5	3035.5	15.74%
FLOOR SPACE RATIO [illegible]	[illegible]	[illegible] MAX		
LOWER FLOOR			1479.5	
MAIN FLOOR [illegible]		3673 SF	2100.5	[illegible]
GARAGE OVER 50M2/538SF 633 SF			95	
SECONDARY SUITE 595 SF	90M2 MAX	968.6SF MAX		[illegible]
TOTAL SF FAR	[illegible]	[illegible]	[illegible]	0.1
YARDS				
FRONT	7.5		5.7M	
REAR	7.5		8.4M	
SIDES 3M MIN	6		3+5.12=8.12	
PARKING 3 MIN			4	
BUILDING HEIGHT	8.5		8.4	

PROJECT INFORMATION TABLE		
PARAMETER	RS-1 ZONE REQUIREMENTS	PROPOSED
FLOOR AREA RATIO	0.4 or 350M2	2349.8M2
BUILDING HEIGHT	8.5M	8.4M
LOT COVERAGE	35%	15.74%
FRONT YARD SET BACK PRINCIPAL BUILDING	7.5M	5.7M
SIDE YARD PRINCIPAL BUILDING	3M	3M/5.12M
REAR YARD SET BACK PRINCIPAL BUILDING	7.5M	8.4
PARKING	3	4



SITE / LANDSCAPE PLAN
1:200

FOR DEVELOPMENT PERMIT

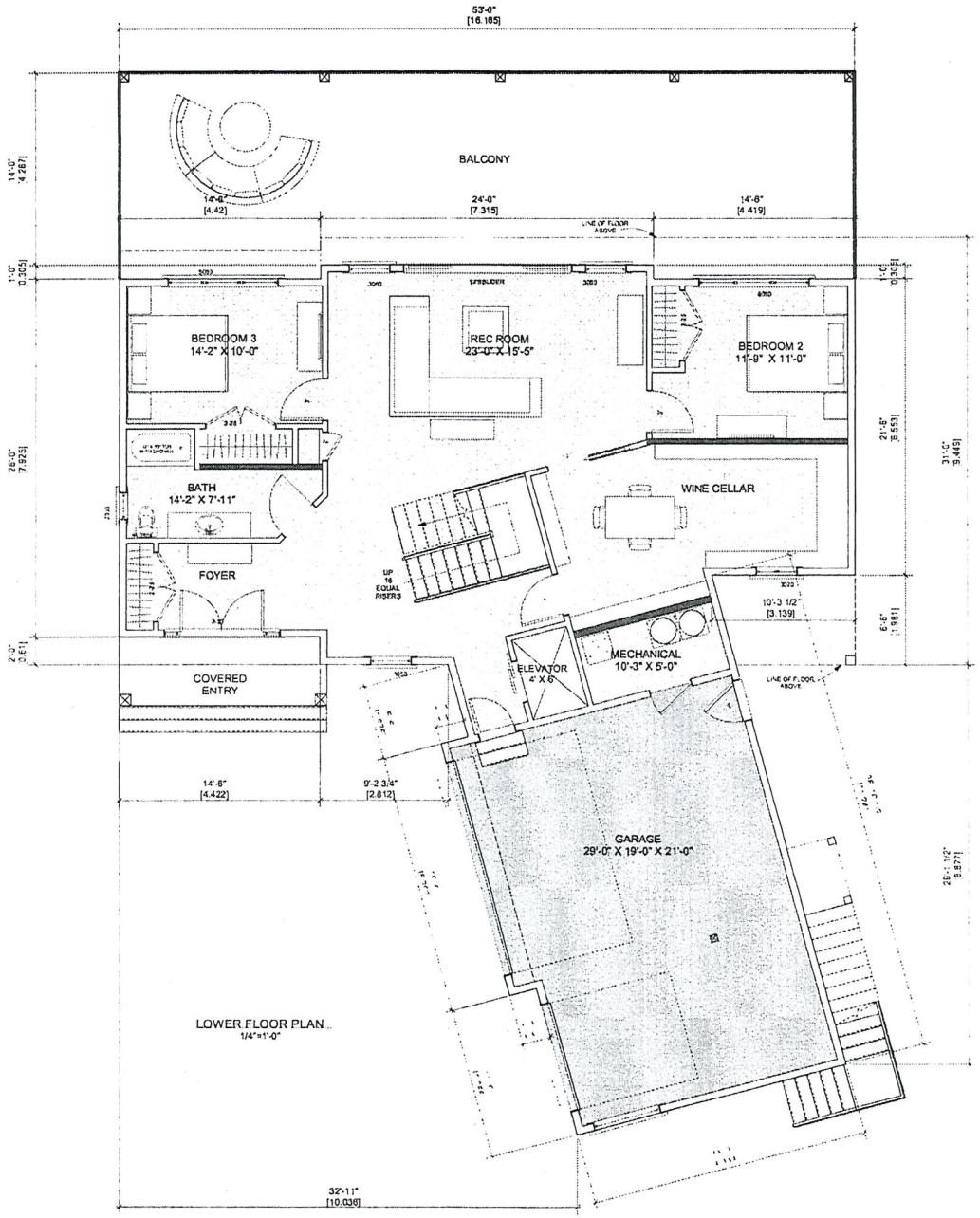
Proposed Residence For: 820 BEXHILL PLACE

GUS CIOFANI

colwood Design Line

121-328 Wale Road
Victoria B.C.
V9B 0J8
Phone 250 474 6122
colwooddesignline.com
email designline@shaw.ca

Date:	Scale:	Page:
SEPTEMBER 2022	VARIOUS	1 OF 6



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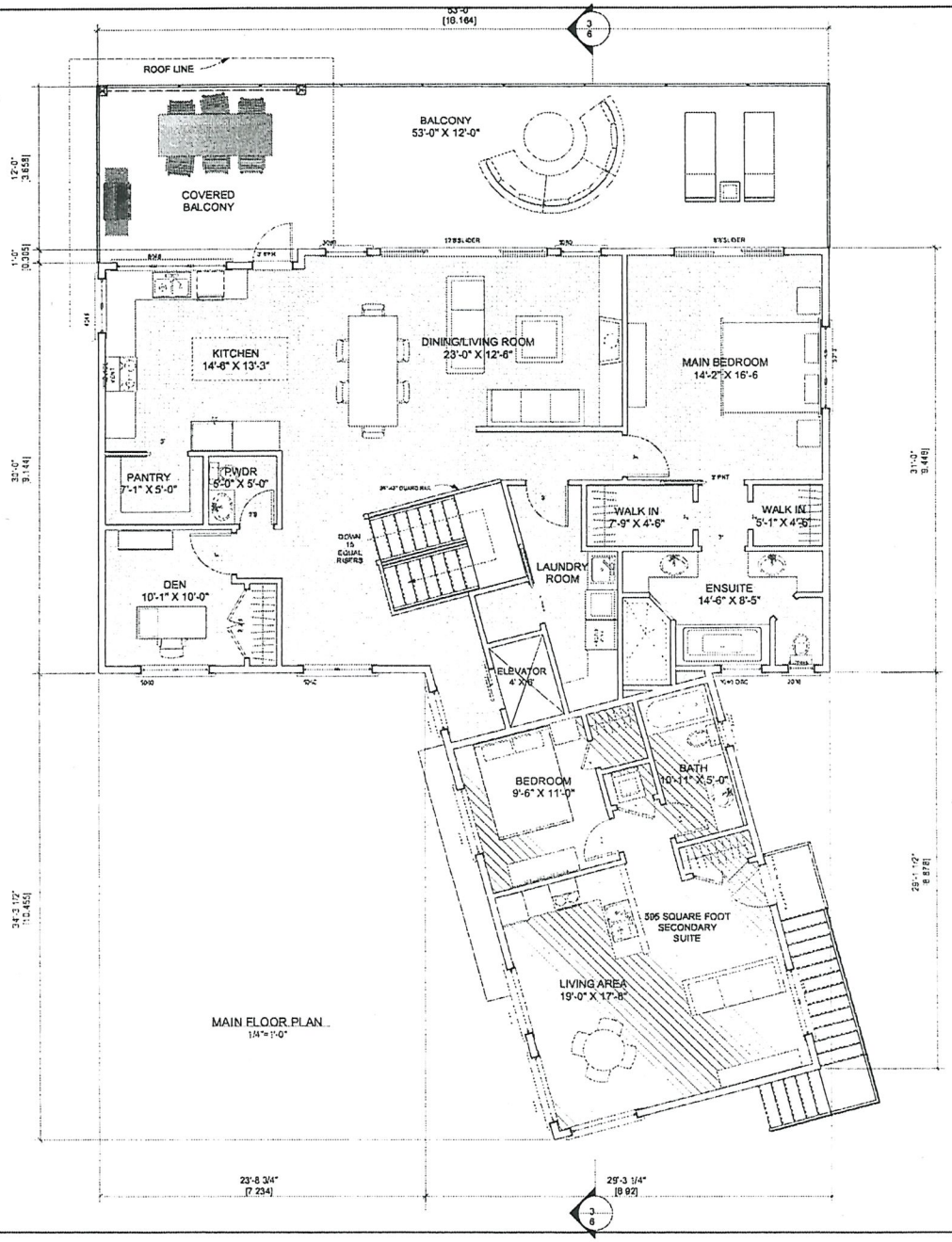
SEPTEMBER 2022	1/4"=1'-0"	2 OF 6



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SEPTEMBER 2022	1/4"=1'-0"	3 OF 6

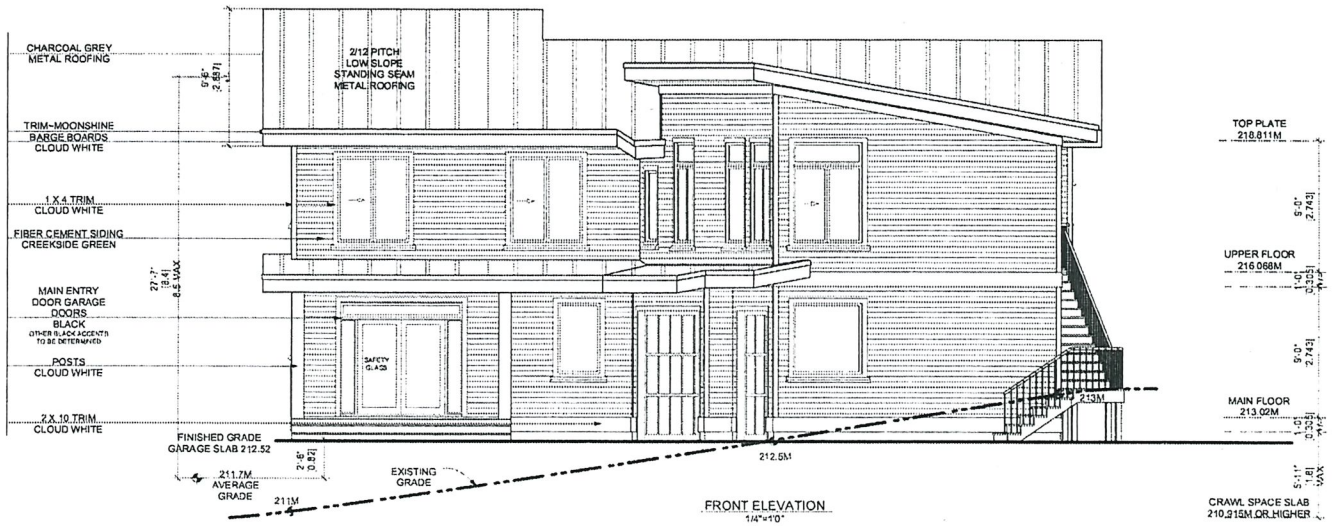
ALL WINDOWS AND DOORS TO CONFORM TO
THE NORTH AMERICAN FENESTRATION STANDARD
OF
PERFORMANCE GRADE ~30
WATER TEST PRESSURE ~ 220 Pa
+/- PRESSURE 1440

AS PER CITY OF COLWOOD

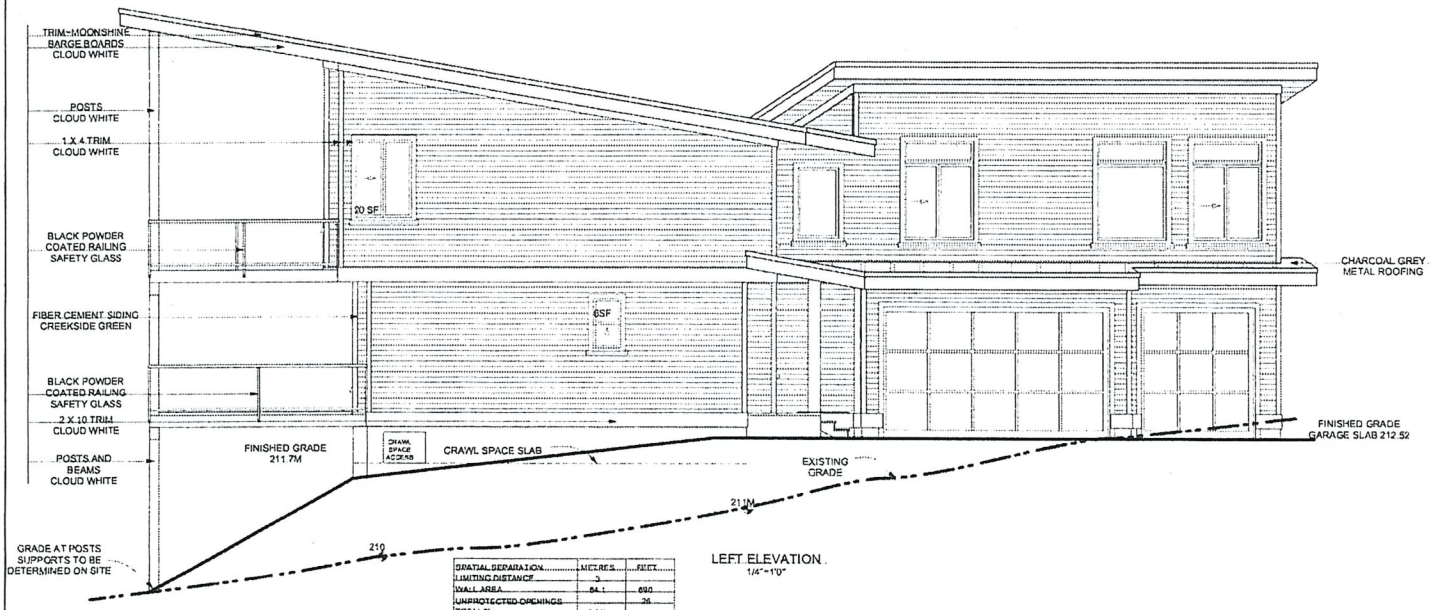
CALCULATION TO BE CONFIRMED BY THE WINDOW AND DOOR MANUFACTURERS
AND OR THE BUILDER/OWNER.

FLASH OVER ALL UNPROTECTED OPENINGS

BCBC 9.36
MAXIMUM U-VALUE FOR FENESTRATION
AND DOORS
1.8W/(m2*K)



FRONT ELEVATION
1/4"=1'0"



SPATIAL SEPARATION LIMITING DISTANCE	METRES	FEET
	3	
WALL AREA	64.1	690
UNPROTECTED OPENINGS		26
TOTAL %	3.8%	
MAXIMUM %	14	

LEFT ELEVATION
1/4"=1'0"

PAINT COLOURS ARE FROM
THE BENJAMIN MOORE EXTERIOR COLLECTION

MAIN BODY / HARDIE TYPE SIDING ~CREEKSIDE GREEN 2141-40
TRIM, POSTS, BEAMS~ CLOUD WHITE OC-130
ACCENTS~MOONSHINE 2140-60
DOORS AND OTHER ACCENTS~BLACK

FOR DEVELOPMENT PERMIT

Proposed Residence For: 820 BEXHILL PLACE

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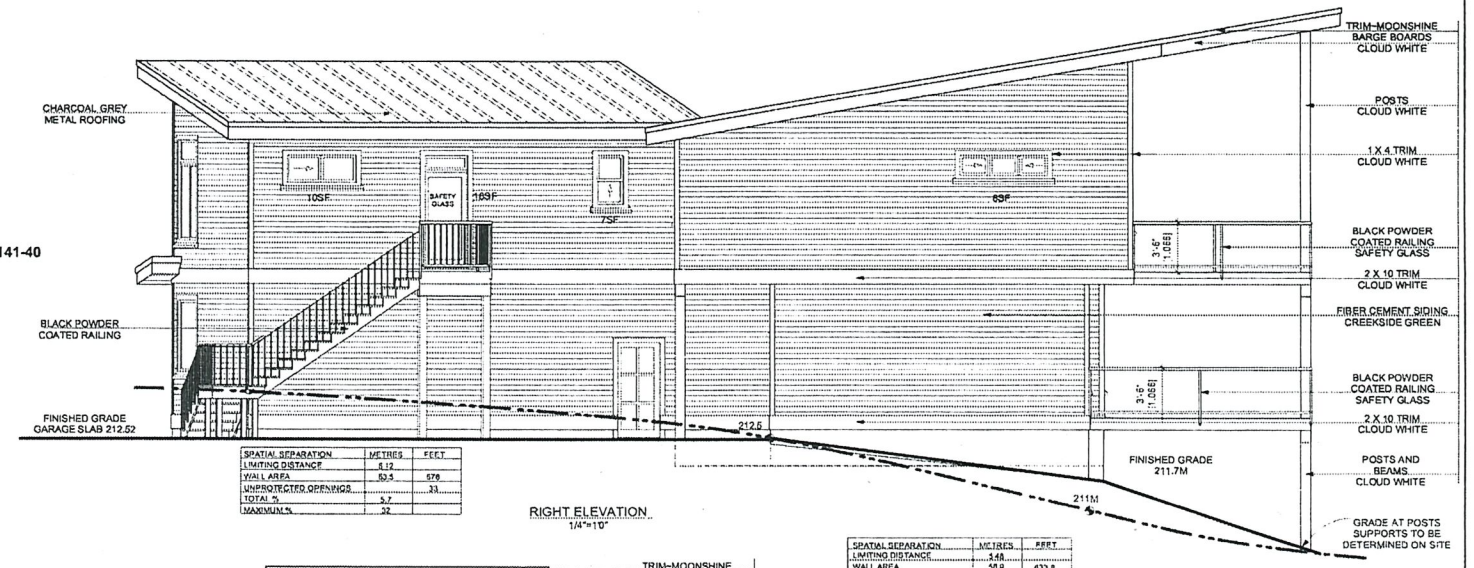
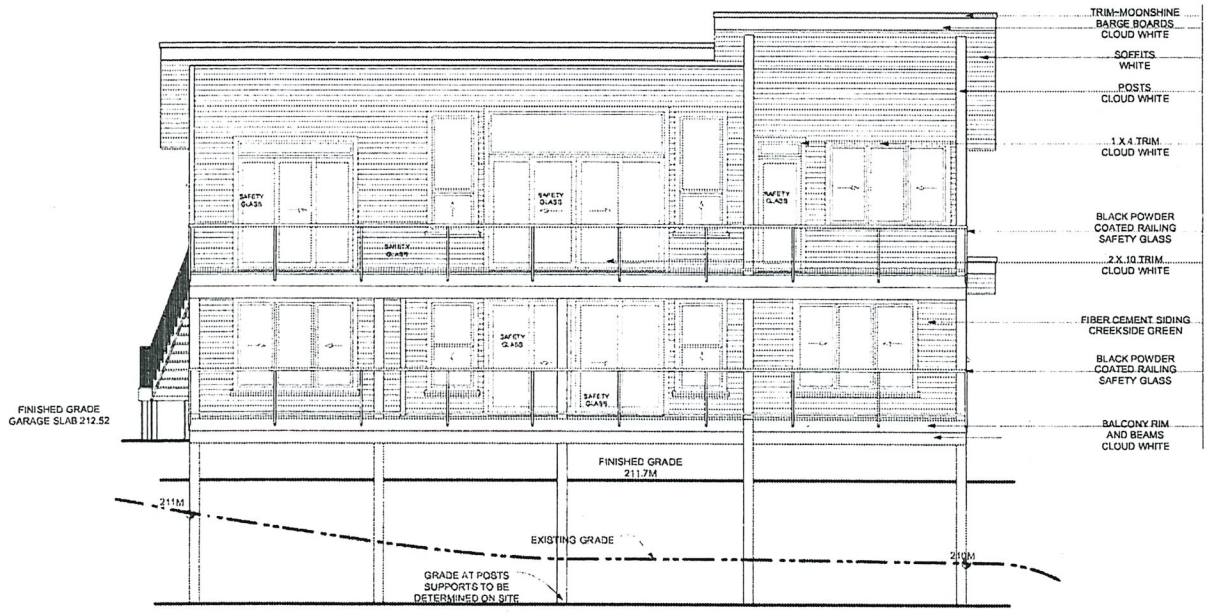


SPATIAL SEPARATION	METRES	FEET
LIMITING DISTANCE	6.12	
WALL AREA	52.5	570
UNPROTECTED OPENINGS		33
TOTAL %	5.7	
MAXIMUM %	32	

RIGHT ELEVATION
1/4"=1'0"

SPATIAL SEPARATION	METRES	FEET
LIMITING DISTANCE	1.48	
WALL AREA	58.9	633.8
UNPROTECTED OPENINGS		8
TOTAL %	1.3	
MAXIMUM %	32	



REAR ELEVATION
1/4"=1'0"

ALL WINDOWS AND DOORS TO CONFORM TO
THE NORTH AMERICAN FENESTRATION STANDARD
OF
PERFORMANCE GRADE ~30
WATER TEST PRESSURE ~ 220 Pa
+/- PRESSURE 1440

AS PER CITY OF COLWOOD

CALCULATION TO BE CONFIRMED BY THE WINDOW AND DOOR MANUFACTURERS
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FLASH OVER ALL UNPROTECTED OPENINGS

BCBC 9.36
MAXIMUM U-VALUE FOR FENESTRATION
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1.8W/(m2*K)

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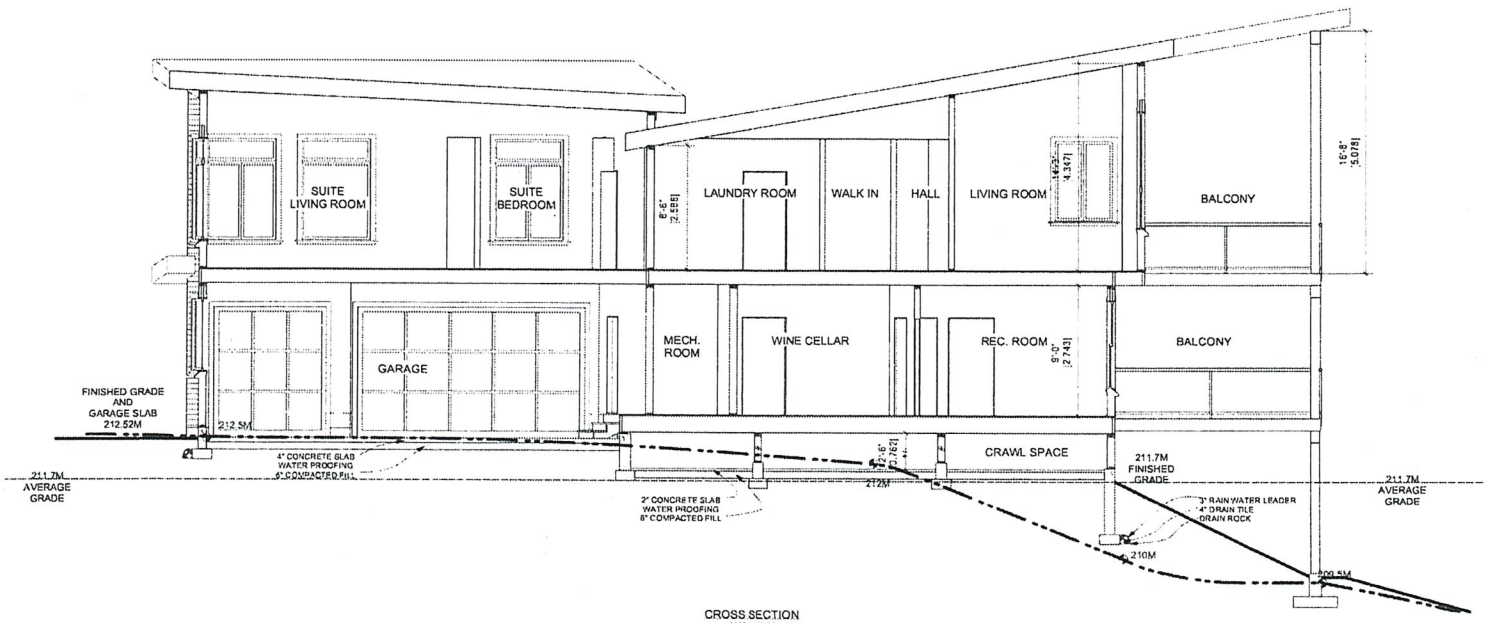

CROSS SECTION
1/4" = 1'-0"

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SEPTEMBER 2022	1/4"=1'-0"	6 OF 6

SITE PLAN

Gus Ciofani

Strata Lot 13, Section 73,
Metchosin District,
Strata Plan VIS2419

ADDRESS : 820 Bexhill Place, Colwood	
PROJECT SURVEYOR : PJW	
DRAWN BY : BA	DATE : Aug 8/22
OUR FILE : 34196	REVISION :

JEA J.E.ANDERSON & ASSOCIATES
SURVEYORS – ENGINEERS

4212 GLANFORD AVE, VICTORIA, B.C. V8Z 4B7
TEL: 250-727-2214 FAX: 250-727-3395
E-MAIL : info@jeanderson.com
VICTORIA–NANAIMO–PARKSVILLE–CAMPBELL RIVER

This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.

J.E. Anderson & Associates accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.

This plan is intended for use as a topographic site plan. It is based on Land Title Office records and ties to surrounding survey evidence and does not represent a boundary survey. Critical lot dimensions, lot areas and building setbacks should be confirmed by a legal cadastral survey.

Subject to charges, legal notations, and interests shown on: Title No. CB35940 (P.I.D. 017-877-776)

Legal notations: Restrictive Covenant EB10003 over Lot 15, Plan 39487
Restrictive Covenant EF93275 over Strata Lot 15, Strata Plan VIS2419
Easement EF93290 over Part of Strata Lot 14, Strata Plan VIS2419

Unregistered interests have not been included or considered

Elevations are in metres, based on geodetic datum (CGVD28) and are derived from control monument 88H3926 (Elevation = 192.59m)

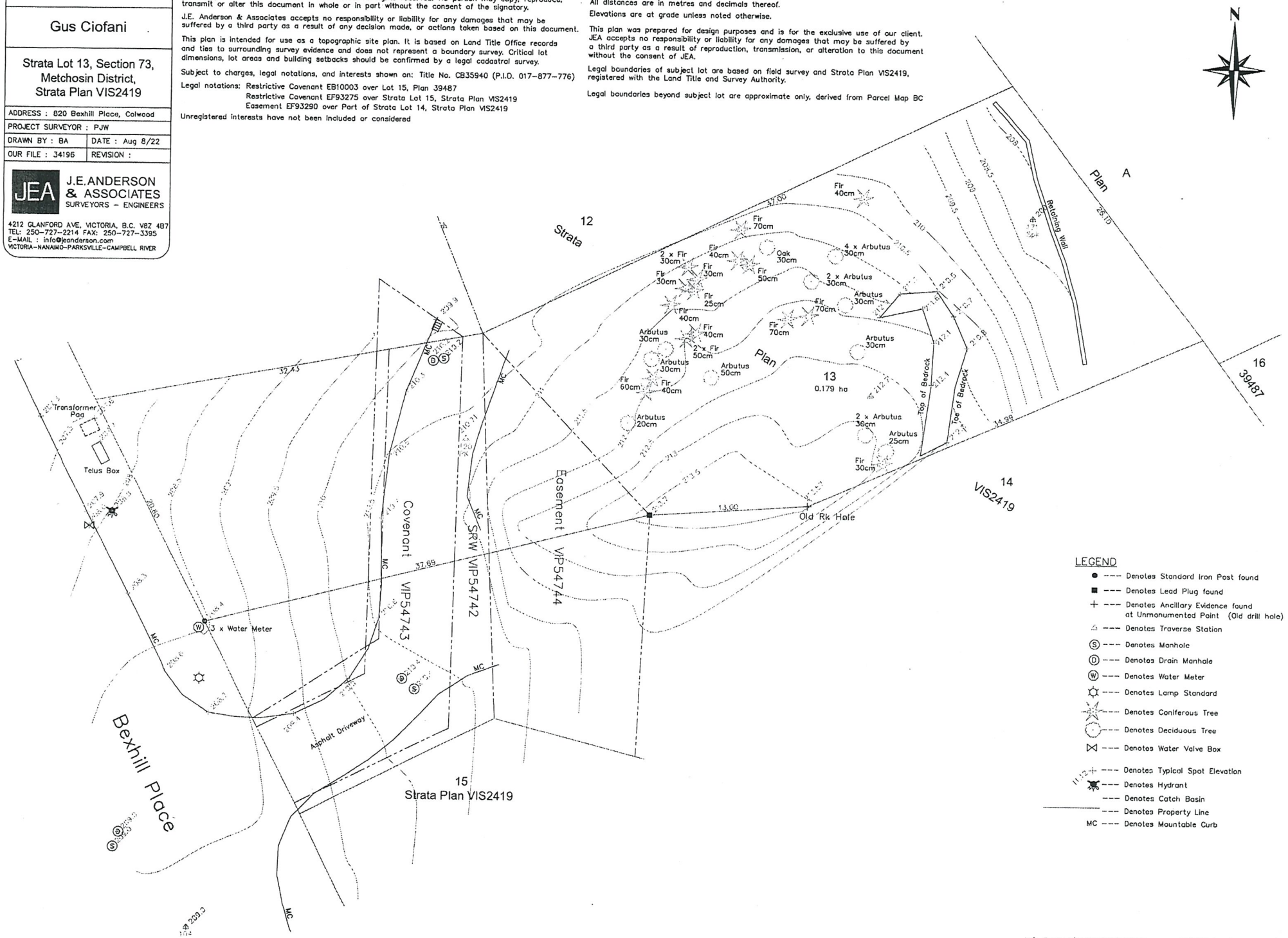
All distances are in metres and decimals thereof.

Elevations are at grade unless noted otherwise.

This plan was prepared for design purposes and is for the exclusive use of our client. JEA accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission, or alteration to this document without the consent of JEA.

Legal boundaries of subject lot are based on field survey and Strata Plan VIS2419, registered with the Land Title and Survey Authority.

Legal boundaries beyond subject lot are approximate only, derived from Parcel Map BC



LEGEND

- ● --- Denotes Standard Iron Post found
- ■ --- Denotes Lead Plug found
- + --- Denotes Ancillary Evidence found at Unmonumented Point (Old drill hole)
- △ --- Denotes Traverse Station
- (S) --- Denotes Manhole
- (D) --- Denotes Drain Manhole
- (W) --- Denotes Water Meter
- ☼ --- Denotes Lamp Standard
- --- Denotes Coniferous Tree
- --- Denotes Deciduous Tree
- ⋈ --- Denotes Water Valve Box
- 111.2 + --- Denotes Typical Spot Elevation
- --- Denotes Hydrant
- --- Denotes Catch Basin
- --- Denotes Property Line
- MC --- Denotes Mountable Curb

V:_Projects\32429\08\02\Microsurvey\32429.dwg (32429 Site)

Schedule 2

SouthShore Forest Consultants

Arborist Report

For

820 Bexhill Place
City of Colwood, B.C.

Residential Development Project

October 9, 2022

Prepared for:

Gus Ciofani – Project Manager

Prepared by:

SouthShore Forest Consultants

SouthShore Forest Consultants
PO Box 2203, Sidney BC V8L-3S8
Phone: (250) 893-9056, email: butcherlodi@aol.com
GST # 777095324 RC001
Work Safe BC # 968408
Insurance/ Seafirst Brentwood (CFC Underwriting – 5 Million Dollar Liability- Policy PSG03515712)
Incorporation # BC1069996 Ltd.

RE: Arborist Assessment & Tree Protection Plan (TPP)

Background/Scope of Work

SouthShore Forest Consultants was contacted by Gus Ciofani (client), a residential property developer in regards to a proposed residential development at 820 Bexhill Place in the City of Colwood BC. The client is requesting that SouthShore Forest Consultants provide Arborist consultation in regards to a Tree Management Plan for the site. Under the existing proposal we have identified approximately twenty-seven (27) trees which will require removal during the Development/Servicing phase of the project. Our assessment of the site has identified five (5) trees which can be retained and protected.

The site primary development area of the site contains most of the existing trees. Direct impacts associated to the proposed building, garage and driveway alignment will require the removal of 27 trees.

Gus Ciofani has requested that SouthShore Forest Consultants provide a Basic Visual Tree Assessment (BVTA) and Tree Management Plan (TMP) for the site located at 820 Bexhill Place in the City of Colwood.

SouthShore Forest Consultants agreed to accept the Arborist Services and provide the findings in an Arborist Report form. The Tree Management Plan will identify tree preservation/removal and remedial plans for the trees positioned within and near the site.

Methodology

In October, 2022 the property was entered and assessed by SouthShore Forest Consultants. Michael Butcher a Consulting Arborist provided the inspection and visual tree assessment for the site. The weather that day was warm and clear. A slight wind was detected and the temperature averaged 22 +/- degrees Celsius. Dry weather conditions prevailed that morning.

The property was assessed from grade. No form of diagnostic tools or invasive techniques were used during the assessment. A "Basic Visual Tree Assessment" (BVTA) was performed while on site. All tree measurements were made with the use of a standard metal forestry tape and Clinometer (height measurements). Measurements and observations were recorded with the intent to provide a static representation of the area. A "Tree Inventory" is provided within the report and will be referred to as Appendix "B". Photographs of the site were taken during the assessment and these are included as Appendix "A" of this report.

During the assessment we observed, assessed and inventoried at total of thirty-two (32) trees positioned with in development zone. Trees have been tagged with yellow plastic tree tags. Tag Numbers range from #430 to #460 & NT1. Please refer to the Tree Inventory section of the report.

Observations/Discussion

During our site assessment we observed a large well-established parcel of land approximately 0.50 of a, hectare in size. Observed to be a rural residential parcel of land, the site was observed to be vacant (undeveloped) positioned between two (2) established residential lots.

The site was observed to have several large Bylaw Protected size trees positioned throughout it. In this case our observations indicate that the development/building process phase will significantly affect tree retention within the site. We observed native tree's; Douglas-fir (*Pseudotsuga menziesii*), Pacific madrone (*Arbutus menziesii*), Garry oak (*Quercus garryana*) & big leaf maple (*Acer macrophyllum*) within the site. Most of the trees within the site were assessed to be in fair to fair/poor condition.

The development area of the site was observed to be fairly flat with sections of rock outcropping. Our assessment of the site has determined that rock blasting will be required. The rear of the site slopes down towards the eastern property line. The rear of the site will not be developed, but could be impacted through landscape improvements – retaining walls and terracing for residential use.

During our assessment we observed several dead and declining fir trees. In this case we observed the forest pathogen "red ring rot" (*Porodaedalea pini*) fruiting bodies (mushrooms) on the stem of fir tree #452. Appearing to be advanced the fruiting bodies were observed to be circling the stem of this tree.

Several of the arbutus trees were observed to be infected with "madrone canker" (*Neofusicoccum arbuti*). Several of the arbutus trees were observed to have poor structural formations, leaning relating to poor basal and/or root plate formations.

Tree Dynamics

Bylaw Protected Trees & Site Impacts

- Twenty-six (26) trees are protected under the current City of Colwood Tree Protection Bylaw.
- **Twenty-three (23) of the Bylaw Protected Trees have been identified for removal during the Development/Building Permit Stage of the project.**
- Development activity including excavation/grading/blasting & utility alignments will significantly impact each of the 23-tree identified for removal during the Development/Building Permit Stage.
- The client will be responsible for the positioning of Tree Protection Fencing (TPF) along the perimeter all trees identified for preservation. Further more we recommend that the rear of the site (Eastern portion) be protected to reduce staging and equipment storage during the project.

Excavation Activity and Grading/Blasting – Interior of Site

- Provide Project Arborist to observe and assess excavation and grading activities within the PRZ of trees identified for retention during the Development Permit Stage of the project.
- Have Project Arborist monitor the demolition of the sites existing dwellings which are near the protected root zones of Bylaw Protected Trees.

All of the TPF must be erected and installed in the proper locations. SSFC staff must provide inspection and verification of fencing detail for municipal approval upon the completion of the tree removal stage.

Each tree protection zone must be vacated of all construction materials and/or equipment. At no time can the fence be taken down unless the Project Arborist is contacted and approval is given. In such cases the Project Arborist must assess and assist fence removal and combined impacts which are require for construction completion. Michael Butcher 250.893.9056 – 72 hours notice required.

Landing/Storage Area

- Materials storage will be confined to the proposed new road dedication and open areas of the site. See Figure #1 – Site Map

Compaction Reduction

- Utilize "hog-fuel" / wood mulch in and around the outside of tree protection areas. (May be required in this case). This will reduce the impacts to the tree Critical Root Zone (CRZ). Project Arborist to assess and provide further recommendations. Client to provide wood mulch on site for use (Utilize wood chip debris from proposed tree removal).

Root Assessment and Observation

- Provide Project Arborist for excavation observation and assessment when working within the Protected Root Zones of any Bylaw Protected Trees identified for retention. In this case we expect most interior trees to be removed due to building envelope positioning, hardscape & utility requirements.

Tree Pruning – Elevation

- Ensure that any pruning requirements are performed to meet Tree Care Industry Standards. The ANSI A300 pruning guidelines shall be utilized for all tree and shrub pruning.

Although the site has been assessed, trees in the landscape are dynamic and changes could occur. This report is a static representation of the site during our assessment.

Recommendations

- Provide tree protection fencing and Arborist Service to ensure the protection of trees identified for retention. Ensure that the fencing is erected and positioned in the identified location within the site.
- Provide a signage on the TPF to indicate a Tree Protection and/or environmental requirements.
- Provide Project Arborist for all excavation and soil grading activity within the PRZ of Bylaw Protected Trees. This will include the demolition phase of the project and blasting requirements within the site.
- Provide the permitting for the removal of twenty-three (23) Bylaw Protected Trees within the site.
- Provide tree replacement and mitigation within the site and/or at a suitable location permitted by the City of Colwood. Under the existing tree replacement requirements, the client could be responsible for the replacement of 23 trees.

Michael Butcher
SouthShore Forest Consultants
BSc Forestry
ISA-ON-0583A
TRAQ# 1401

ATTACHMENTS

- Appendix A – Tree Inventory
- Appendix B – Site Photos

Arborist Disclosure Statement:

Arborist are tree specialists who use their education, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risks.
Arborist cannot detect every condition that could possibly lead to structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below the ground.
Arborist cannot guarantee that the tree will be healthy and safe under all circumstances, or for a specific period of time. Trees are dynamic specimens, not static. Changes in conditions including the environment are unknown.
Remedial treatments cannot be guaranteed.
Trees can be managed, but they cannot be controlled. The only way to eliminate all risk is to eliminate all trees.

Tree Assessment Condition Rating

Good - A tree specimen which is exempt defects, branch dieback, moderate insect and fungal identification. This tree has evenly distributed branching, trunk development and flare. The root zone is undisturbed, leaf, bud and flower production and elongation are normal for its distribution.

Fair - A tree specimen which has minor defects, branch dieback, previous limb failure, identification of cavities and insect, or fungal identification. This tree has multiple (2-3) primary stem attachments; previous utility pruning, callus growth and poor wound wood development. Minor root girdling, soil heave and identifiable mechanical damage to the root flare or root zone.

Poor- A tree specimen where 30-40% of the canopy is identifiably dead, large dead primary branching, limited leaf production, bud development and stem elongation. Limb loss or failure, and heavy storm damage leading to uneven weight distribution. Large pockets of decay, multiple cavities, heavy insect and fungal infection. Root crown damage or mechanical severing of roots. Root plate shifting, heavy lean and movement of soil.

Dead- Tree has been observed to be dead with no leaf, foliar and bud development. No stump sprouts and root suckers are present.

Excavation Process and Recommendation for Tree Root Zones

1. Provide and schedule Project Arborist to assess site prior to construction.
2. Inventory and identify trees and hazards which could complicate excavation process.
3. Utilize hand tools and cutting equipment when large tree roots are anticipated.
4. Provide small rubberized track excavation equipment which will reduce soil compaction.
5. Excavator operator must be well informed about dig site and goal to complete project.
6. Use shallow excavation sweeps across the site to establish a depth which roots can be easily identified. (3cm to 5cm in depth of soil for each sweep across the soil face)
7. Roots greater than 6cm in diameter should be preserved and inspected by the Project Arborist. The project arborist will determine if roots should be pruned or cut.
8. All roots greater than 6cm in diameter should be identified and documented for project records.
9. Photos are highly recommended for documentation purposes.

Assessment of the site may expose further tree issues or conditions. If this occurs the project arborist will contact City of Colwood Staff for further recommendations.

Tree Protection Plan – General Notes

i. **Provide a detailed sign specifying that tree protection measures are in place and will be followed during the project. Fines will be posted for malicious acts and can be placed on individuals who disregard the tree protection plan and its guidelines. Signs will be placed at each entrance of the project detailing what is expected when working in potentially high impact tree protection zones.**

ii. **Provide tree protection fencing for all trees identified with protection requirement in this report. This fencing shall be four (4ft) feet in height and made of orange plastic. If required, header and footer boards will be used to secure the protective fencing. Use the City of Colwood tree protection specifications.**

iii. **Tree protection and root protection signs will be placed on the fencing. No entry will be allowed, unless specified by the project arborist and in their presents while on site.**

iv. **Restrict vehicle traffic to designated access routes and travel lanes to avoid soil compaction and vegetation disturbances.**

v. **Make all necessary precautions to prevent the storage of material, equipment, stockpiling of aggregate or excavated soils within tree protection areas. No dumping of fuels, oils or washing of concrete fluids will be allowed in tree protection zones.**

vi. **Provide an onsite arborist when a risk of root damage, root cutting or limb removal is required within the tree protection zone.**

vii. **Avoid alterations to existing hydrological patterns to minimize vegetation impacts to the site.**

viii. **The use of a project arborist is required to provide layout of tree protection zones. The project arborist(s) will provide pre-construction information to all parties involved with the project. The arborist must be notified 72hrs prior to construction activities in sensitive areas. The project arborist should be used to provide root and branch pruning when diameters are greater than 6cm.**

ix. **At no time will tree protection zones be removed from the project unless approved by the project arborist.**

Figure #1 – Tree Inventory

Southshore Forest Consultants

APPENDIX A - TREE INVENTORY/HAZARD RATINGS SUMMARY

Location: 820 Bexhill Place Colwood BC **Date:10/03/2022** **Page #:** 1

Conditions: Sunny, clear, 22 degrees +/-, wind 1-4 km/hr Vacant lot- proposed single family dwelling

TAG #	Spec.	DBH (cm)	Ht (m)	PRZ (m)	Cond. G,F,P	Impact L,M,H	Bylaw Protected	Retain	Remove	Comments/Recommendations
430	Arbutus	13	6	3	F/P	L/M	Yes	X		Retain and protect
431	Arbutus	18	6	3	F/P	M/H	Yes		X	Remove to grade- excavation impacts
432	D Fir	58	11	10	Dead	H	No		X	Remove to grade- dead standing
433	D Fir	36	11	6	Dead	H	No		X	Remove to grade- dead standing
434	Arbutus	23	7	4	F/P	H	Yes		X	Remove to grade- dead standing
435	Arbutus	20	7	4	F/P	H	Yes		X	Remove to grade- driveway impact
436	D Fir	85	26	16	F/F	H	Yes		X	3x stem- remove to grade- driveway
437	D Fir	41	23	8	F/F	H	Yes		X	Remove to grade- driveway impact
438	D Fir	46	21	8	F/F	H	Yes		X	Remove to grade- driveway impact
439	D Fir	20	13	4	F/F	H	Yes		X	Remove to grade- driveway impact
440	D Fir	37	20	6	F/F	H	Yes		X	Remove to grade- driveway impact
441	D Fir	60	24	12	F-F/P	H	Yes		X	2x stem- driveway- remove
442	D Fir	49	22	8	F/P	H	Yes		X	Phillinus- footprint driveway- remove
443	D Fir	48	22	8	F/P	H	Yes		X	Footprint- footprint driveway- remove
444	D Fir	56	28	16	F/F	H	Yes		X	Footprint driveway- parking pad
445	G Oak	22	11	4	F-F/P	H	Yes		X	Footprint driveway- parking pad
446	D Fir	36	10	6	F/P	H	Yes		X	Building footprint- remove
447	Arbutus	30	10	6	F/P	H	Yes		X	Building footprint- remove
448	Arbutus	34	14	6	F/P	H	Yes		X	Building footprint- remove
449	Arbutus	27	9	5	F/P	H	Yes		X	Building footprint- remove
450	D Fir	17	6	3	F/P	H	Yes		X	Building footprint- remove
N/T	Arbutus	7	2	2	F/P	H	Yes		X	Building footprint- remove
451	Arbutus	48	18	8	F/P	H	Yes		X	Phellinus- footprint remove
452	D Fir	58	26	10	F/P	H	Yes		X	Phellinus- footprint remove
453	D Fir	69	27	12	F/P	H	Yes		X	Phellinus-footprint- remove
454	Arbutus	33	11	6	F/P	H	Yes		X	Direct impact- building footprint
455	Arbutus	25	6	5	F-F/P	H	Yes		X	Direct impact- building footprint
456	Arbutus	30	6	6	F/P	L/M	Yes	X		Preserve and protect
457	D Fir	11	6	3	F/P	L/M	Yes	X		Preserve and protect
458	Arbutus	26	6	5	F/P	L/M	Yes	X		Preserve and protect
459	D Fir	25	6	5	F-F/P	L/M	Yes	X		Preserve and protect
460	Arbutus	38	9	6	F/P	H	Yes		X	Driveway/garage- heavy lean- remove

Terms & Meanings

DBH – Diameter Breast Height, tree stem measured at approximately 1.4m above grade.

PRZ – Protected Root Zone, (10cm of trunk diameter = to 1.8m of protection distance) - out from the tree stem.

Tree Condition - (G, F, P), G = Good, F = Fair, P = Poor (Condition is a combination of health + structure).

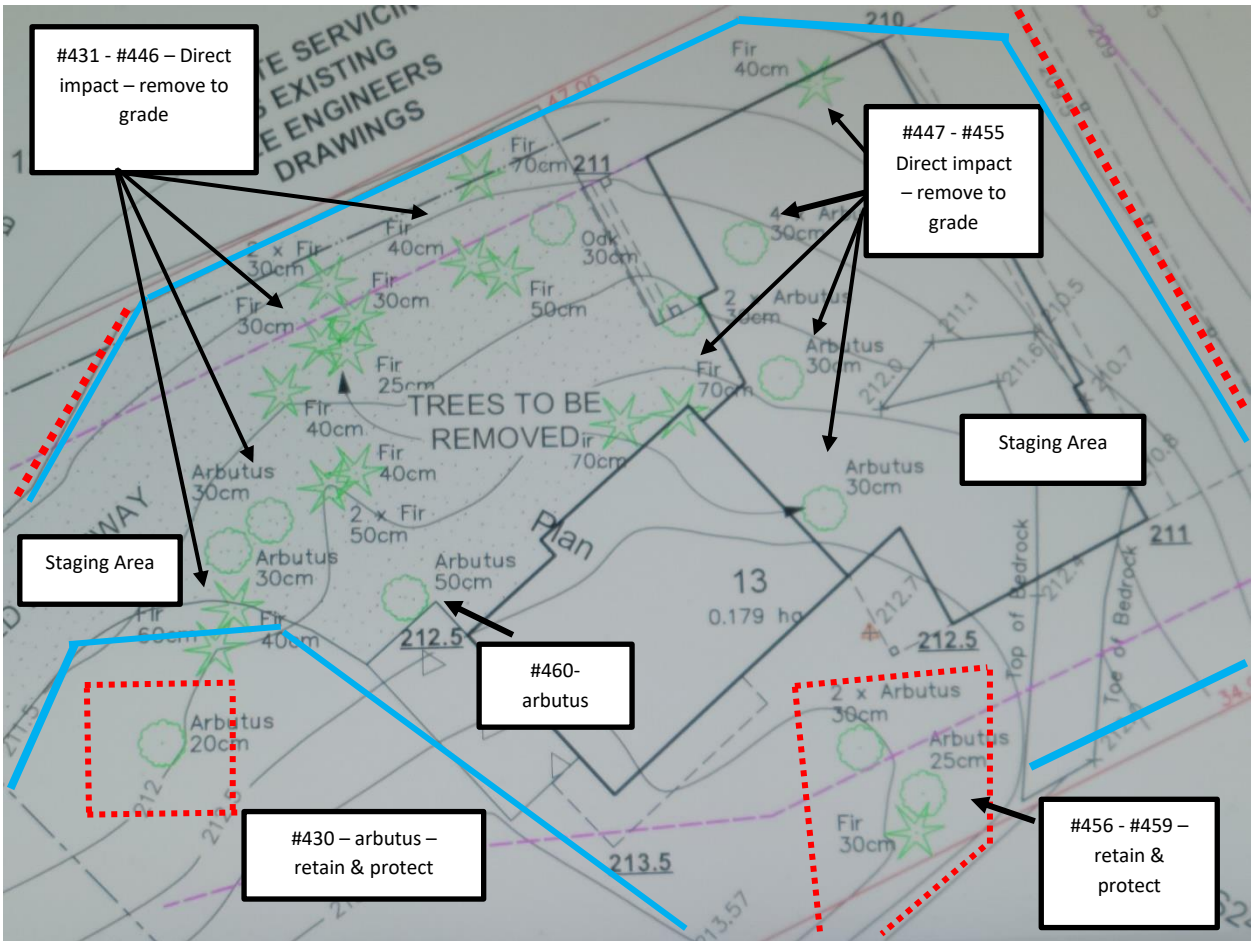
Impact - (L, M, H), expected development interaction required within tree root, branch and stem zones.

Bylaw Protected - in the City of Colwood all Native Tree Species tree species and trees greater than that 60cm in diameter are protected.

CRZ – Critical Root Zone, a zone below grade which usually contains the large structural roots formations.

Appendix "A"

Figure #1 – Site Map – Proposed Lot Design & Tree Protection Fencing



Site Photos

Photo #1 – 820 Bexhill Place – Front of Lot

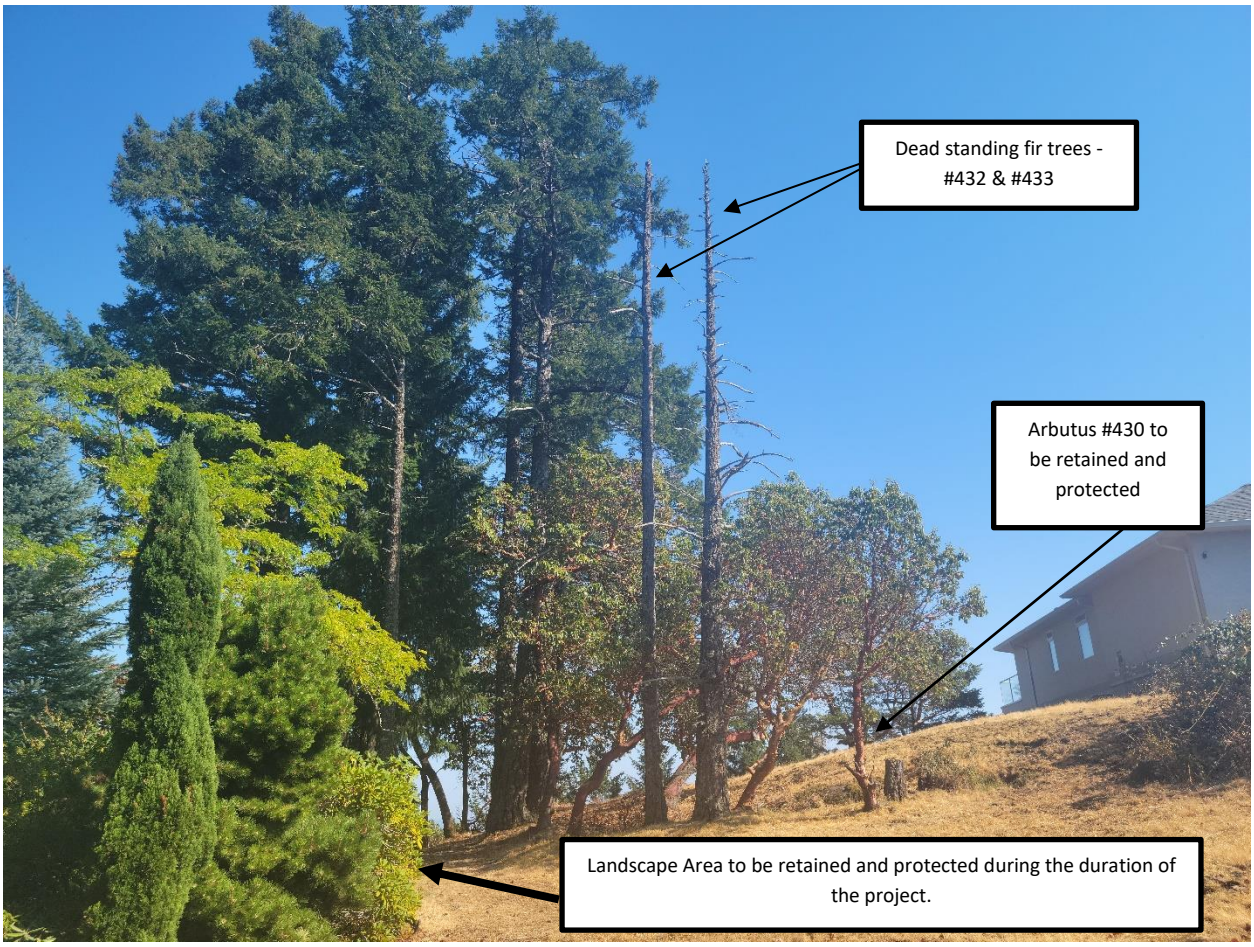


Photo #2 – Fir trees & Garry Oak – North Side of Lot

Photo #3 – Fir and Arbutus Trees - #456 - #459

Each of these trees have been identified for retention and protection under the existing proposal. Tree Protection fencing shall be required to be positioned approximately 1m out side the tree groupings drip-line.

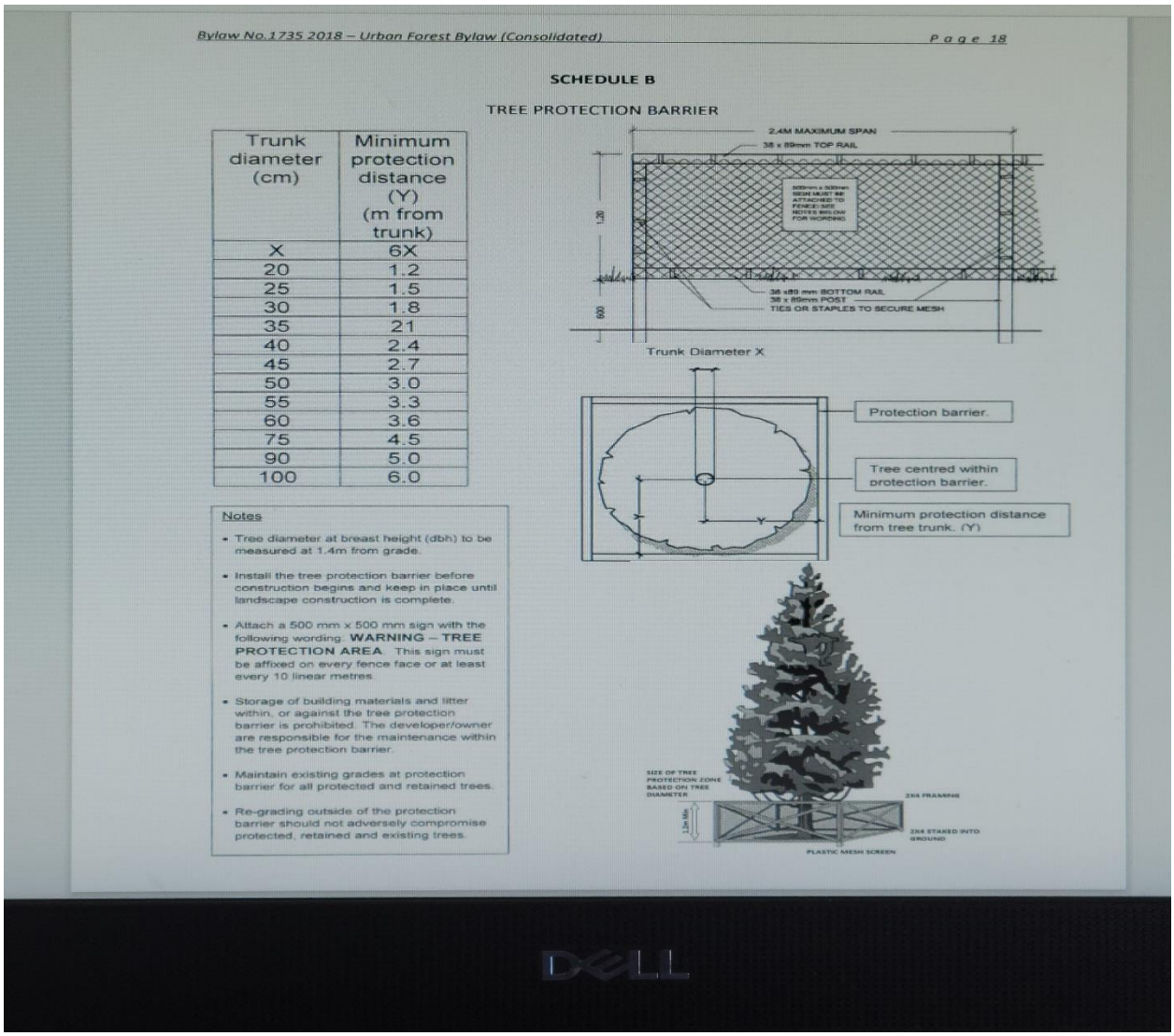
Figure #2 – Site Map – Post Development

Photo #4 – Tree Protection Fencing

In this photo you can see an example of an acceptable tree protection fencing barrier. The Municipal Boulevard must be protected to reduce soil and root compaction. The TPF fence shall have a posted sign reading “Tree Protection Area – No Admittance”.

Photo #5 – Tree Protection Signage

Figure #3 – Tree Protection Guidelines – City of Colwood



Bylaw No.1735 2018 – Urban Forest Bylaw (Consolidated) *Page 18*

SCHEDULE B

TREE PROTECTION BARRIER

Trunk diameter (cm)	Minimum protection distance (Y) (m from trunk)
X	6X
20	1.2
25	1.5
30	1.8
35	21
40	2.4
45	2.7
50	3.0
55	3.3
60	3.6
75	4.5
90	5.0
100	6.0

Notes

- Tree diameter at breast height (dbh) to be measured at 1.4m from grade.
- Install the tree protection barrier before construction begins and keep in place until landscape construction is complete.
- Attach a 500 mm x 500 mm sign with the following wording: **WARNING – TREE PROTECTION AREA**. This sign must be affixed on every fence face or at least every 10 linear metres.
- Storage of building materials and litter within, or against the tree protection barrier is prohibited. The developer/owner are responsible for the maintenance within the tree protection barrier.
- Maintain existing grades at protection barrier for all protected and retained trees.
- Re-grading outside of the protection barrier should not adversely compromise protected, retained and existing trees.

Schedule 3

SITE PLAN

Gus Ciofani

Strata Lot 13, Section 73,
Metchosin District,
Strata Plan VIS2419

ADDRESS : 820 Bexhill Place, Colwood	
PROJECT SURVEYOR : PJW	
DRAWN BY : BA	DATE : Aug 8/22
OUR FILE : 34196	REVISION :

JEA J.E.ANDERSON & ASSOCIATES
SURVEYORS – ENGINEERS
4212 GLANFORD AVE, VICTORIA, B.C. V8Z 4B7
TEL: 250-727-2214 FAX: 250-727-3395
E-MAIL : info@jeanderson.com
VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER

This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.

J.E. Anderson & Associates accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.

This plan is intended for use as a topographic site plan. It is based on Land Title Office records and ties to surrounding survey evidence and does not represent a boundary survey. Critical lot dimensions, lot areas and building setbacks should be confirmed by a legal cadastral survey.

Subject to charges, legal notations, and interests shown on: Title No. CB35940 (P.I.D. 017-877-776)

Legal notations: Restrictive Covenant EB10003 over Lot 15, Plan 39487
Restrictive Covenant EF93275 over Strata Lot 15, Strata Plan VIS2419
Easement EF93290 over Part of Strata Lot 14, Strata Plan VIS2419

Unregistered interests have not been included or considered

Elevations are in metres, based on geodetic datum (CGVD28) and are derived from control monument 88H3926 (Elevation = 192.59m)

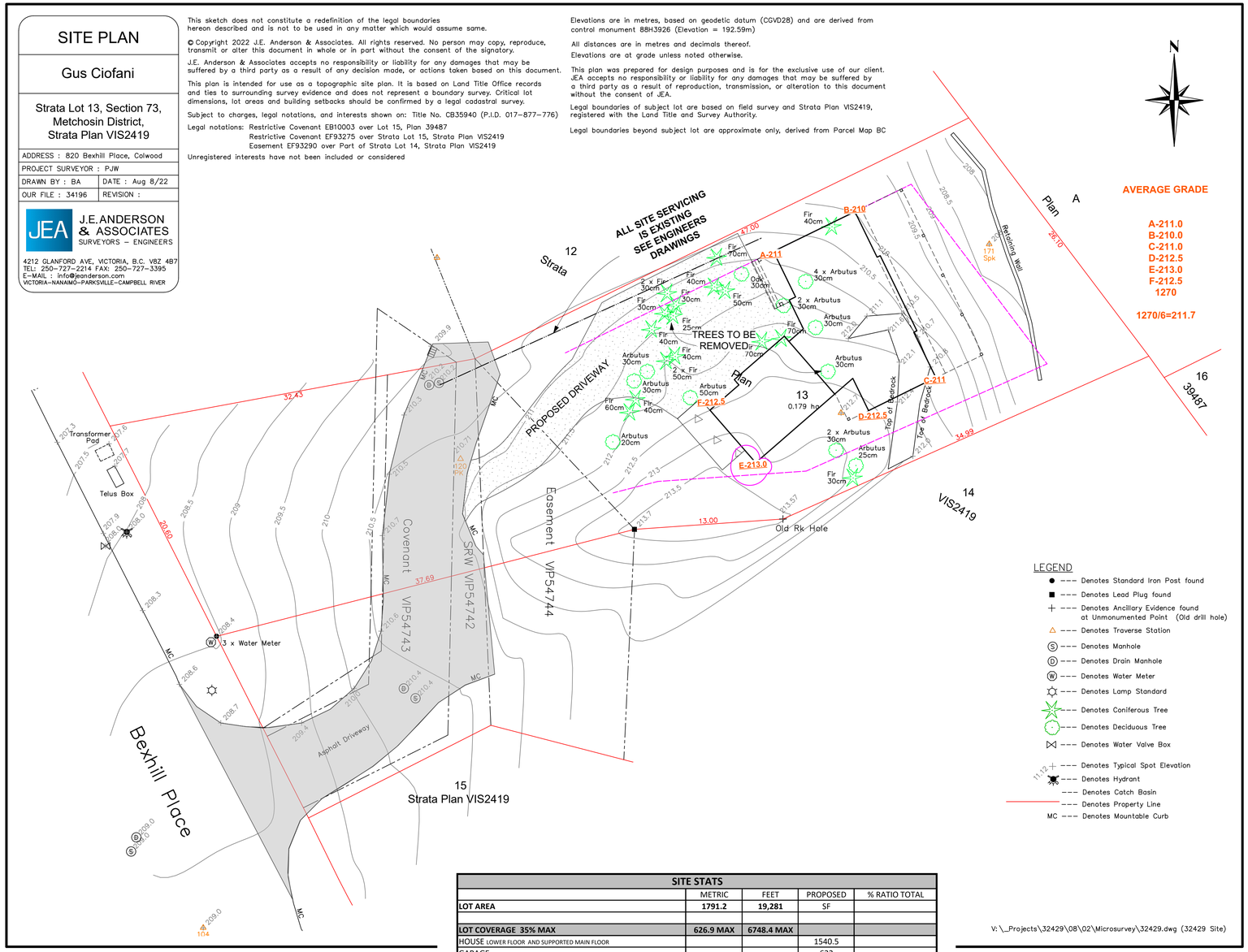
All distances are in metres and decimals thereof.

Elevations are at grade unless noted otherwise.

This plan was prepared for design purposes and is for the exclusive use of our client. JEA accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission, or alteration to this document without the consent of JEA.

Legal boundaries of subject lot are based on field survey and Strata Plan VIS2419, registered with the Land Title and Survey Authority.

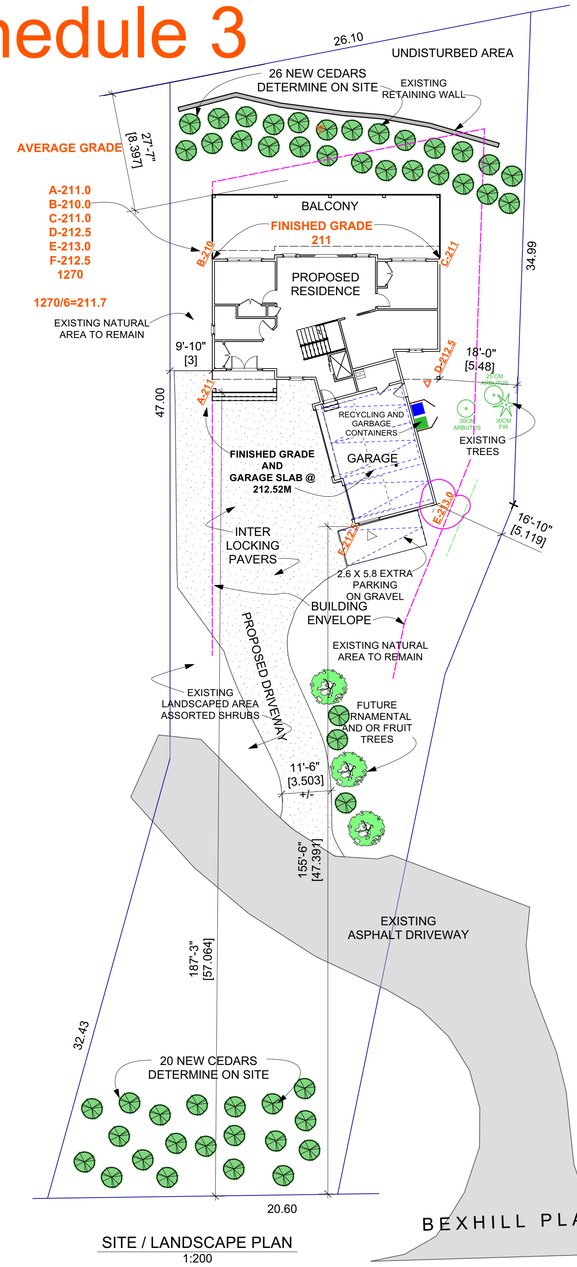
Legal boundaries beyond subject lot are approximate only, derived from Parcel Map BC



LEGEND

- ● --- Denotes Standard Iron Post found
- ■ --- Denotes Lead Plug found
- + --- Denotes Ancillary Evidence found at Unmonumented Point (Old drill hole)
- △ --- Denotes Traverse Station
- Ⓢ --- Denotes Manhole
- Ⓓ --- Denotes Drain Manhole
- Ⓦ --- Denotes Water Meter
- --- Denotes Lamp Standard
- --- Denotes Coniferous Tree
- --- Denotes Deciduous Tree
- --- Denotes Water Valve Box
- 11.12 + --- Denotes Typical Spot Elevation
- --- Denotes Hydrant
- --- Denotes Catch Basin
- --- Denotes Property Line
- MC --- Denotes Mountable Curb

V: _Projects\32429\08\02\Microsurvey\32429.dwg (32429 Site)



SITE / LANDSCAPE PLAN
1:200

HIGHLIGHTED LEVELS AND SOME SLIGHT ADJUSTMENTS DECEMBER 7 2022

SITE STATS				
	METRIC	FEET	PROPOSED	% RATIO TOTAL
LOT AREA	**1791.2**	**19,281**	SF	
LOT COVERAGE 35% MAX	**626.9 MAX**	**6748.4 MAX**		
HOUSE LOWER FLOOR AND SUPPORTED MAIN FLOOR			1540.5	
GARAGE			633	
COVERED ENTRY			75	
BALCONIES-MAIN AND CANTILEVERED MAIN FLOOR			769	
TOTAL PROPOSED	280.3	3017.5	3017.5	15.65%
FLOOR SPACE RATIO :4 MAX or 350M2	350M2	**3767.5 MAX**		
LOWER FLOOR			1479.5	
MAIN FLOOR NOT INC STAIRWELL AND ELEVATOR		3671 SF	2190.5	
GARAGE OVER- 50M2/538SF-633 SF			95	
TOTAL FSR	349.8 M2	3765	3765	0.2
YARDS				
FRONT	7.5		47.391M	
REAR	7.5		8.4M	
SIDES 3M MIN	6		3+5.12=8.12	
PARKING 2 MIN			4	
BUILDING HEIGHT	8.5		8.4	

PROJECT INFORMATION TABLE		
PARAMETER	RS-1 ZONE REQUIREMENTS	PROPOSED
FLOOR AREA RATIO	0.4 or 350M2	.2 or 349.8M2
BUILDING HEIGHT	8.5M	8.4M
LOT COVERAGE	35%	15.65%
FRONT YARD SET BACK PRINCIPAL BUILDING	7.5M	47.391M
SIDE YARD PRINCIPAL BUILDING	3M	3M 5.12M
REAR YARD SET BACK PRINCIPAL BUILDING	7.5M	8.4
PARKING	3	4

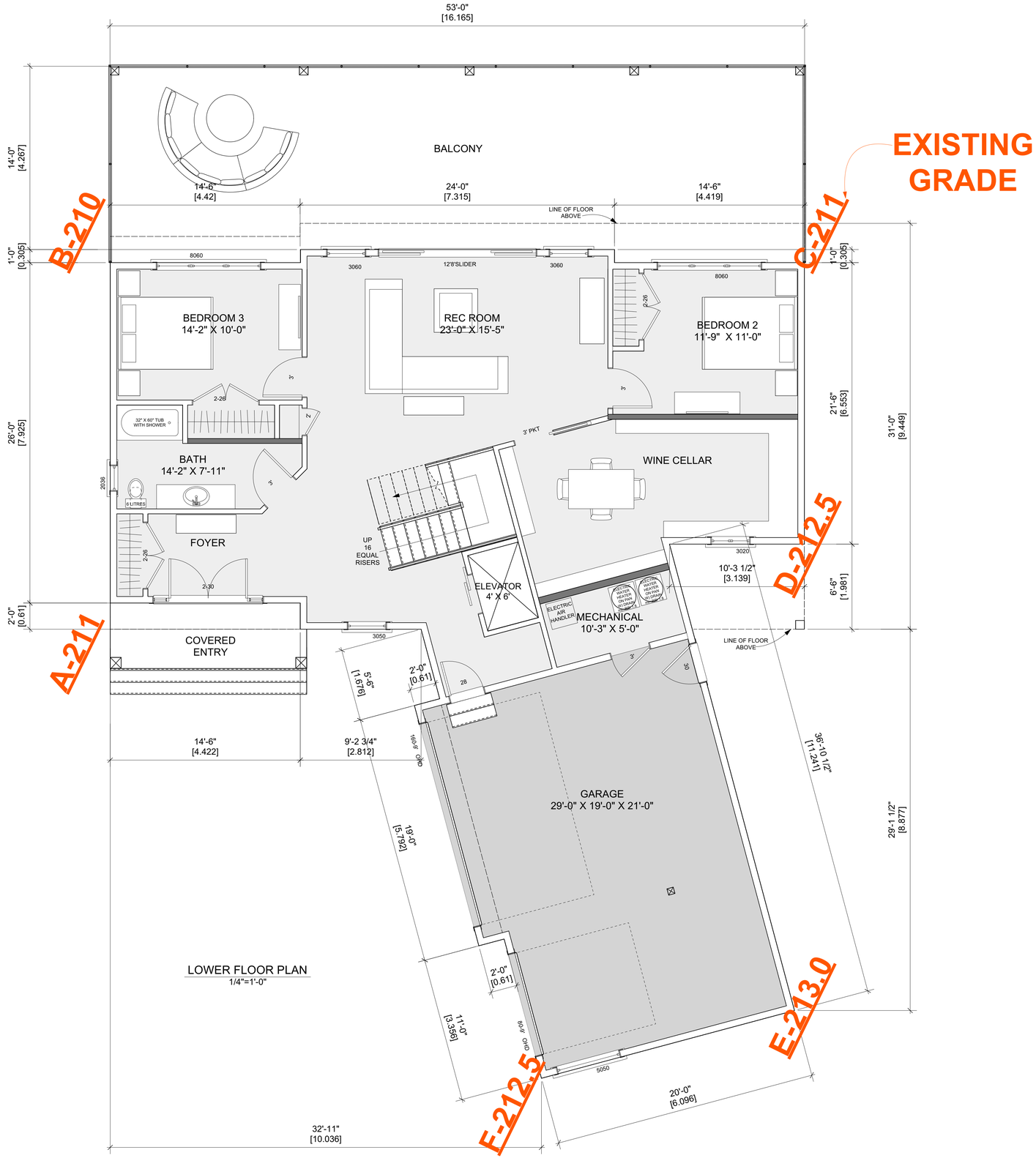
FOR DEVELOPMENT PERMIT

Proposed Residence For: 820 BEXHILL PLACE

GUS CIOFANI

colwood Design Line
121-328 Wale Road
Victoria BC.
V9B 0J8
Phone 250 474 6122
colwooddesignline.com
email designline@shaw.ca

Date:	Scale:	Page:
DECEMBER 2022	VARIOUS	1 OF 6



LOWER FLOOR PLAN
1/4"=1'-0"

HIGHLIGHTED LEVELS AND SOME SLIGHT ADJUSTMENTS DECEMBER 7 2022

FOR DEVELOPMENT PERMIT

Proposed Residence For: 820 BEXHILL PLACE

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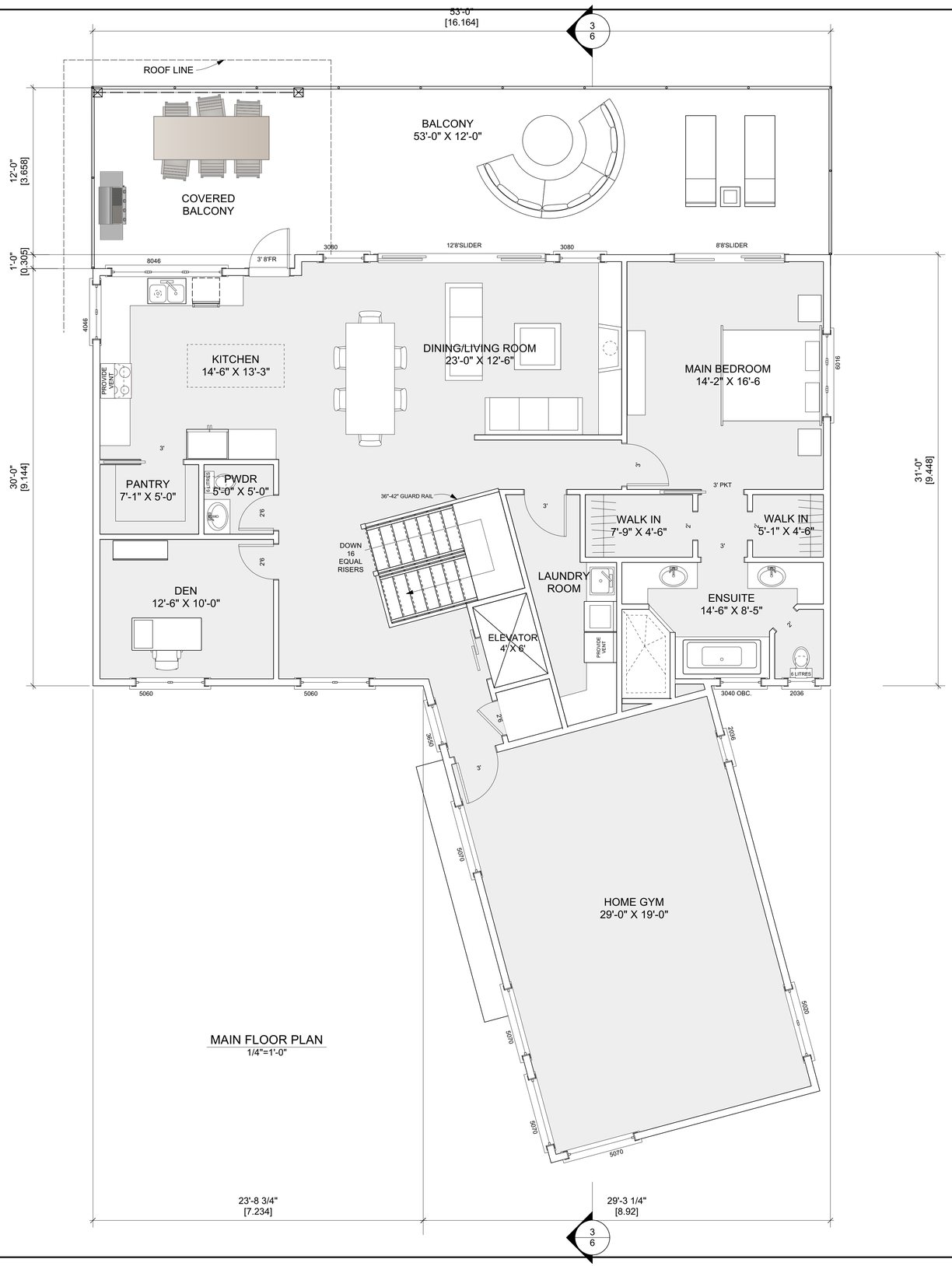
DECEMBER 2022	1/4"=1'-0"	2 OF 6



MAIN FLOOR PLAN
1/4"=1'-0"

HIGHLIGHTED LEVELS AND SOME SLIGHT ADJUSTMENTS DECEMBER 7 2022

FOR DEVELOPMENT PERMIT

Proposed Residence For: 820 BEXHILL PLACE

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Date:	*Scale:*	*Page:*
DECEMBER 2022	1/4"=1'-0"	3 OF 6

ALL WINDOWS AND DOORS TO CONFORM TO
THE NORTH AMERICAN FENESTRATION STANDARD
OF
PERFORMANCE GRADE ~30
WATER TEST PRESSURE ~ 220 Pa
+/- PRESSURE 1440

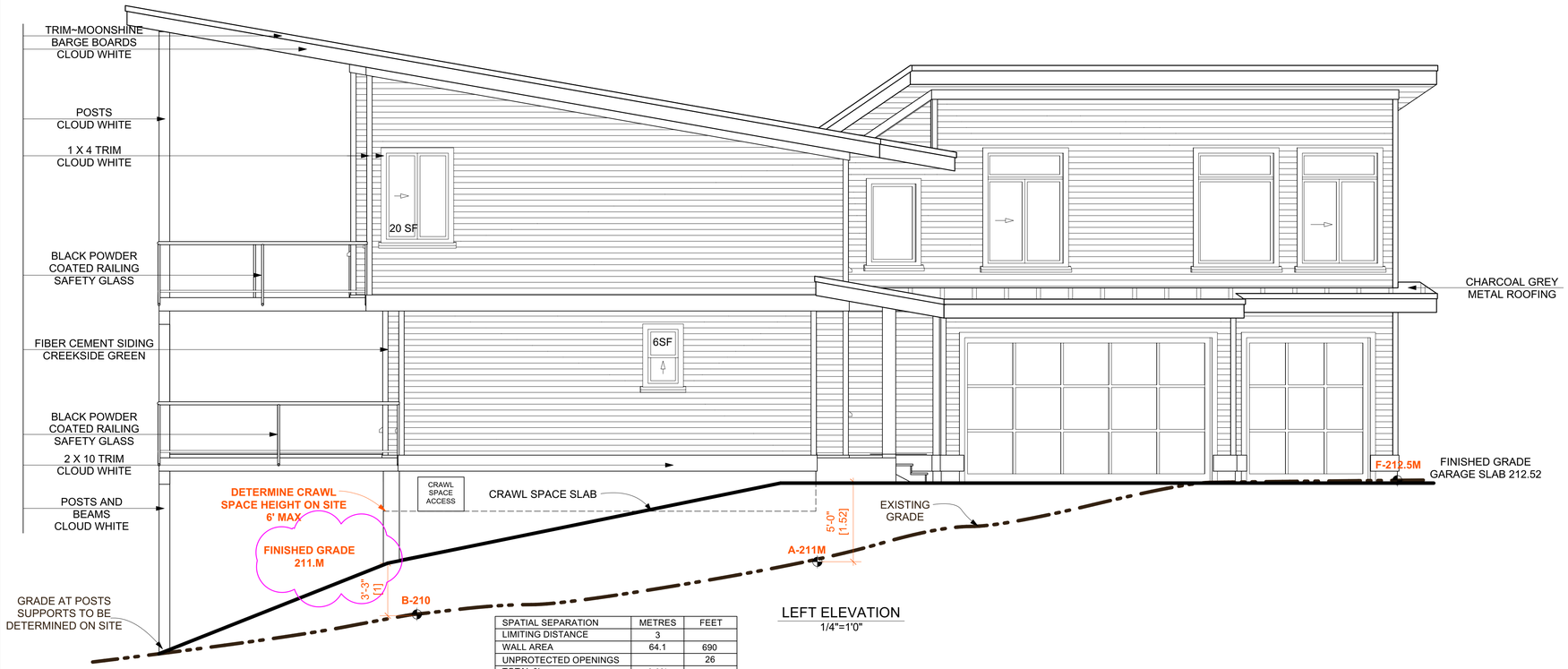
AS PER CITY OF COLWOOD

CALCULATION TO BE CONFIRMED BY THE WINDOW AND DOOR MANUFACTURERS
AND OR THE BUILDER/OWNER.

FLASH OVER ALL UNPROTECTED OPENINGS

BCBC 9.36
MAXIMUM U-VALUE FOR FENESTRATION
AND DOORS
1.8W/(m2*K)

FRONT ELEVATION
1/4"=1'0"



LEFT ELEVATION
1/4"=1'0"

SPATIAL SEPARATION	METRES	FEET
LIMITING DISTANCE	3	
WALL AREA	64.1	690
UNPROTECTED OPENINGS		26
TOTAL %	3.8%	
MAXIMUM %	14	

PAINT COLOURS ARE FROM
THE BENJAMIN MOORE EXTERIOR COLLECTION

MAIN BODY / HARDIE TYPE SIDING ~CREEKSIDE GREEN 2141-40
TRIM, POSTS, BEAMS~ CLOUD WHITE OC-130
ACCENTS~MOONSHINE 2140-60
DOORS AND OTHER ACCENTS~BLACK

HIGHLIGHTED LEVELS AND SOME SLIGHT ADJUSTMENTS DECEMBER 7 2022

FOR DEVELOPMENT PERMIT

Proposed Residence For: 820 BEXHILL PLACE

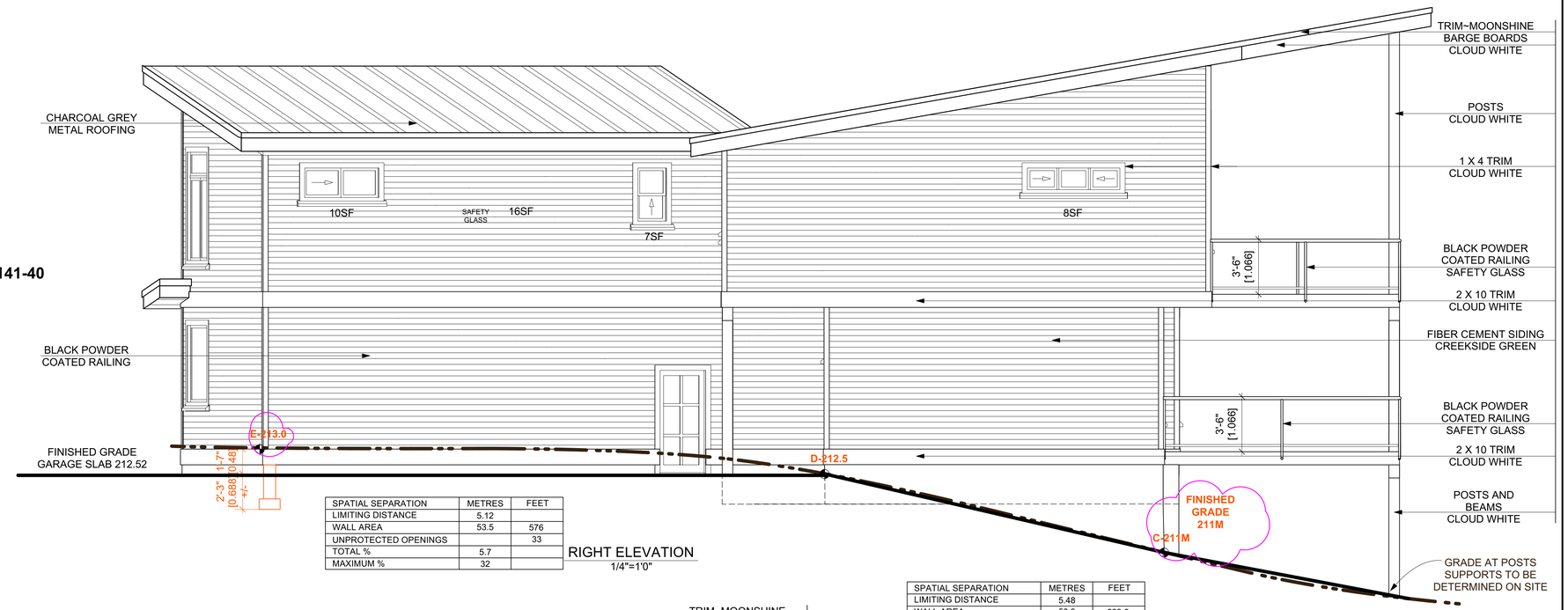
GUS CIOFANI

colwood Design Line
121-328 Wale Road
Victoria BC.
V9B 0J8
Phone 250 474 6122
colwooddesignline.com
email designline@shaw.ca

Date:	*Scale:*	*Page:*
DECEMBER 2022	1/4"=1'-0"	4 OF 6

PAINT COLOURS ARE FROM
THE BENJAMIN MOORE EXTERIOR COLLECTION

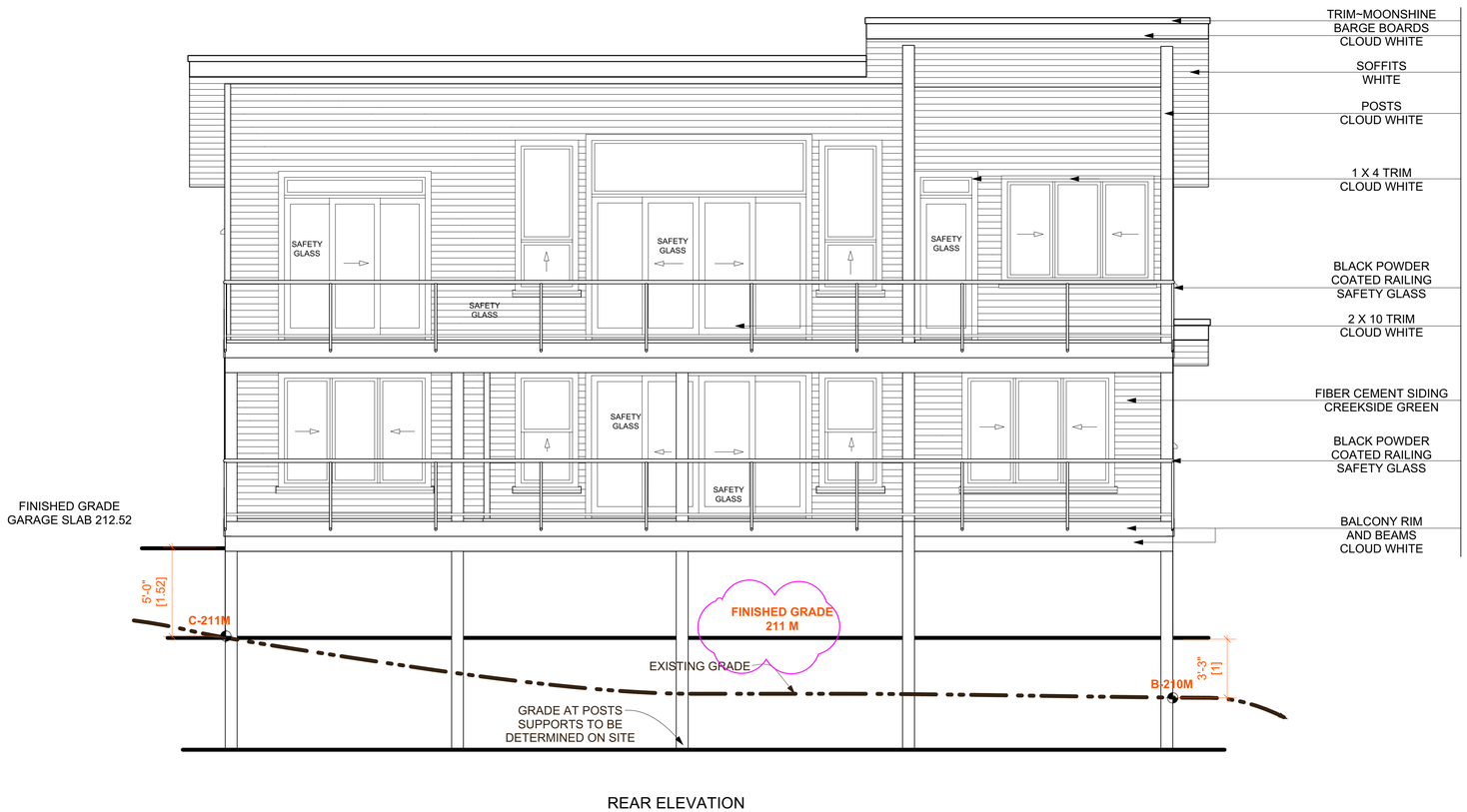
MAIN BODY / HARDIE TYPE SIDING ~CREEKSIDE GREEN 2141-40
TRIM, POSTS, BEAMS~ CLOUD WHITE OC-130
ACCENTS~MOONSHINE 2140-60
DOORS AND OTHER ACCENTS~BLACK



SPATIAL SEPARATION	METRES	FEET
LIMITING DISTANCE	5.12	
WALL AREA	53.5	576
UNPROTECTED OPENINGS		33
TOTAL %	5.7	
MAXIMUM %	32	

RIGHT ELEVATION
1/4"=1'0"

SPATIAL SEPARATION	METRES	FEET
LIMITING DISTANCE	5.48	
WALL AREA	58.9	633.8
UNPROTECTED OPENINGS		8
TOTAL %	1.3	
MAXIMUM %	32	



REAR ELEVATION
1/4"=1'0"

ALL WINDOWS AND DOORS TO CONFORM TO
THE NORTH AMERICAN FENESTRATION STANDARD
OF
PERFORMANCE GRADE ~30
WATER TEST PRESSURE ~ 220 Pa
+/- PRESSURE 1440

AS PER CITY OF COLWOOD

CALCULATION TO BE CONFIRMED BY THE WINDOW AND DOOR MANUFACTURERS
AND OR THE BUILDER/OWNER.

FLASH OVER ALL UNPROTECTED OPENINGS

BCBC 9.36
MAXIMUM U-VALUE FOR FENESTRATION
AND DOORS
1.8W/(m2*K)

HIGHLIGHTED LEVELS AND SOME SLIGHT ADJUSTMENTS DECEMBER 7 2022

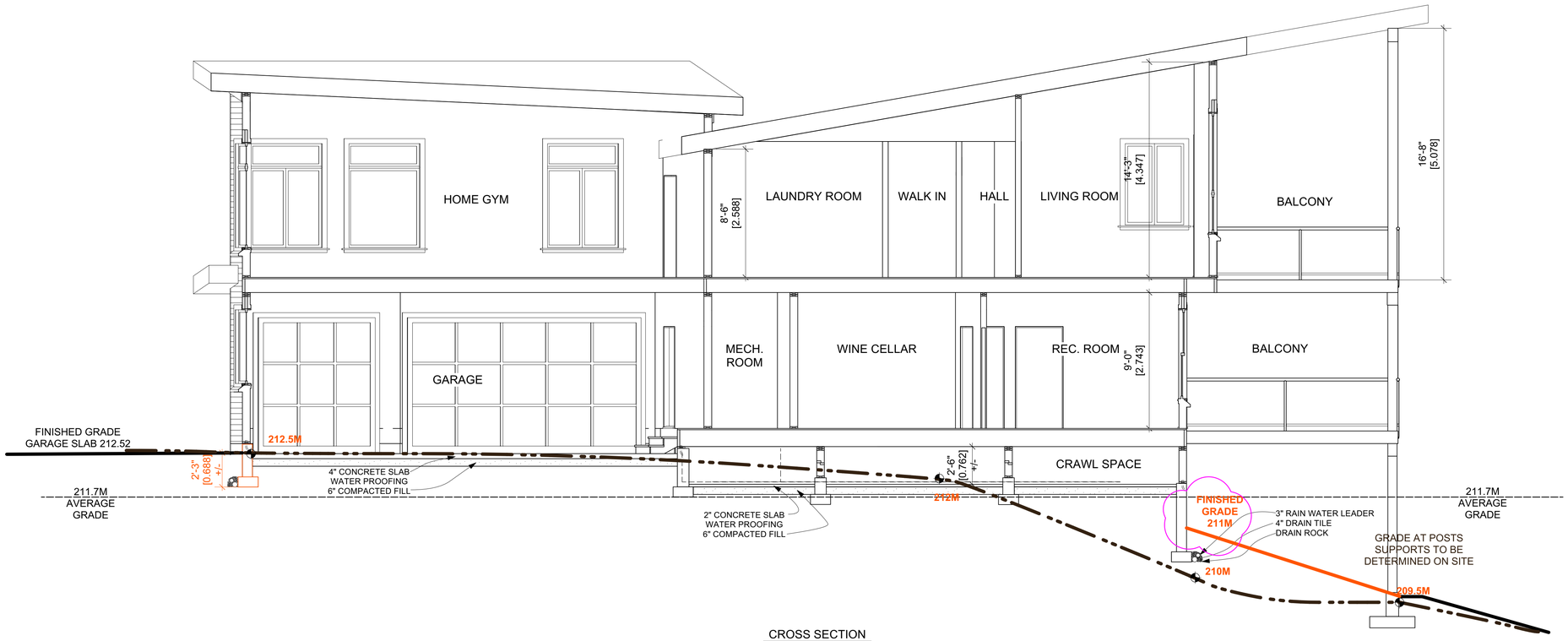
FOR DEVELOPMENT PERMIT

Proposed Residence For: 820 BEXHILL PLACE

GUS CIOFANI

colwood Design Line
121-328 Wale Road
Victoria BC.
V9B 0J8
Phone 250 474 6122
colwooddesignline.com
email designline@shaw.ca

Date:	*Scale:*	*Page:*
DECEMBER 2022	1/4"=1'-0"	5 OF 6



CROSS SECTION
1/4" = 1'-0"

HIGHLIGHTED
LEVELS
AND SOME
SLIGHT
ADJUSTMENTS
DECEMBER 7 2022

FOR DEVELOPMENT PERMIT

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Colour accuracy is ensured only when tinted in quality Benjamin Moore® paints. Colour representations may differ s
L'exactitude des couleurs est assurée uniquement avec l'utilisation des peintures de qualité Benjamin Moore[MD]. Les couleurs illustrées peuven

BODY: Creekside Green 2141-40
TRIM: Cloud White OC-130
ACCENT: Moonshine 2140-60

FAÇADE : Vert Quiétude 2141-40
MOULURES : Blanc Nébuleux OC-130
ACCENT : Grisaille 2140-60

PROPOSED
COLOUR SCHEME
820 BEXHILL PLACE