

File No: 117.28

The City of Victoria
No.1 Centennial Square
Victoria BC
V8W 1P6

Attention: Mayor & Council

February 27, 2018

Re: Rezoning & Development Permit Application – Landscape Summary
1044, 1048, 1052/54 Pendergast St. and 324/328 Cook St.

Murdoch de Greeff Inc., in collaboration with the Aragon Properties Ltd. design team (Cascadia Architects and Murdoch de Greeff Landscape Architects) has developed the landscape plans for the site. The project site is located at the corner of Pendergast Street and Cook Street. It is comprised of three previously developed single family residential properties and commercial property with a few existing shops (a convenience store and a video rental shop).

Landscape Description

An integrated design approach has been used by the design team in an effort to retain trees, manage rainwater and create an urban landscape that functions for building residents and the Cook Street Village community. A significant contribution offered by the development are proposed improvements to the public realm. New sidewalks, streetscape planting bulges, street trees, on-street parking, bike parking, a parkette space, paving upgrades and integrated seating opportunities have been introduced to contribute to the sense of place. The proposed design interventions aim to create an enjoyable, vibrant atmosphere and socially interactive urban village that is fitting for both the neighborhood and the community.

A 1.5m wide SRW has been incorporated as part of the design along the Pendergast street frontage. This contributes to creating a pedestrian friendly street and an effective transition to the single family residential zone. Streetscape planting bulges help calm traffic and the addition of on street parking and new sidewalks create a safe pedestrian realm and adds green space (and storm water management) into the road right of way. The design of private residential patios on Pendergast use a grade separation, low landscape walls with a gate and amenity plantings to clearly delineate private spaces from the public sidewalk. These patios take advantage of their south facing aspect and provide outdoor living space to each unit. Architecturally integrated screens with vines are used to extend the green space on the vertical plane. Medium sized, deciduous trees provide a degree of spatial enclosure as well as contributing the streetscape public realm overall.

The mature Horse Chestnut trees on Cook Street will be retained. An arborist was brought on early in the integrated design process to review the viability of tree retention. The proposed boulevard improvements were designed to respect constraints identified by the arborist. Low impact development strategies (such as permeable paving) are proposed within the critical root zone (CRZ) areas. The new sidewalk alignment is setback from its current location allowing for more soil volume and less trunk flare encroachment. Pockets of low plantings are proposed within the understory to limit foot traffic disturbance (soil compaction) within the CRZ areas.

There are 35 existing trees on the proposed development site and surroundings that will be removed (23 within development lands, 7 neighboring trees in close proximity to property lines, 5 municipal trees on Pendergast Street and 3 municipal trees on Cook Street). Two of the 35 trees are bylaw protected. Three existing trees will be retained. 44 new trees are proposed, 12 of these are on neighboring properties.

Urban Forest Values

The integrated design team for this project has used the City of Victoria's (CoV) Urban Forestry Master Plan as a guide and will aim to incorporate tree values in a proactive manner. A key element of the landscape plan is the renewal of the urban forest. Proposed new tree plantings will re-establish urban biodiversity and offer improved habitat value in the long term. Generous soil volumes provided in the design for each tree will support large scale trees that will grow long into the future. New street trees on Pendergast were selected for their aesthetic values and the tree canopy cover they provide.

Integrated Rainwater Management

Rain gardens and rain planters have been integrated into the design to manage runoff from the buildings and where possible, the hardscape areas on the site. On street rain gardens treat municipal road runoff within planting bulges in the road right of way. These rainwater features will clean and slow storm water delivery to the city's storm drain network. Infiltration into site soils will help support the local urban forest by providing water for site trees. Permeable pavement and absorptive landscapes have been integrated into the design for areas that cannot be practically drained towards rain gardens or rain planters.

Water Conservation

Landscape plantings will include native and appropriate non-native plants that are adapted to site conditions, climate, and design intent. Native plants comprise 50% of the shrub and perennial plantings and 50% of the new trees planted. The use of native vegetation promotes regional identity and a sense of place, supports biodiversity, reduces pesticide use, and supports water conservation by minimizing the use of potable water for irrigation. A high-efficiency irrigation system will be used to reduce water demand in the landscape.

Regional Growth Strategy / OCP Goals and Objectives:

The proposed project design encompasses the following goals and priorities of the Regional Growth Strategy and the City's Official Community Plan (OCP):

- **Protect Regional Green and Blue Space:** A total of 44 trees will be planted on the site. Significant open space is provided around the site. The landscape has been extended into the streetscape realm with the addition of planters and trees.
- **Increase Transportation Choice:** In addition to bicycle parking facilities, pedestrian paths have been integrated into the plan to accommodate access for residents to the various street frontages. The design of the boulevard on Cook Street has carefully considered how it will integrate with the future municipal bike lanes along Cook Street.
- **Place making:** As called for by the OCP, the project seeks to preserve and enhance the sense of the site's unique identity. From a landscape perspective this is accomplished by building on the landscape character of the neighbourhood.

Additionally, the landscape plan responds to several relevant priorities laid out in Development Permit Area 13, Lower Cook Street:

- Public realm improvements in the commercial zone are designed to be attractive to pedestrians;
- The design responds to local features such as attractive, treed boulevards; and
- The continuity of Cook Street boulevards is maintained and enhanced.

Landscape Benefits and Amenities

Key landscape benefits and amenities for the project include:

- Enhanced streetscapes on Cooks Street and Pendergast Street enhance the urban forest and create a pleasing and diverse pedestrian environment;
- Integrated rainwater management will clean and slow storm water delivery to the city's storm drain network. This will also help support the local urban forest by mimicking and enhancing the natural hydrological processes of the site including providing water for site trees; and,
- Significant tree planting around the building to replace trees lost, and to further enhance diversity and quality of the urban forest.

In preparing this rezoning and development permit application package, the team has considered the relevant OCP objectives and DP Area Design Guidelines. The design enhances linkages within the community, enhances ecological values, and provides a landscape that integrates with the surrounding neighbourhood.

If you have any questions or require further clarification, please feel free to contact our office.

Best regards,



Scott Murdoch

Registered Landscape Architect

Cc: