

Attachment 2

Further Project Description

FURTHER PROJECT DESCRIPTION

Tree Retention

There are currently 20 trees on site. At this time, 2 are proposed to be retained with species-specific protection measures, and 18 recommended for removal due to the construction of the underground parkade. The arborist report indicates that all trees on the neighbouring lot to the north could be protected, and none would be removed. All four existing public boulevard trees along Fifth Street are proposed to be retained.

While the City's bylaw specifies a 2:1 replacement ratio, the arborist report recommends re-planting only 16 trees on-site to ensure sufficient space is available for healthy tree development. This application proposes 19 new trees to be planted on-site, in addition to off-site 5 trees along the Fourth Avenue Boulevard, totaling 24 new trees. The remaining would be provided as cash-in-lieu. Staff will work with the landscape architect to provide sufficient soil volume and space on the landscape plan to accommodate larger shade trees to offset the reduced canopy replacement.

Commercial Lane

A 3.0 metre (9'10") setback should be provided between the infill building and the commercial lane. The City's engineering department is amenable to working with the applicant to make their proposed 2.6 metre setback work, so long as there is an adequate dedication to soften the jog in the lane, maintain a safe distance between the building and the back of curb, as well as support the circulation needs of the lane. Staff will work with the applicant on integrating lane activation strategies to create a vibrant public realm. Landscaping interventions will be explored to create a delineation between private and public space for the low rise residential units that feature a backdoor on the lane.