ATTACHMENT G

Oakstead Tree & Property Care Inc.
7040 West Saanich Road
Brentwood Bay, BC, V8M 1G8

May 10, 2024

City of Victoria,
Parks Department

Attn. – Simon Vis

Dear Simon,

Re. Minimum Tree Requirements for Rezoning at 50 Government St, Victoria, BC

This letter is sent to you on behalf of Mike Jones (my client) regarding the siting of the 3 required replacement trees on the property. Between myself and the planning team at Oeza Developments we have agreed on locations for 2 of the trees. The locations can be viewed at PDF or .dwg at the following link.

https://gala2.box.com/s/79yg7vjogktv8zmpw44tz6xjtdpi7tju.

There appears to be a bit over 30m3 of soil for these 2 columnar Oak (*Quercus robur 'Fastigata"*). The trees will be placed at each end of the deck at the NE side of the property, as shown on the drawing. The area beneath the wood deck will be available for rooting as well as the surrounding area. The trees will receive partial sun.

This letter should be considered as an addendum, and part of, the Tree Management Plan dated January 03, 2024, by Oakstead Tree & Property Care Inc.

Yours truly,

Rick Heinrichs
ISA Arborist # PN-7986A
TRAQ
Forest Technician

Oakstead Tree & Property Care Inc., 7040 West Saanich Road, Brentwood Bay, BC, V8M 1G8

Tree Protection Plan – 50 Government St, Victoria, BC **January 03, 2024**

Arborist: Rick Heinrichs – Oakstead Tree & Property Care Inc.
ISA Cert # PN-7986A
Tree Risk Assessment Qualified
office@oakstead.ca
250-652-9223

Client: Oeza Developments
917 Burdett Ave
Victoria, BC V8V3G6

Rep. – Mike Jones (President)

Email: mike.jones@oezadevelopments.ca
Tel: (250) 588-1960

Worksite property: 50 Government St, Victoria, BC

Scope of work: Client requires a Tree Protection Plan for a Rezoning Application, and potentially a demolition, and reconstruction of a condominium complex.

Date of most recent assessment: Jan 10, 2023

Purpose
The following report summarizes conditions on the property with respect to rezoning, demolition, and reconstruction of a condominium complex, how tree values on the neighboring property may be impacted, and recommends mitigation strategies to accommodate tree protection and development.

Current Site conditions
This is a residential sized city lot which descends at an approximate slope of 2% toward the back of the property. Soil appears deep (1m+ assumed). The lot is currently developed, with a multi-condo building at the front of the lot, and a garage at the back of the property. The driveway and the property in front of the garage are paved. See Fig. 1.

Figure 1 – (L) Current structure housing unit from Government St., (R) Pavement in front of existing garage, and Trees OS1 and OS2 on neighbors yard to the left.

Trees on Site

There are no trees on the property itself, but there are 3 trees on neighboring properties which require consideration (See Figure 2 and the map in Appendices):

Figure 2 - Tree OS1 on the right. Tree OS2 on the left.

Tree OS1 – This is a Douglas Fir (Pseudotsuga menziesii), Diameter at Breast Height (DBH) is 52cm. It is a Protected Tree. Health condition is Good, Structural condition is Medium (due to pruning history). The Critical Root Zone (CRZ) is a 4.2m radius from the tree.

Tree OS2 – This is a Cherry (Prunus sp.) tree. DBH is 45cm. It is a Protected Tree. Health condition is good. Structural condition is Medium. The CRZ is a 5.4m radius from the tree.

Tree OS3 – This is a Hawthorn (Crataegeus sp). DBH is 30cm. It is a Protected Tree located on the city boulevard. Health and structural condition is good. The CRZ is 2.4m radius from the tree.

See map in appendices for location of Critical Root Zones.

Development Plans

Demolition – All existing structures will be demolished including removal of hardscaping. The integrity of the CRZ of OS1 and OS2 must not be compromised at this stage. As long as pavement is intact over the CRZ, equipment may be operated over it. Immediately after the pavement is removed over the CRZ, measures must be taken to protect exposed roots until they are re-covered. The Arborist will determine what kind of material to use for this purpose (soil, mulch, or burlap) based on conditions after roots are exposed. At this point the tree protection fence (location shown on map) should be installed according to standards shown in appendices. Protection of the CRZ of OS3 is not a concern provided development activities are confined to the property.

Construction – The two new planned structures will be constructed using Slab on Grade. The tree protection fence must be left in place until all buildings are established in place. Tree pruning may be required within the canopy of trees OS1 and OS2 to accommodate construction of the second building at the back of the property.

Landscaping – The entire property outside of the buildings themselves will be hardscaped except for a 1.5m strip around the perimeter of the hardscaping on the SW, NW, and NE sides of the property. Tree protection fence will need to be removed at this time, from OS1 and OS2. The objective of hardscaping at this point should include the following considerations, to protect roots of these trees, particularly feeder roots in the top 30cm:

- Only foot traffic should be used over the CRZ, to prevent compaction (ie. No heavy equipment).
- No excavation is preferred, if possible.
- Should excavation be required, it should not exceed 15cm in depth.
- Hardscaping used should be permeable pavers, porous concrete, or extra reinforced concrete to minimize excavation depth and/or allow water percolation.
- The arborist must be in attendance for root pruning should it be necessary.

Minimum Trees and Replacement trees

Tree Impact Summary Table

	A	B	C	D	
Tree Status	**Total # of Protected Trees**	**# of Trees to be REMOVED**	**# OF NEW or REPLACEMENT Trees to be Planted**	**# of Existing Non-Protected Trees Counted as Replacements.**	**NET CHANGE (A-B+C+D)**
Onsite trees					N/A
Offsite trees	3	0	0	0	0
Municipal Trees			**N/A**	**N/A**	N/A
TOTAL	3	0	0	0	0

Summary Table – **Replacemt trees, tree minimum, and Cash-in-Lieu**

	Count	Multiplier	Total
ONSITE Minimum replacement tree requirement			
A. Protected trees removed	0	X 1	A. 0
B. Replacement trees proposed per Schedule "E" , Part 1		X 1	B. 0
C. Replacement trees proposed from Schedule "E", Part 2		X 0.5	C. 0
D. Replacement trees proposed per Schedule "E" Part 3		X 1	D. 0
E. Total replacement trees proposed (B+C+D) Round down to nearest whole number			E. 0
F. Onsite replacement tree deficit (A-E) Record 0 if negative number			F. 0
ONSITE Minimum trees per lot requirement			
G. Tree minimum on lot*			G. 3
H. Protected trees retained (other than specimen trees)		X 1	H. 0
I. Specimen trees retained			0
J. Trees per lot deficit (G-(B+C+H+I) Record 0 if negative number.			3
OFFSITE Minimum replacement tree requirement			
K. Protected trees removed		X 1	K. 0
L. Replacement trees proposed per Schedule "E", Part 1 or 3		X 1	L. 0
M. Replacement trees proposed from Schedule "E", Part 2		X0.5	M. 0
N. Total replacement trees proposed (L+M) Round down to nearest whole number			N. 0
O. Offsite replacement tree deficit (K-N) Record 0 if negative number			0
Cash-in-lieu requirement			
P. Onsite trees proposed for cash-in lieu. Enter F. or J., whichever is the greater number			P.
Q. Offsite trees proposed for cash-in -lieu. Enter O.			Q.
R. Cash-in-liu proposed ((P+Q) X $2000			R.

Although the Minimum Tree Requirements (Schedule F of tree bylaw) direct that 3 trees are to be planted on the property, the current design does not allow for it. The largest area of available soil lies beneath the canopy of trees OS1 and OS2. However, the area will be shaded by the two trees which are south and west of the location, and by buildings to the northeast and east of the location. In addition, soil in this area will be occupied by the roots of Trees OS1 and OS2. In particular I would not recommend the planting of a hedge at this location, as this would cause too much disturbance to the CRZ of the existing neighbor trees. The only other available soil for tree planting does not meet the tree setback requirements for buildings (Tree Bylaw).

City of Victoria requires a boulevard tree be planted at the front of the property. The location of the tree is shown on the attached map.

Recommended Protection Measures

In order to prevent or mitigate potential impacts to Protected trees as noted above, the following measures are recommended:

Tree Protection Fencing

The Root Protection Zone(RPZ), as determined for each Protected tree, should be identified on the ground by the establishment of robust fencings at the location shown in attached map. To correctly measure the radius from the tree, to establish the fence, use the above noted CRZ radius distance for tree OS1 and OS2. See Appendices for fence standards illustration, as follows; Orange snow fencing will be supported with a wood 2x4 frame, or T-bars, and supports. Fencing will be affixed to the frame using zip-ties, staples, wire, or nails. A solid board or rail must run between the posts at the top and the bottom of the fencing. All-weather signage will be attached, clearly designating the areas with as a TREE PROTECTION ZONE– NO TRESSPASSING.

Excavation – Any excavation within the CRZ of Protected trees should be overseen by the Arborist.

Pruning - Canopy & Roots

Minor branch pruning may be required within the canopy of trees to accommodate the building. Root pruning may be required to accommodate hardscape installation. This should only be undertaken by an ISA certified arborist.

Storage of Material, Equipment (inc fueling), and Washout areas

All material and equipment storage, concrete works washing, and paints and solvents for the project, shall be located outside the critical root zone (Tree Protection Fence).

Arborist Attendance

The arborist should be in attendance to oversee the following work over the Critical Root Zone:

a. To verify the correct location and establishment of the tree protection fence.
b. Removal of pavement over the CRZ, during the operation.
c. Pruning of roots or branches during excavation for hardscaping.
d. The placement of interim root protection after the removal of pavement.
e. Excavation for hardscaping.

The arborist should be given sufficient notice regarding the dates of these activities in order to ensure attendance.

Disclaimer

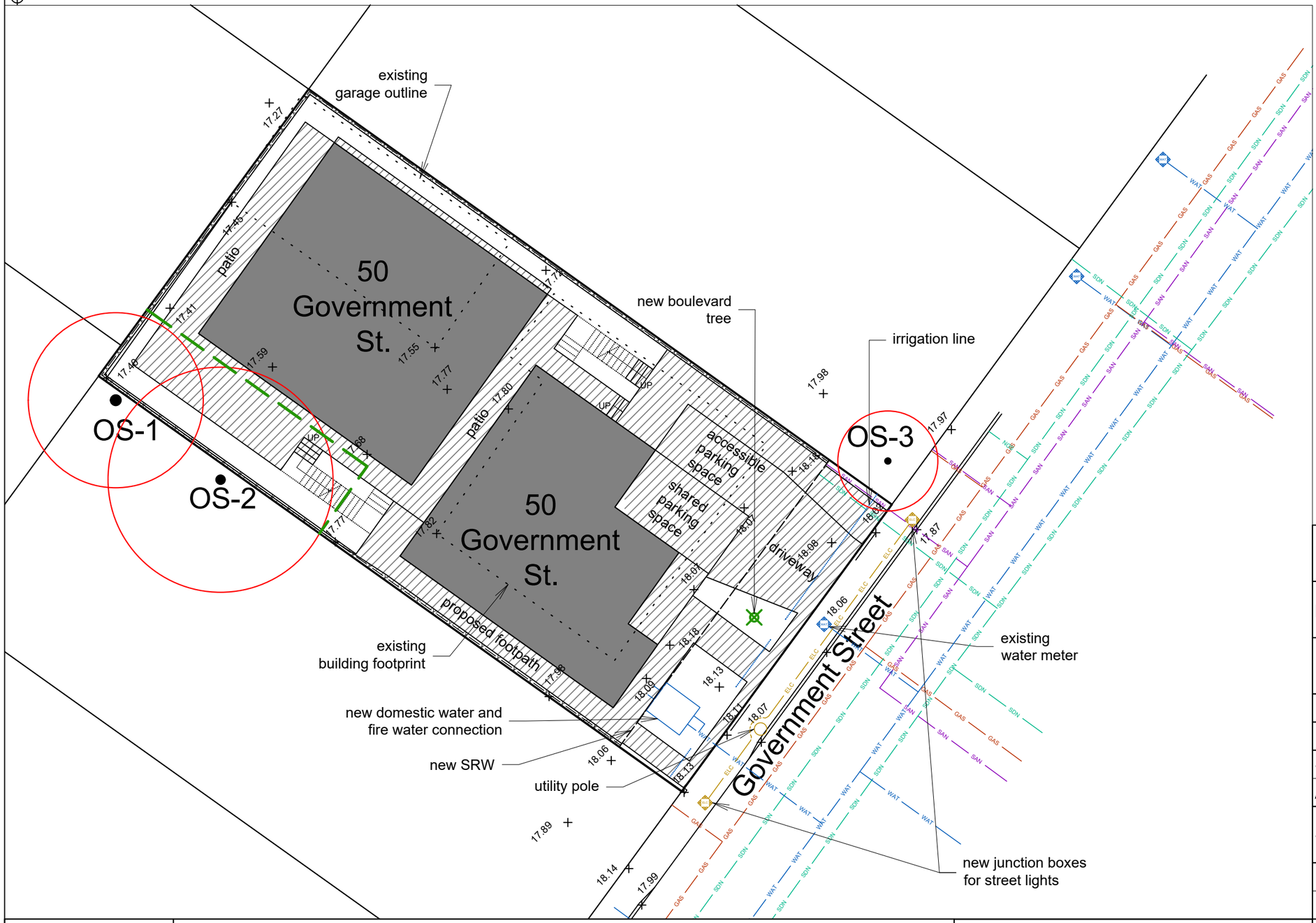
Notwithstanding the recommendations and conclusions made in this report, it must be realized that trees are living organisms, and their health and vigor constantly changes over time. They are not immune to changes in site conditions, or seasonal variations in the weather.

While reasonable efforts have been made to ensure that the tree recommended for retention will remain healthy and stable, no guarantees are offered, or implied, that the tree, or all parts of it will remain standing. It is both professionally and practically impossible to predict with absolute certainty the behavior of any single tree, or all of its component parts, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure in the event of adverse weather conditions, and this risk can only be eliminated if the tree is removed.

Although the condition of your trees will change throughout the year, my analysis is only based on the observations I gathered at the time of assessment.

Rick Heinrichs

Appendices



OAKSTEAD TREE & PROPERTY CARE INC.

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7040 West Saanich Road Victoria, BC, Canada

Arborists: Rick Heinrichs - ISA# PN7986A
Jon Heinrichs - ISA# PN9219A

Project Title	50 GOVERNMENT ST. TREE MANAGEMENT PLAN
Legal Description	LOT 9 PLAN 229 SECTION B F VICTORIA AMD LOT .
Drawing Title	TREE SURVEY
Local Authority	CITY OF VICTORIA
Project Arborist	RICK HEINRICHS
Survey Source	POWELL & ASSOCIATES BC LAND SURVEYORS
Accessed	2023.12.11

Scale	1:200	DNS ID	2313 ARB P 00 TMP 01
Measured	R.H.	Drawn	C.G.
Date	2023.12.20	Date	2024.01.01
Checked	R.H.	Sheet Size	Tabloid (11" x 17")
Date	2024.01.02	Sheet No.	1.2

Notes:

LEGEND

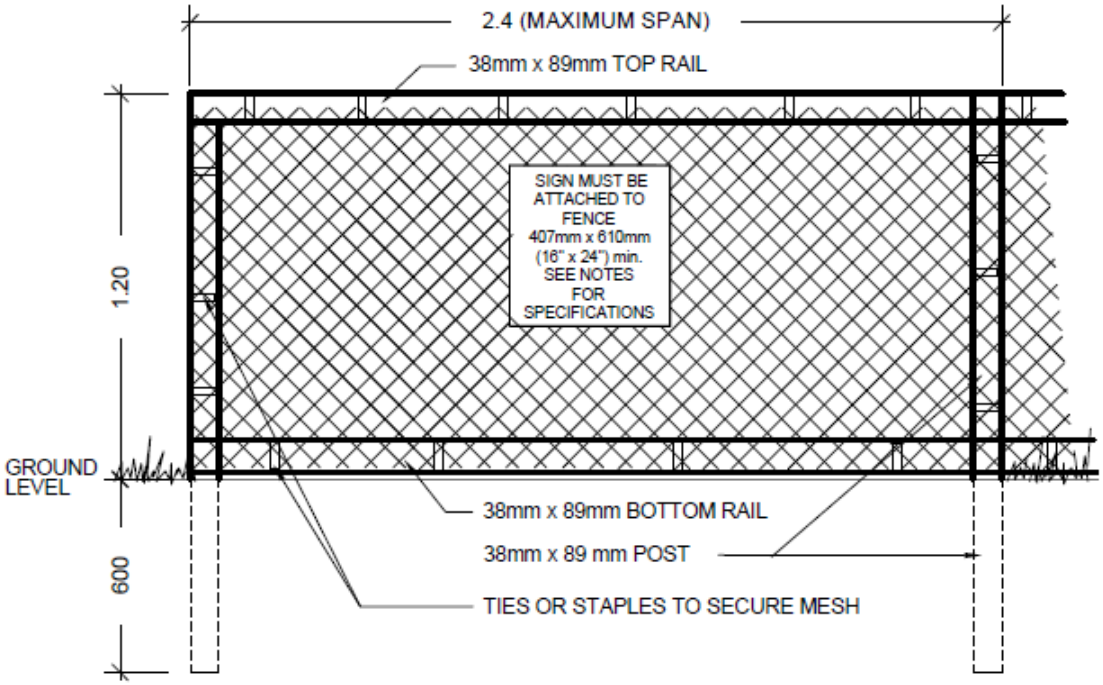
Protected Root Zone	Crown	New Hardscape	Storm Drain	Water Services
Tree Diameter (DBH)	Root Armour	Elevation Point	Electrical Services	Sanitary Services
Tree Removal	Tree Protection Fence	Fence	Data Services	Gas Services

Scale bar

5m 0m 5m

TREE PROTECTION

FENCING STANDARD



Tree Protection Fencing Specifications:

1. The fence will be constructed using 38 x 89 mm (2” x 4”) wood frame:

    - Top, Bottom and Posts.*
    - Use orange snow fencing mesh and secure to the wood frame with “zip” ties or galvanized staples.

2. Attach a sign with minimum size of 407 mm x 610 mm (16” X 24’) with the following wording:
    a) **DO NOT ENTER**- Tree Protection Zone (For retained trees) or;
    b) **DO NOT ENTER**- Future Tree Planting Zone (For tree planting sites)

This sign must be affixed on every fence face or at least every 10 linear metres.

*In rocky areas, metal posts (t-bar or rebar) drilled into rock will be accepted.