



**D. Clark Arboriculture**  
2741 The Rise Victoria B.C. V8T-3T4  
(250)474-1552 (250)208-1568  
clarkarbor@gmail.com  
www.dclarkarboriculture.com

**Arborist Report for Development Purposes**  
**Re: Proposed Redevelopment, and Construction**



**Site Location: 2501 Blanshard St.**  
**Ryan Senechal ON-1272AT, TRAQ, BC WDTA 3013P**  
**June 24th, 2024**

For D’AMBROSIO architecture + urbanism  
 2960 Jutland Road, Victoria, BC V8T 5K2  
 Attn. Julie Brown  
 Re: Proposed Rezoning and redevelopment at 2501 Blanshard St.

**1.0 - Scope of Work**

D. Clark Arboriculture has been retained by D’AMBROSIO architecture + urbanism to conduct a tree inventory for the future preparation of a Tree Management Plan. All trees meeting the definition in the City of Victoria’s Tree Protection Bylaw (21-035) were captured for this assignment.

**2.0 - Summary**

Site visits occurred over August 17<sup>th</sup>, 22<sup>nd</sup>, 23<sup>rd</sup>, and September 15<sup>th</sup>, 2023, where a total of (141) trees were inventoried. Additional site visits occurred on June 4<sup>th</sup> and 5<sup>th</sup>, 2024 to capture photos of all onsite and municipal trees. The inventoried trees were revised on the Arborist Report to a total of (119) trees.

Municipally owned trees on property frontages and onsite trees were included in this inventory. No off-property trees were identified based on information we have been provided on the development project scope. “Table 1” below includes all trees onsite and potentially impacted by development activities. It does not address shortfalls in achieving the city’s “Tree Minimum” expectations.

*Table 1. Summary of Tree Inventory and Recommendations*

Tree Ownership	Total Trees	Total Trees to be Removed	Total Trees to be Retained	Replacement Trees Required
Onsite trees	87	38	49	38
Municipal trees	32	TBD	32	TBD
<b>Total</b>	119	TBD	83	TBD

Based on the lot size of 3.156 hectares, the Tree Minimum established in City of Victoria’s Tree Protection Bylaw (21-035) is 158 trees. The project is intending to achieve the tree minimum, and the replacement tree plan is being coordinated with other aspects of the project. The Schematic Tree Replacement Plan (June 24<sup>th</sup>, 2024) concurrent to this report addresses the shortfall of trees required to meet the Tree Minimum. Preliminary architectural and civil plans have not been detailed to the point where conflicts with existing site trees could be fully integrated in this report.

**2.1 - Trees**

All onsite Trees as shown on the Arborist Tree Survey (June 20<sup>th</sup>, 2024) submitted concurrent to this report are included.

**2.2 – Trees to be Removed**

Onsite Trees conflicting with planned civil services and structures are considered removed as shown on the Arborist Tree Management Plan (June 20<sup>th</sup>, 2024) and the Schematic Tree Replacement Plan (June 24<sup>th</sup>, 2024) submitted concurrent to this report.

## 2.3 –Trees to be Retained

Trees to be retained include all onsite Trees that are not in conflict with planned civil services and structures as shown on the Arborist Tree Management Plan (June 20<sup>th</sup>, 2024) and Schematic Tree Replacement Plan (June 24<sup>th</sup>, 2024) submitted concurrent to this report.

## 3.0 - Introduction and Methodology

Miche Hachey and Ryan Senechal attended the site in late summer of 2023 to identify and inspect onsite and municipally owned trees that have potential to be disturbed or injured as part of property redevelopment. The project is at the rezoning stage, and information is premature to fully inform conflicts between trees and planned development. Most onsite and municipal trees captured as part of this inventory have been identified as *to be determined (TBD)* until architectural and civil plans are provided to us, or unless clear conflicts have been identified. This report was originally completed by Ryan Senechal on March 14<sup>th</sup>, 2024.

Tasks performed include:

- An aerial site map was generated using surveyed tree locations (Figure 1-3).
- A baseline canopy cover class analysis (Figure 4) was produced.
- Information was gathered on individual trees including ID, species, diameter at breast height (DBH), tree height, bylaw protection status, crown width, health condition, structural condition, and condition notes.
- Aluminum survey ID discs were installed on onsite trees.
- Municipal trees on Hillside Avenue, Blanshard Street, and Bay Street frontages were assigned identifiers unique to the inventory in this report. No physical tags were installed.
- Photos were captured of relevant site and tree conditions but have not been included in this initial report.
- Tree locations were surveyed by Polaris Land Surveying Inc. and used as a base layer for this report.

On June 24<sup>th</sup>, 2024, an update to the original March 14<sup>th</sup> Arborist Report was produced by Ryan Senechal integrating feedback from a City of Victoria Parks department review. The following City of Victoria Parks Review comments have been addressed as part of this revision:

- Photos were captured of all inventoried trees and have been included in the Appendix as part of this update to the Arborist Report (June 24<sup>th</sup>, 2024). Photos were taken on June 4<sup>th</sup> and 5<sup>th</sup>, 2024.

4.0 - Tree Inventory

2501 Blanshard Street Inventory of Trees											
#	Species	DBH (cm)	Height (m)	Width (m)	PRZ (m)	Structural Condition	Health Condition	Bylaw protected	Action	Condition Notes	
M1	<i>Prunus cerasifera</i>	40	11	13	5	Fair	Fair	Yes	TBD	Water sprouts at the base of the tree. Minor deadwood.	
M2	<i>Prunus subhirtella</i>	53	8	8	6	Poor	Fair	Yes	TBD	Dead branch (10 cm diameter) on south side of canopy. Water sprouts on trunk.	
M3	<i>Prunus cerasifera</i>	77	11	13	9	Fair	Good	Yes	TBD	Ganoderma is present on the northwest side of the base of the trunk.	
M4	<i>Nyssa sylvatica</i>	9	5	2	1	Good	Good	TBD	TBD	/	
M5	<i>Prunus cerasifera</i>	46	9	10	6	Fair	Good	Yes	TBD	Included bark between stems at 3 meters height.	
M6	<i>Nyssa sylvatica</i>	7	4	1	1	Good	Good	TBD	TBD	/	
M7	<i>Prunus cerasifera</i>	34	11	10	4	Good	Good	Yes	TBD	/	
M8	<i>Prunus subhirtella</i>	58	11	12	7	Fair	Fair	Yes	TBD	Poor foliage density in upper canopy. Minor dead wood (<5 cm).	
M9	<i>Prunus cerasifera</i>	73	9	11	9	Fair	Fair	Yes	TBD	Minor deadwood (<5 cm in diameter).	
M10	<i>Nyssa sylvatica</i>	9	5	2	1	Good	Good	TBD	TBD	Sun injury on west side of trunk.	
M11	<i>Prunus cerasifera</i>	26	6	4	3	Fair	Fair	Yes	TBD	/	
M12	<i>Prunus subhirtella</i>	56	8	9	7	Poor	Fair	Yes	TBD	Crown health is in decline, substantial water sprouts on the lower trunk.	
M13	<i>Prunus cerasifera</i>	19	5	3	2	Poor	Poor	Yes	TBD	Crown health is in severe decline. Mechanical injury at base of trunk.	
M14	<i>Nyssa sylvatica</i>	7	4	1	1	Good	Good	TBD	TBD	/	
M15	<i>Prunus cerasifera</i>	52	9	12	6	Fair	Good	Yes	TBD	/	
M16	<i>Prunus subhirtella</i>	67	8	7	8	Poor	Poor	Yes	TBD	Canopy die back. Deadwood up to 12 cm in diameter at attachment. Mechanical damage to exposed roots on the northeast side.	
M17	<i>Prunus cerasifera</i>	41	10	13	5	Fair	Good	Yes	TBD	Minor deadwood. Mechanical wounding on trunk. Minor bark sloughing on the northeast side.	
M18	<i>Prunus subhirtella</i>	36	8	12	4	Fair	Fair	Yes	TBD	/	
M19	<i>Prunus cerasifera</i>	72	10	11	9	Fair	Good	Yes	TBD	Ganoderma is present in three locations of the trunk. South side at 15 cm height, the northwest side at 1 m height, and on the north side at 0.5 m height.	
M20	<i>Prunus subhirtella</i>	24	6	5	3	Fair	Fair	Yes	TBD	Minor deadwood. Foliage density is poor.	
M21	<i>Prunus cerasifera</i>	44	9	9	5	Fair	Good	Yes	TBD	/	
M22	<i>Nyssa sylvatica</i>	7	3	1	1	Good	Good	TBD	TBD	/	
M23	<i>Prunus cerasifera</i>	42	7	11	5	Fair	Good	Yes	TBD	/	
M24	<i>Nyssa sylvatica</i>	3	2	1	1	Poor	Fair	TBD	TBD	Previous broken top (tear out). Foliage density is poor.	
M25	<i>Prunus cerasifera</i>	65	6	9	8	Fair	Fair	Yes	TBD	Minor deadwood on the southwest and northeast sides of the canopy. Ganoderma is present on the southeast side at the base of the trunk.	



#	Species	DBH (cm)	Height (m)	Width (m)	PRZ (m)	Structural Condition	Health Condition	Bylaw protected	Action	Condition Notes
M26	<i>Platanus x acerifolia</i>	53	20	22	6	Fair	Good	Yes	TBD	Deadwood above the sidewalk closest to buildings (<5 cm diameter).
M27	<i>Platanus x acerifolia</i>	63	20	22	8	Fair	Good	Yes	TBD	/
M28	<i>Platanus x acerifolia</i>	61	19	22	7	Fair	Good	Yes	TBD	Minor deadwood (<5 cm diameter).
M29	<i>Larix decidua 'Pendula'</i>	45	14	9	5	Fair	Fair	Yes	TBD	Shaded out on the west side by neighboring London plane.
M30	<i>Acer pseudoplatanus</i>	87	14	11	10	Poor	Fair	Yes	TBD	Multi stem measured at 28 cm, 27 cm, and 32 cm diameter.
M31	<i>Platanus x acerifolia</i>	79	16	20	9	Fair	Good	Yes	TBD	Root heaving asphalt sidewalk by ~10 cm.
M32	<i>Platanus x acerifolia</i>	67	14	20	8	Fair	Good	Yes	TBD	Minor deadwood (<5 cm diameter).
90	<i>Thuja plicata 'zebrina'</i>	58	14	9	7	Fair	Good	Yes	TBD	Quad stem above DBH, raised significantly to approximately 6 meters.
91	<i>Thuja plicata 'zebrina'</i>	55	14	14	7	Fair		Yes	TBD	No tag. Raised significantly for building and road clearances. Stub cuts and flush cuts are present.
98	<i>Thuja plicata</i>	37	14	12	4	Good	Fair	Yes	TBD	Crown density fair. Debris and soil piled up around the base of trunk.
100	<i>Gleditsia triacanthos</i>	65	30	24	8	Fair	Fair	Yes	TBD	Excessive thinning and lions tailing pruning. Epicormic growth on the trunk. A recent limb failure occurred on the northeast side (~15 cm diameter at failure point).
101	<i>Gleditsia triacanthos</i>	65	20	18	8	Fair	Fair	Yes	TBD	Exposed root flare with mechanical damage. Trunk lean of ~10°. Deadwood (<5 cm diameter). Over extended branches, and past canopy thinning observed.
103	<i>Thuja occidentalis</i>	24	3	2	3	Fair	Fair	TBD	Remove	Maintained as shrub, multi stem w included bark (14 cm, 10 cm diameter)
104	<i>Juniperus virginiana</i>	23	8	9	3	Fair	Fair	TBD	Remove	Crown dieback (minor) on Blanshard side. Located at proposed building entry.
105	<i>Juniperus virginiana</i>	37	13	9	4	Fair	Fair	Yes	TBD	Canopy thinned and raised. Lions tailing pruning visible.
106	<i>Liquidambar styraciflua</i>	46	20	16	6	Fair	Good	Yes	Remove	Codominant stems at ~4 m height. Included bark on multiple stems. Dense canopy (visibility limited). Located at proposed building entry. Located at proposed parkade footprint.
107	<i>Thuja plicata</i>	67	17	9	8	Poor	Fair	Yes	Remove	Large stem previously removed at 1 m resulting in a 35 cm height wound. Mechanical damage present on trunk. Located at proposed pathway.
108	<i>Thuja plicata</i>	59	16	7	7	Fair	Fair	Yes	Remove	Multiple codominants at 2 m height with included bark. Clearance pruning from building. Asymmetrical canopy. Mechanical injury on trunk. Located at proposed pathway.
109	<i>Sorbus intermedia</i>	30	4	1	4	Poor	Poor	Yes	TBD	No live foliage remaining in canopy. Basal water sprouts are only remaining live growth. Pollarded in past.
110	<i>Sorbus intermedia</i>	33	9	5	4	Poor	Poor	Yes	Remove	Crown density is poor. Deadwood (<5 cm diameter). Pruning stubs present in canopy. Located at proposed building entry.
111	<i>Sorbus intermedia</i>	35	10	8	4	Fair	Poor	Yes	TBD	Health in decline, crown density sparse. Deadwood up to 3 cm.
112	<i>Sorbus intermedia</i>	34	10	7	4	Fair	Poor	Yes	TBD	Mechanical wound at 30 cm height approximately 20 x 10 cm located on the northwest side. Health is in decline, and foliage density declining. Deadwood up to 5 cm.

#	Species	DBH (cm)	Height (m)	Width (m)	PRZ (m)	Structural Condition	Health Condition	Bylaw protected	Action	Condition Notes
113	<i>Thuja occidentalis</i>	46	10	2	6	Fair	Good	Yes	TBD	Multi stem measured at 17, 15 and 14 cm. Columnar form.
115	<i>Crataegus laevigata</i>	28	7	4	3	Fair	Good	TBD	TBD	Excessive end weight and density on primary branches.
116	<i>Crataegus laevigata</i>	26	6	8	3	Fair	Good	TBD	TBD	Multiple codominants with included bark. Excessive end weight on primary branches.
117	<i>Crataegus laevigata</i>	26	8	8	3	Poor	Fair	TBD	Remove	Large basal cavity, poor wound response observed. Located at proposed building entry.
118	<i>Fraxinus pennsylvanica</i>	55	18	18	7	Fair	Good	Yes	TBD	Previously topped, raised and thinned. Exposed root system and mechanical injury visible.
119	<i>Fraxinus pennsylvanica</i>	58	17	11	7	Fair	Good	Yes	TBD	Previously topped, raised and thinned. Exposed root system and mechanical injury visible.
120	<i>Crataegus laevigata</i>	32	8	7	4	Fair	Fair	Yes	TBD	Large flush cut on the stem at 1.4 m height. Canopy previously thinned and raised.
121	<i>Betula pendula</i>	24	12	6	3	Good	Good	TBD	TBD	Over elongated branches (minor).
123	<i>Acer rubrum</i>	37	13	13	4	Fair	Fair	Yes	TBD	Canopy raised. Mechanical wounding on the south side of the trunk.
124	<i>Crataegus laevigata</i>	36	9	10	4	Fair	Fair	Yes	TBD	/
125	<i>Crataegus laevigata</i>	52	9	9	6	Fair	Fair	Yes	TBD	Mechanical wounding at the base.
126	<i>Crataegus laevigata</i>	32	9	6	4	Fair	Good	Yes	TBD	Canopy thinned and raised.
127	<i>Thuja plicata</i> 'Zebrina'	50	17	9	6	Fair	Good	Yes	TBD	Growing within 5 cm of landscape fence.
128	<i>Thuja plicata</i> 'Zebrina'	52	17	8	6	Fair	Good	Yes	TBD	Clearance pruning from the roof line. Stubs remain. Asymmetrical canopy.
130	<i>Thuja plicata</i> 'Zebrina'	49	16	9	6	Fair	Good	Yes	TBD	Exposed root flare with mechanical injury.
131	<i>Thuja plicata</i> 'Zebrina'	53	16	9	6	Fair	Good	Yes	TBD	Exposed root flare with mechanical injury.
132	<i>Thuja plicata</i>	40	16	13	5	Fair	Good	Yes	Remove	Sharing canopy space with ID133. Located within proposed building footprint.
133	<i>Thuja plicata</i>	47	16	13	6	Fair	Good	Yes	Remove	Located within proposed building footprint.
134	<i>Thuja plicata</i> 'Zebrina'	50	16	13	6	Fair	Good	Yes	TBD	/
135	<i>Crataegus laevigata</i>	34	3	1	4	Poor	Fair	Yes	Remove	Previously topped. Located within proposed building footprint.
136	<i>Crataegus laevigata</i>	23	3	1	3	Poor	Fair	TBD	Remove	Previously topped. Located within proposed parkade footprint.
137	<i>Crataegus laevigata</i>	25	3	2	3	Poor	Fair	TBD	Remove	Previously topped. Located within proposed parkade footprint.
138	<i>Acer rubrum</i>	34	11	12	4	Fair	Fair	Yes	Remove	Located within proposed building footprint.
139	<i>Thuja plicata</i>	47	14	8	6	Poor	Good	Yes	TBD	Previously topped at 7 m height. Over extended branches.
140	<i>Acer platanoides</i>	51	18	20	6	Fair	Good	Yes	TBD	Exposed root flare with mechanical injuries.
141	<i>Acer platanoides</i>	56	18	19	7	Fair	Good	Yes	TBD	Thinned and raised with lions tailed branches. Mechanical damage approximately 10 cm height located on the west side of the trunk.
142	<i>Acer rubrum</i>	78	18	20	9	Fair	Good	Yes	TBD	Thinned, raised, and lions tailed branches.
143	<i>Acer platanoides</i>	75	16	16	9	Fair	Good	Yes	TBD	/
144	<i>Acer platanoides</i>	54	15	13	6	Fair	Good	Yes	TBD	Canopy raised and thinned. Dead stem ~8 cm diameter.

#	Species	DBH (cm)	Height (m)	Width (m)	PRZ (m)	Structural Condition	Health Condition	Bylaw protected	Action	Condition Notes
145	<i>Acer platanoides</i>	51	15	13	6	Fair	Good	Yes	TBD	/
146	<i>Acer platanoides</i>	46	14	14	6	Fair	Fair	Yes	TBD	Exposed roots with mechanical damage. Canopy thinned and raised.
148	<i>Crataegus laevigata</i>	20	7	6	2	Fair	Fair	TBD	TBD	Decay at point of multiple stem attachments.
149	<i>Crataegus laevigata</i>	30	6	4	4	Fair	Good	Yes	TBD	Multi stem measured at 13 cm and 17 cm diameter.
150	<i>Thuja plicata</i>	27	9	5	3	Good	Good	TBD	TBD	Fill piled on root system and trunk.
151	<i>Crataegus laevigata</i>	19	6	5	2	Fair	Good	TBD	Remove	Decay at point of primary branch attachments. Located within proposed parkade footprint.
152	<i>Pinus sylvestris</i>	61	9	9	7	Poor	Fair	Yes	Remove	Root flare swelling. Branch and needle density are sparse. Previously topped and stubs remain. Located within proposed parkade footprint.
153	<i>Tillia cordata</i>	50	18	9	6	Fair	Fair	Yes	Remove	Water sprouts at the base. Crown excessively raised for building clearance. Previously topped. Included bark at codominant stems at 5 m height. Located within proposed building footprint.
154	<i>Thuja plicata</i>	52	10	7	6	Fair	Good	Yes	Remove	Codominant stems at 1.5 m height with included bark. Driveway conflict.
155	<i>Carpinus betulus</i> 'Fastigiata'	57	16	17	7	Fair	Fair	Yes	TBD	Girdling roots observed. Within 20 cm of an adjacent raised concrete, and planter heaving has occurred on 2 sides. Abundant epicormic growth.
156	<i>Carpinus betulus</i> 'Fastigiata'	39	16	17	5	Fair	Good	Yes	TBD	Girdling roots at the base. Included seam at ~2.5 m in height. Canopy thinned and raised.
157	<i>Carpinus betulus</i> 'Fastigiata'	48	16	17	6	Fair	Good	Yes	TBD	Girdling roots, included seam at 2.5 m height.
158	<i>Carpinus betulus</i> 'Fastigiata'	32	16	18	4	Fair	Good	Yes	TBD	Buried root collar.
159	<i>Carpinus betulus</i> 'Fastigiata'	59	16	18	7	Fair	Good	Yes	TBD	Exposed roots and girdling roots at base.
160	<i>Thuja plicata</i>	22	2	2	3	Fair	Fair	TBD	Remove	Maintained formally (topiary). Located within proposed building footprint.
161	<i>Liquidambar styraciflua</i>	4	4	1.5	1	Good	Good	TBD	Remove	Located within proposed building footprint.
171	<i>Thuja plicata</i>	61	13	9	7	Fair	Fair	TBD	Remove	Multi stem at base measured at 19 cm, 20 cm, and 22 cm diameter. Included bark. Located within proposed bus stop location.
179	<i>Cornus</i> 'Eddies White Wonder'	14	3	3	2	Good	Fair	TBD	Remove	Multi stem. Dieback in upper crown (<10 cm diameter).
181	<i>Cornus</i> 'Eddies White Wonder'	7	3	2	1	Fair	Fair	TBD	Remove	Maintained as a shrub. Multi stem 3 cm, 2 cm, and 2cm diameter.
183	<i>Thuja plicata</i>	62	5	4	7	Poor	Good	Yes	Remove	Multi stem measured at 23 cm, 24 cm, and 15 cm diameter.
184	<i>Thuja plicata</i>	68	5	4	8	Poor	Good	Yes	Remove	Multi stem measured at 26 cm, 28 cm, and 24 cm diameter.
185	<i>Thuja plicata</i>	56	5	4	7	Poor	Good	Yes	Remove	Multi stem measured at 17 and 39 cm diameter.

#	Species	DBH (cm)	Height (m)	Width (m)	PRZ (m)	Structural Condition	Health Condition	Bylaw protected	Action	Condition Notes
186	<i>Thuja plicata</i>	44	5	4	5	Poor	Good	Yes	Remove	Multi stem measured at 29 and 15 cm diameter.
187	<i>Thuja plicata</i>	61	5	4	7	Poor	Good	Yes	Remove	Multi stem measured at 23 cm, 20 cm, and 18 cm diameter. Mechanical damage to stem at 1 m height (east side).
188	<i>Thuja plicata</i>	53	5	4	6	Poor	Good	Yes	Remove	Multi-stem measured at 19 cm, 19 cm, and 15 cm diameter. Topped and hedged. Canopy raised over the sidewalk.
189	<i>Cedrus deodara</i>	78	16	15	9	Poor	Fair	Yes	TBD	Topped, canopy raised, and pruned for clearance from building. Pruning flush and stub cuts remain. Deadwood in canopy (<5 cm diameter).
190	<i>Cedrus deodara</i>	84	18	16	10	Fair	Fair	Yes	TBD	Topped in the past. Deadwood in canopy (<5 cm diameter).
191	<i>Cupressus spp.</i>	22	4	3	3	Fair	Fair	TBD	TBD	Maintained as shrub. Multi stem 8 cm, 8 cm, and 6 cm diameter.
192	<i>Fraxinus pennsylvanica</i>	63	16	18	8	Fair	Fair	Yes	TBD	Thinned, canopy raised, and topped in the past. Deadwood in canopy (<5 cm diameter).
193	<i>Fraxinus pennsylvanica</i>	68	16	18	8	Fair	Fair	Yes	TBD	Thinned, canopy raised, and topped in the past. Deadwood in canopy (<5 cm diameter). Exposed root flare on the northeast sidewalk side with mechanical injuries.
194	<i>Fraxinus pennsylvanica</i>	53	17	10	6	Fair	Fair	Yes	Remove	Buried root collar. Deadwood in canopy (<5 cm diameter). Infrastructure conflict.
195	<i>Fraxinus pennsylvanica</i>	60	16	16	7	Fair	Good	Yes	TBD	Girdling roots. Codominant stems at ~3 m height with included bark. Deadwood in canopy (<5 cm diameter).
196	<i>Cedrus deodara</i>	100	18	13	12	Poor	Good	Yes	TBD	Topped in the past. Flush cuts visible. Codominant stems with included bark at ~4 m height. Two branches with sheer plane cracks on northwest side over residence walkway (Unit 2520). One is ~13 cm in diameter and is resting on top of the other cracked branch that is ~20 cm in diameter.
197	<i>Thuja plicata</i> 'Zebrina'	49	14	10	6	Fair	Fair	Yes	TBD	Canopy raised to 5 m height. Pruning stubs and flush cuts remain. Exposed roots with mechanical injuries.
198	<i>Prunus avium</i>	40	10	9	5	Fair	Good	Yes	Remove	Previously topped, and canopy raised/thinned. Estimated DBH: access to private yard not authorized. Located within proposed building footprint.
199	<i>Prunus avium</i>	40	10	9	5	Fair	Good	Yes	Remove	Estimated DBH: access to private yard not authorized. Located within proposed building footprint.
200	<i>Acer rubrum</i>	36	10	11	4	Fair	Fair	Yes	Remove	Previously raised and thinned. Flush cuts, and stub cuts. Presence of girdling roots with mechanical injury. Located within proposed building footprint.
201	<i>Cercidiphyllum japonicum</i>	37	11	9	4	Fair	Good	Yes	Remove	Multiple codominant stems at 2.5 m height with included bark. Located within proposed building footprint.
202	<i>Acer rubrum</i>	39	12	8	5	Fair	Fair	Yes	Remove	Mechanical injury at base. Included bark at ~5 m height. Located within proposed parkade footprint.
203	<i>Acer rubrum</i>	33	12	8	4	Fair	Good	Yes	Remove	Asymmetrical canopy due to excessive clearance pruning on the east side. Located within proposed parkade footprint.

#	Species	DBH (cm)	Height (m)	Width (m)	PRZ (m)	Structural Condition	Health Condition	Bylaw protected	Action	Condition Notes
204	<i>Prunus cerasifera</i>	47	12	9	6	Fair	Good	Yes	Remove	Canopy raised and thinned. Pruning stubs remain. Located within proposed parkade footprint.
205	<i>Prunus cerasifera</i>	46	11	13	6	Fair	Fair	Yes	Remove	Canopy thinned and raised. Located within proposed building footprint.
206	<i>Prunus cerasifera</i>	47	10	10	6	Fair	Fair	Yes	Remove	Canopy thinned. Presence of water sprouts. Located within proposed building footprint.

DBH-Diameter at Breast Height. Measured at 1.4m from the point of germination. Where the tree is multi-stemmed at 1.4m, the DBH shall be considered 100% of the three largest stems, rounded to the nearest cm.

PRZ-Protected Root Zone. The PRZ shall be considered 12x the DBH, rounded to the nearest 10 cm.



## 5.0 - Site Description and Canopy Cover Analysis

The Evergreen Terrace site is 7.8 acres (3.156 ha) and blends a mature landscape of turfgrass, privacy shrubs, and small to large coniferous and deciduous trees. Onsite tree species composition is primarily western redcedar, green ash, Norway maple, red maple, and European hawthorn. Trees surrounding the site on municipal frontages include flowering cherry, purple plum, London plane and tupelo. The age composition of onsite trees is primarily mature, and condition composition is fair. Structural diversity of onsite and municipal trees is largely small deciduous trees, and medium sized conifers. Large canopy deciduous and coniferous trees shoulder a sidewalk along the Bay St. frontage, the Dowler Pl. frontage, the corner of Blanshard St. and Hillside Ave., and a common area at the south end of Evergreen Terrace.

The site is developed with 23 residential buildings and 1 amenity building. There was initially a total of 184 apartment and townhouse units for families and seniors across eighteen 2-storey townhouse blocks and five low-rise (3-4 storeys) walk-up apartment buildings. There are several pedestrian corridors and a variety of playground and gathering spaces on the property.

Infrastructure conflicts with trees were identified on municipal frontages and at several locations at Evergreen Terrace. This includes heaving of hardscapes producing trip hazards, and trees situated too close to structures. Historic maintenance to address these two primary conflict types has produced tree injuries that have diminished the suitability of several mature trees to be retained through development.

A cover class survey was performed using iTree Canopy for a baseline understanding of canopy density on the site prior to re-development. Cover classes analysed include turfgrass, buildings, roads/sidewalks, and trees/shrubs. A standard of error of < 4% was produced from 150 sample points for the 4 cover classes.

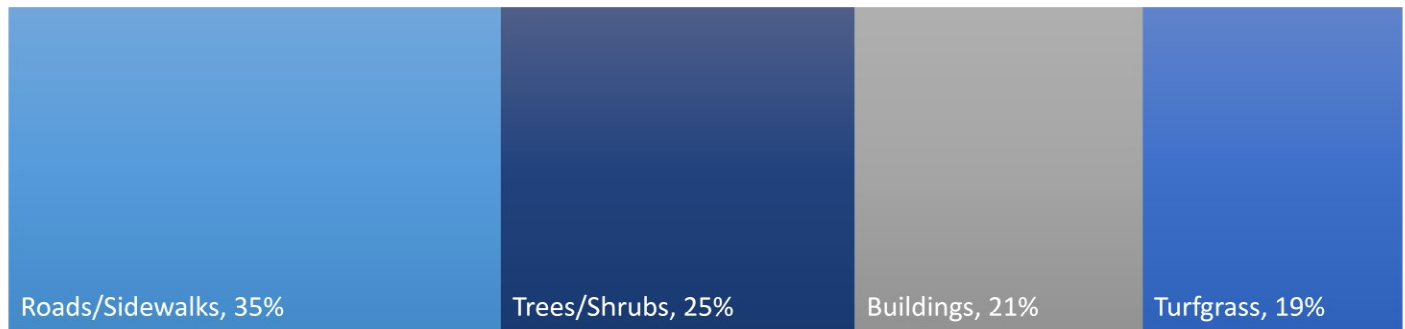


Figure 4 – iTree Canopy cover class analysis chart

## 6.0 - Role of the Project Arborist

6.1. No aspect of this report will be amended in whole or in part without the permission of the project arborist. Any amendments to the report must be documented in memorandums for the City of Victoria, and for the developer.

6.2. The project arborist requires architectural and civil drawings prior to determining suitability for tree retention through development, and to develop a Tree Management Plan for best outcomes of retained trees.

6.3. The developer will review this report and/or circulate to all relevant project participants. The project arborist is responsible for ensuring that all aspects of this plan, including violations, are documented in memorandums and circulated to the City of Victoria and to the developer.

Thank you for the opportunity to comment on these trees.

Should any issues arise from this report, I am available to discuss them by phone, email or in person.

Regards,



Ryan Senechal

UBC Master's of Urban Forestry Leadership (MUFL)

ISA Certified Arborist ON-1272A

ISA Tree Risk Assessment Qualification

BC Wildlife & Danger Tree Assessor #3013P

## Disclosure Statement

An arborist uses their education, training and experience to assess trees and provide prescriptions that promote the health and wellbeing, and reduce the risk of trees.

The prescriptions set forth in this report are based on the documented indicators of risk and health noted at the time of the assessment and are not a guarantee against all potential symptoms and risks.

Trees are living organisms and subject to continual change from a variety of factors including but not limited to disease, weather and climate, and age. Disease and structural defects may be concealed in the tree or underground. It is impossible for an arborist to detect every flaw or condition that may result in failure, and an arborist cannot guarantee that a tree will remain healthy and free of risk.

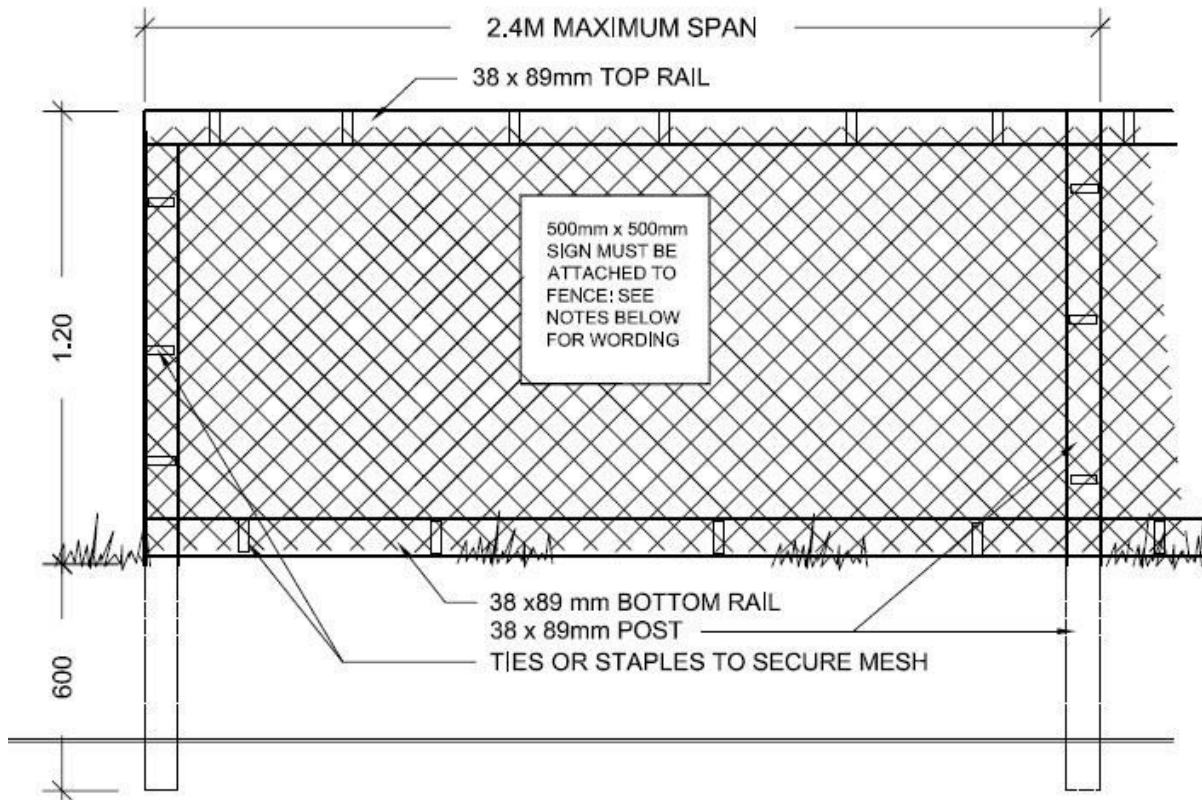
To live near trees is to accept some degree of risk. The only way to eliminate the risks associated with trees is to eliminate all trees.

## Assumptions and Limiting Conditions

- Altering this report in any way invalidates the entire report.
- The use of this report is intended solely for the addressed client and may not be used or reproduced for any reason without the consent of the author.
- The information in this report is limited to only the items that were examined and reported on and reflect only the visual conditions at the time of the assessment.
- The inspection is limited to a visual examination of the accessible components without dissection, excavation or probing, unless otherwise reported. There is no guarantee that problems or deficiencies may not arise in the future, or that they may have been present at the time of the assessment.
- Sketches, notes, diagrams, etc. included in this report are intended as visual aids, are not considered to scale except where noted and should not be considered surveys or architectural drawings.
- All information provided by owners and or managers of the property in question, or by agents acting on behalf of the aforementioned is assumed to be correct and submitted in good faith. The consultant cannot be responsible or guarantee the accuracy of information provided by others.
- It is assumed that the property is not in violation of any codes, covenants, ordinances or any other governmental regulations.
- The consultant shall not be required to attend court or give testimony unless subsequent contractual arrangements are made.
- The report and any values within are the opinion of the consultant, and fees collected are in no way contingent on the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, or any finding to be reported.

## 8.0 - Appendix

### 8.1 – Tree Protection Fencing



#### Tree Protection Fencing Specifications:

1. The fence will be constructed using 38 x 89 mm (2" x 4") wood frame:
  - Top, Bottom and Posts. In rocky areas, metal posts (t-bar or rebar) drilled into rock are acceptable.
  - Use orange snow fencing mesh and secure to the wood frame with "zip" ties or galvanized staples. Painted plywood or galvanized fencing may be used in place of snow fence mesh
2. Attach a roughly 500 mm x 500 mm sign with the following wording: **TREE PROTECTION AREA- NO ENTRY**. This sign must be affixed on every fence face or at least every 10 linear metres.

## 8.2 – Tree Inventory Photos

Tree inventory photos were taken at a single side of the tree. Limitations in showing the whole tree included access impediments or hazards (e.g., structures, adjacent trees, arterial roads and traffic, etc.). All photos were captured between June 4<sup>th</sup> and 5<sup>th</sup>, 2024.



M1



M2



M3



M4



M5



M6



M7



M8

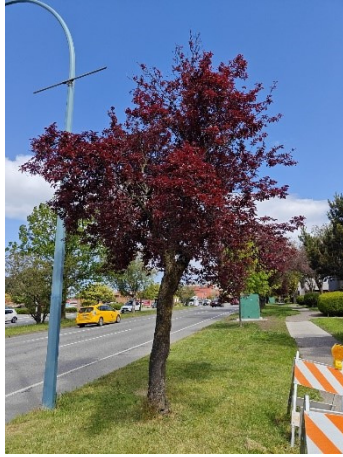


M9





M10



M11



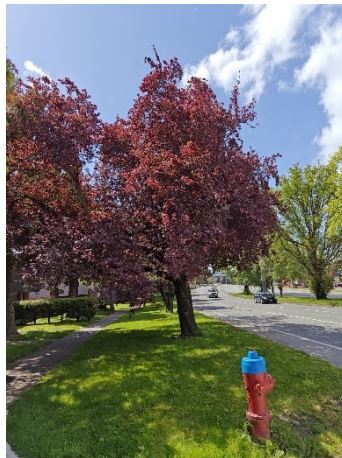
M12



M13



M14



M15



M16



M17



M18





M19



M20



M21



M22



M23



M24



M25



M26



M27





M28



M29



M30



M31



M32



90



91



98



100





101



M29



103



104



105



106



107



108



109





110



111



112



113



115



116



117



118



119





120



121



123



124



125



126



127



128



130





131



132



133



134



135



136



137



138



139





140



141



142



143



144



145



146



148



149





150



151



152



153



154



155



156



157



158





159



160



161



171



179



181



183



184



185





186



187



188



189



190



191



192



193



194





195



196



197



198



199



200



201



202



203



204



205



206