



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

Tree Management Plan – 50 Government St, Victoria, BC

May 07, 2025

Arborist: Rick Heinrichs – Oakstead Tree & Property Care Inc.
 ISA Cert # PN-7986A
 Tree Risk Assessment Qualified
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 250-888-9222

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 Management Plan and a Replacement Tree Plan for a Rezoning Application, Demolition of existing buildings, Construction of a new building, Hardscaping and Landscaping.

Date of most recent assessment: Apr 29, 2025

Purpose

The following report summarizes tree related conditions on the property, and proposed developments, with respect to rezoning, demolition, and construction of a new building. It discusses how tree values on the on the client's property and the neighboring properties may be impacted by the development, and makes recommendations for mitigation to accommodate tree protection and development.

This is the second version of Tree Management Plan for this property. An AirSpade excavation was conducted to assess root activity under the pavement of tree #OS2. This side of the Tree Protection Zone appeared to have few significant roots, possibly due to growing under pavement. Based on this information, It was decided that excavation for the foundation at this location would be an insignificant impact to Tree#OS2. Since then the design has been revised but an excavation will still be located in the area tested, about 5m from the tree. See Figure 1.



Figure 1 – Left photo: Tree OS1 on the right. Tree OS2 on the left. Right photo shows the excavation through the root zone of Tree #OS2 showing only one root over 2cm in diameter. This entire parking area is currently paved. Government St is in the background.

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.

Tree Inventory

There are no trees on the property itself, but there are 4 trees on neighboring properties which require consideration (See map in Appendices):

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 Tree Protection Zone (TPZ) 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 TPZ is a 5.4m radius from the tree.

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

Tree OS4 – This is a Portugal Laurel (*Prunus lusitanica*). DBH is 32cm. It is a **Protected tree** in the neighbor’s yard to the north. The TPZ is 2m radius from the tree

See map in appendices for location of Tree Protection Zones TPZ).

Development Plans

Demolition – All existing structures and paved areas will be demolished. The integrity of the Protected Root Zone (PRZ) of OS1, OS2, OS3, and OS4 must not be compromised at this stage. As long as pavement is intact over

the TPZ, equipment may be operated over it. Immediately after the pavement is removed over the CRZ, and before excavation of the foundation, Tree Protection Fences must be installed (location shown on map) according to standards shown in appendices. Measures must then 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. **The Arborist must be on site for the demolition of the driveway, and must confirm the proper installation of all fences**

Construction – The new structure will be constructed using Slab on Grade foundation. The grade at the back of the property will be elevated by approximately 30 cm. The tree protection fence must be left in place until all grading is complete and buildings are established in place. The grade shall not be changed within the CRZ of OS1, OS2, and OS4 (inside the fence) except for the addition of a maximum of 7.5 cm soil to protect exposed roots. Any grade change in excess of 7.5cm will require the installation of a retaining wall at the location of the Tree Protection Fence (the prescribed CRZ distance) so that the tree roots are not excessively buried. **Any pruning required of Tree #OS1, and OS2 should be overseen by the project Arborist.**

Landscaping – Aside from a portion on the East side of the property, the landscape will be covered with lawn and garden. The roots of Tree OS1, OS2, and OS4 have been growing underneath pavement for a long time. Therefore, when the pavement is removed, the root zone must immediately be covered with a material/medium that will protect the roots from heat, drought, or physical damage until project completion. The material used could be either of the following:

1. Lawn or Garden soil that will be used for landscaping, to a maximum depth of 10cm (loose).
2. Porous Geotextile, followed by wood chips to a minimum depth of 20cm.

Minimum Trees and Replacement Tree Plan

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			3		3
Offsite trees	4	0	0	0	4
Municipal Trees			N/A	N/A	N/A
TOTAL	4	0	3	0	7

Summary Table – Replacement 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. 3
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. 3
F. Onsite replacement tree deficit (A-E) Record 0 if negative number			F. 3
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.

Replacement trees

Planting Area ID	Area (m2)	Soil Vol Multiplier*	A. Est. Soil Volume	Replacement Trees Proposed			Soil Volume Required (m#)			Total**
				B. #Small	C. #Med	D. #Large	E. Small	F. Med	G. Large	
Onsite										
Planting area __	60	1	60		3			15		45
Planting area __										
Offsite (excluding City property)										
Calculation Instructions										
							If B=1, Bx8 If B>1 Bx6	If C=1 Cx20 If C>1 Cx15	If D=1 Dx35 If D>1 Dx30	E+F+G

Table 1 – Tree Impact Summary Table, and Replacement Tree Tables.

The Minimum Tree Requirements (Schedule F of tree bylaw) for a lot of this size is 3. As such, 3 Medium sized trees (*Fagus sylvatica* 'Dawyck Gold') will be planted at the back of the property. These trees shall have a minimum caliper of 6.0cm or be growing in 10 Gallon pots, at the time of planting. Using the Tree Bylaw process, if 3 Medium size trees are planted in one area then each one requires 15m³ of soil (total 45m³). The area available for tree growth within the property boundary is within the area also comprised of lawns and gardens. Approximately 60m² is available. The trees will also take advantage of available soil on the neighboring property. See tree locations and available soil on map in Appendix.

Replacement trees shall be planted during the suitable planting season in Spring or Fall.

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:

Demolition – Removal of pavement over the root zones of OS1 and OS2 must be done carefully to ensure minimal damage to tree roots. ***The Arborist shall be on site for the removal of pavement over TPZ root zones.*** Exposed roots must immediately be covered with up to 7.5 cm of soil. Tree Protection fence installation must then be conducted so that machinery does not drive over the roots causing compaction.

Tree Protection Fencing

The Tree Protection Zone (TPZ), as determined for each Protected tree, should be identified on the ground by the establishment of robust fenceings at the location shown in attached map. To correctly measure the radius from the tree, to establish the fence, use the above noted TPZ radius distance for tree OS1, OS2, and OS4. 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 shall be attached, clearly designating the areas with as a TREE PROTECTION ZONE– NO TRESSPASSING. ***The Arborist shall be notified when installation is complete to confirm correct installation.***

Excavation – Allowance is made for the excavation and shoring of the building foundation at the location through the TPZ of Tree OS2 and past OS1, as shown on the TMP Map. ***The Arborist shall be on site to assist with directing excavation and to cleanly prune roots.*** Grade shall not be decreased over any TPZ. Any grade increase desired for hardscaping, garden, and lawn installation shall not increase the grade elevation by more than 7.5cm from current grade.

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 or overseen by the project 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 of any TPZ.

Arborist Attendance

The arborist should be in attendance to oversee the following work within the Tree Protection Zone:

- a. Removal of pavement over the TPZ, during the operation.
- a. To verify the correct location and establishment of the tree protection fence.
- b. To prune roots during the excavation past Trees #OS1 and OS2.
- c. Pruning of roots or branches during construction..

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

Disclaimer

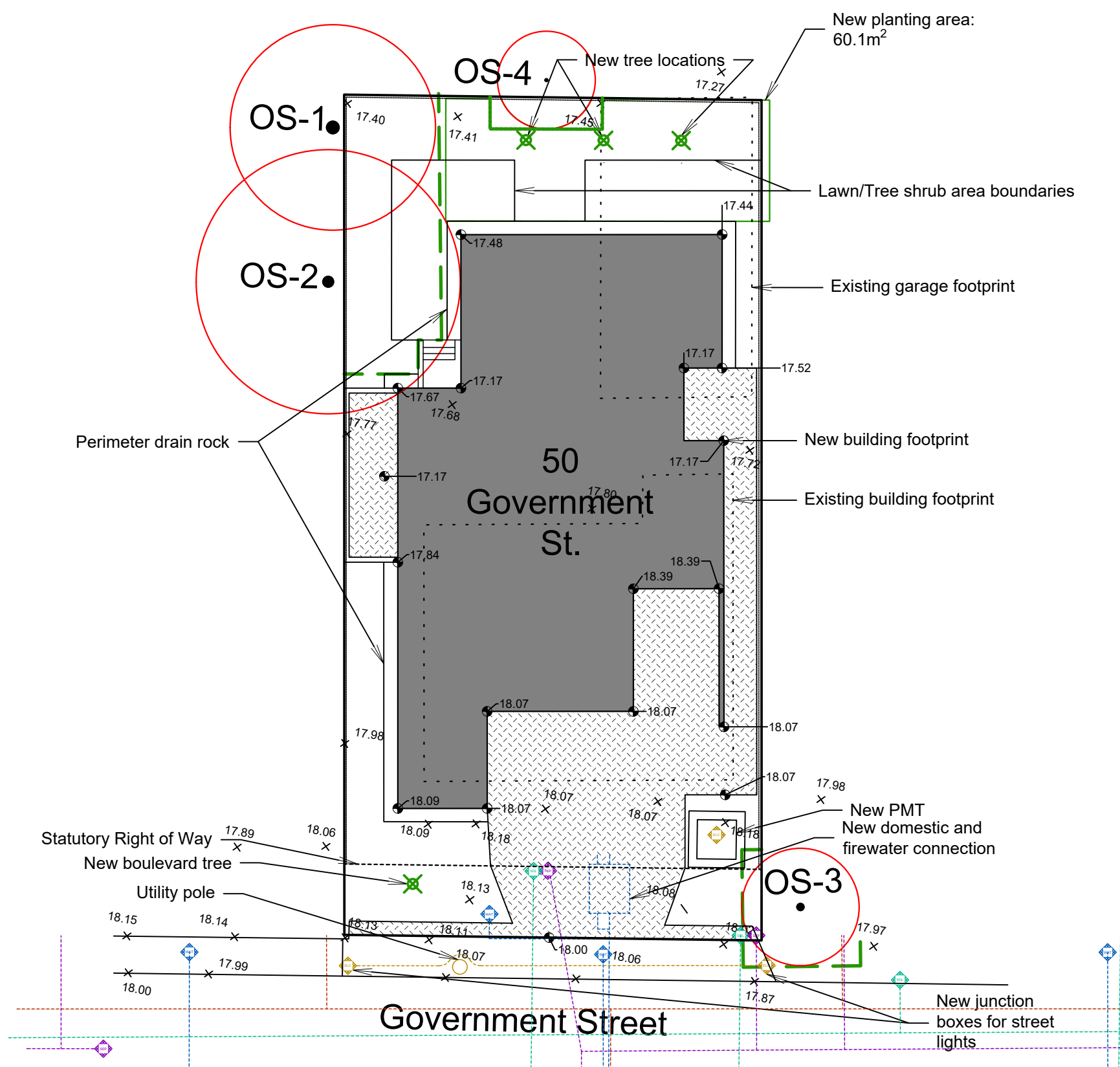
Notwithstanding the recommendations and conclusions made in this report, it must be realized that trees are living organisms, and their health and vigor constantly changes over time. They are not immune to changes in site conditions, or seasonal variations in the weather. While reasonable efforts have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

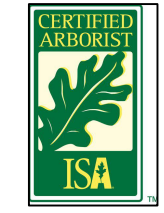
A handwritten signature in black ink, appearing to read "R. Heinrichs". The signature is written in a cursive style with a large initial "R" and a distinct "H".

Rick Heinrichs

Appendix



OAKSTEAD TREE & PROPERTY CARE INC.
 7040 West Saanich Road Victoria, BC, Canada
 Arborists: Rick Heinrichs - ISA# PN7986A
 Jon Heinrichs - ISA# PN9219A



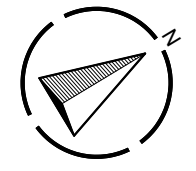
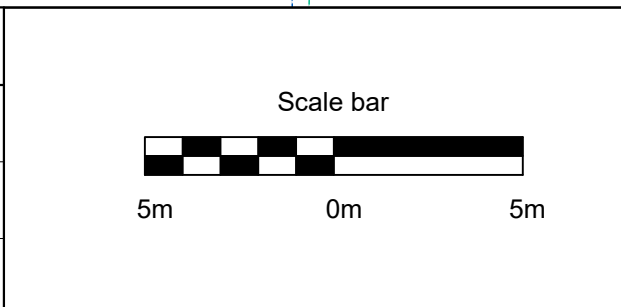
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Project Title	50 GOVERNMENT ST. TREE MANAGEMENT PLAN
Legal Description	LOT 9 PLAN 229 SECTION B F VICTORIA AMD LOT .
Drawing Title	TREE MANAGEMENT PLAN
Local Authority	CITY OF VICTORIA
Project Arborist	RICK HEINRICHS
Survey Source	POWELL & ASSOCIATES BC LAND SURVEYORS
Survey Drawn	2022.05.27

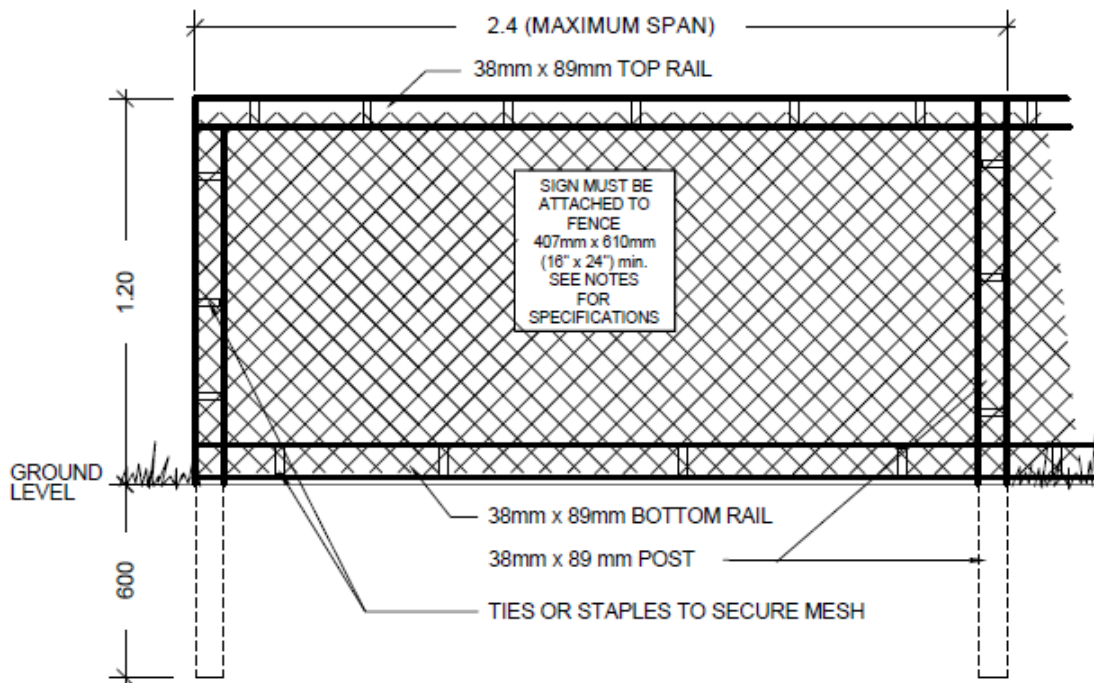
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Measured	R.H.	Drawn		C.G.			
Date	2023.12.20	Date		2025.06.22			
Checked	R.H.	Sheet Size		Tabloid (11" x 17")			
Date	2024.01.02	Sheet No.		1.2			

Notes:

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



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.