



Talbot Mackenzie & Associates
Consulting Arborists

1712 & 1720 Fairfield Rd, Victoria

Arborist Report: Construction Impact Assessment & Tree Preservation Plan

PREPARED FOR:

Luke Mari
Director of Development
Purdey Group
Victoria, BC

PREPARED BY:

Talbot, Mackenzie & Associates
Michael Marcucci – Consulting Arborist
ISA Certified # ON-1943A
TRAQ – Qualified

DATE OF ISSUANCE: May 25, 2018

AMENDED: July 20, 2018

Box 48153 RPO - Uptown Victoria, BC V8Z 7H6
Ph: (250) 479-8733
Fax: (250) 479-7050
Email: tmtreehelp@gmail.com



Talbot Mackenzie & Associates

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Jobsite Property: 1712 and 1720 Fairfield Road, Victoria

Date of Site Visit: July 25, 2017-April 19, 2018

Site Conditions: Residential lots. No construction activity present. Hollywood Park borders the property to the west.

Summary: The proposal is to demolish the two single-family dwellings and construct three townhouse building clusters with underground parking. One bylaw protected tree with poor structure (Linden, tag #215) and one municipal boulevard tree (Cherry NT 1) will be removed. The health of the Lombardy Poplar tree (#236) may be impacted by the excavation for the foundation and rear decks, but we anticipate it will recover considering its good health and the remaining protected root zone. The existing driveways and sidewalks, adjacent to the retained municipal cherry trees in the boulevard (NT 2 and 22), should be removed and the new sidewalks constructed under arborist supervision. We do not anticipate any trees in the park or municipal boulevard will be impacted significantly by the excavation to the property line for the underground parking.

Scope of Assignment: To inventory the existing bylaw protected trees and any trees on neighbouring properties that could potentially be impacted by construction or that are within three metres of the property line. Review the proposal to demolish the existing houses on each property and construct three townhouse building clusters with underground parking. Comment on how construction activity may impact existing trees. Prepare a tree retention and construction damage mitigation plan for those trees deemed suitable to retain given the proposed impacts.

Methodology: We visually examined the trees on the property and prepared an inventory of the bylaw protected trees in the attached Tree Resource Spreadsheet. Each tree was identified using a numeric metal tag attached to its lower trunk (including non-bylaw protected trees on the property). Municipal trees and neighbours' trees were not tagged. Information such as tree species, DBH (1.4m), crown spread, critical root zone (CRZ), health, structure, and relative tolerance to construction impacts were included in the inventory. The bylaw protected trees with their identification numbers are labelled on the attached Arborist Site Plan. The conclusions reached are based on the information provided within the attached building plans by Shape Architecture Inc (dated July 18, 2018) and the landscape design plans from Biophilia Design Collective (dated July 2018).

Limitations:

No servicing plans were available for comment.

No exploratory excavations have been requested and thus the conclusions reached are based solely on critical root zone calculations and our best judgement using our experience and expertise. The location, size and density of roots are often difficult to predict without exploratory excavations and therefore the impacts to the trees may be more or less severe than we anticipate.

Summary of Tree Resource: 26 trees were inventoried. Only two bylaw protected trees exist on the subject property: Linden #215 and Lombardy Poplar #236. Three municipal flowering cherry trees (NT 1, 2 and 22) are located in the boulevard in front of the properties.

Bylaw Protected, Municipal and Neighbour's Trees to be Removed:

- **Linden #215** (99cm DBH)
This tree is located in close proximity to Blocks 1 and 3 and therefore will require removal. It is worth noting that this tree has poor structure due to being topped historically at four metres above ground and therefore would not typically be suitable for retention.
- **NT 1 Flowering Cherry** (50cm DBH): The municipal tree on the boulevard will require removal for the new driveway entrance.
- **NT 12 Willow-leaved Cotoneaster** (~12 and 8cm): The base of this neighbour's plant is growing against the fenceline and will therefore require removal unless the retaining wall curves around the tree and bridges this area of the root system (avoiding excavation). It is our understanding that this neighbour has requested the retaining wall due to an existing gradual grade change.

Potential Impacts on Bylaw Protected Trees and Mitigation Measures

- **Lombardy Poplar #236** (88cm DBH): This bylaw protected tree will be approximately 6m from the building footprint of the Block 3 townhouse at its closest corner point. The underground parking does not extend to the perimeter of the building footprint in this location (see C3 Section 1 on page A303). However, the proposed slab-on-grade rear deck of the townhouse extends approximately 3m beyond the footprint. The surface of the concrete slab will be slightly above existing grade with stairs down to the backyard. It is our understanding that grade changes within the backyard area will be minor, if at all required. We estimate that excavation for the concrete slab will extend to 2.7m from the base of the tree at its closest point.

A significant amount of roots may be severed within the footprint of the rear deck as Lombardy Poplars are known for wide-spreading root systems. There may be some health impact on the tree as a result. However, considering the tree's good health and the amount of root zone protected (approximately 80%), we anticipate the tree will likely recover from the root loss in the long-term. The stability of the tree is unlikely to be impacted.

Installation of new fencing at the property line within the critical root zone should avoid significant root loss. Holes required for posts should be hand-dug under arborist direction.

Lombardy Poplars are known to have wide-spreading, highly invasive root systems which can cause damage to hard surfaces, perimeter drains and, in some cases, building foundations. The applicant would therefore prefer to remove the tree and replant with a more desirable tree species. If the tree is to be removed, this would require permission from both the neighbouring property which shares ownership of the tree (located on the property line) and the municipality. If the tree is removed, considerations should be made to reduce the stump and roots from sprouting shoots after removal which could cause further damage in the future.

If it is decided by the concerned parties that the tree will be retained, we would recommend installing root barriers around the concrete rear deck and the perimeter drains in this area of the building, especially if large roots are encountered during excavation. Root barriers should be installed as close to the finished grade as possible, or above the grade, to ensure roots do not eventually grow above the barrier.

- **NT 2 and NT 22 Flowering Cherries (20 and 40cm DBH, respectively)**

These municipal boulevard trees are both located beside existing driveways, which are to be removed as part of the proposal. We recommend an arborist supervise the removal of the existing asphalt to ensure any potential roots growing underneath are not damaged in the process. We also recommend that the driveways and sidewalks be left in place for as long as possible during construction to ensure that the roots underneath the hard surfaces are not exposed and subsequently damaged by machine traffic. If the driveways are removed prior to the end of construction activity, the barrier fencing may have to be extended to include this area. We do not anticipate that the excavation for the underground parkade on the property line will impact the trees significantly.

If curb replacement is included within the requested frontage improvements, this could lead to the loss of roots growing against the existing curb. An arborist should supervise the required excavation. Reducing working room and/or curb depth may be recommended to retain certain roots.

- **Underground Parkade Excavation**

It's our understanding that excavation for the underground parkade will be limited to within the property lines of the subject property and will not extend into the neighbouring park or boulevard. We therefore do not anticipate impacts to any of the trees within the park and only minor impacts (if any) to the boulevard trees. There is a cedar hedge (NT 16, stems 7-8cm in diameter at ground level) within the park with plants located approximately half a metre from the fence-line. It is likely the hedge will not decline as a result of the excavations to the property line. If possible (after excavation and prior to shoring), any roots encountered should be pruned back to sound tissue.

- **Neighbour's Leyland Cypress hedge (NT 4 and 5):** The 18 inch tall retaining wall is shown as ending adjacent to trees NT 4 and 5 in this hedge. If retention of these trees is desired and roots are encountered in the area of the retaining wall, we will likely recommend the second

half of the retaining wall not require excavation. This may result in the wall tapering and ending prior to where significant roots are encountered or that a boulder retaining wall be built instead to avoid excavation necessary with a concrete retaining wall.

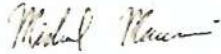
- **Arborist Supervision:** All excavation occurring within the critical root zones of protected trees should be completed under supervision by the project arborist. Any roots encountered must be pruned back to sound tissue to reduce wound surface area and encourage rapid compartmentalization of the wound. In particular, the following activities should be completed under the direction of the project arborist:
 - Excavation for the foundation of Block 3 and rear deck within the CRZ of Poplar #236
 - Removal of the existing driveways and sidewalks within the CRZ of boulevard trees NT 2 and NT 22 (and excavation of the underground parkade if possible)
 - Any excavation necessary to construct the new sidewalks or curbs within the CRZ of NT 2 and NT 22.
 - Excavation adjacent to cedar hedge NT 16
 - Excavation associated with the retaining wall adjacent to Leyland Cypress NT 4 and 5
 - Any excavation associated with the installation of new fencing within the CRZ of Poplar #236
 - Any removal, installation or upgrading of underground services within the CRZ of retained trees
- **Barrier fencing:** The areas surrounding the trees to be retained should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zones. The barrier fencing must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.
- **Minimizing Soil Compaction:** In areas where construction traffic must encroach into the critical root zones of trees to be retained, efforts must be made to reduce soil compaction where possible by displacing the weight of machinery and foot traffic. This can be achieved by one of the following methods:
 - Installing a layer of hog fuel or coarse wood chips at least 20 cm in depth and maintaining it in good condition until construction is complete.
 - Placing medium weight geotextile cloth over the area to be used and installing a layer of crushed rock to a depth of 15 cm over top.
 - Placing two layers of 19mm plywood.
 - Placing steel plates.

- **Demolition of the existing buildings:** The demolition of the existing houses and any services that must be removed or abandoned, must take the critical root zone of the trees to be retained into account. If any excavation or machine access is required within the critical root zones of trees to be retained, it must be completed under the supervision and direction of the project arborist. If temporarily removed for demolition, barrier fencing must be erected immediately after the supervised demolition.
- **Mulching:** Mulching can be an important proactive step in maintaining the health of trees and mitigating construction related impacts and overall stress. Mulch should be made from a natural material such as wood chips or bark pieces and be 5-8cm deep. No mulch should be touching the trunk of the tree. See “methods to avoid soil compaction” if the area is to have heavy traffic.
- **Blasting:** Care must be taken to ensure that the area of blasting does not extend beyond the necessary footprints and into the critical root zones of surrounding trees. The use of small low-concussion charges and multiple small charges designed to pre-shear the rock face will reduce fracturing, ground vibration, and overall impact on the surrounding environment. Only explosives of low phytotoxicity and techniques that minimize tree damage should be used. Provisions must be made to ensure that blasted rock and debris are stored away from the critical root zones of trees.
- **Landscaping and Irrigation Systems:** The planting of new trees and shrubs should not damage the roots of retained trees. The installation of any in-ground irrigation system must take into account the critical root zones of the trees to be retained. Prior to installation, we recommend the irrigation technician consult with the project arborist about the most suitable locations for the irrigation lines and how best to mitigate the impacts on the trees to be retained. This may require the project arborist supervise the excavations associated with installing the irrigation system. Excessive frequent irrigation and irrigation which wets the trunks of trees can have a detrimental impact on tree health and can lead to root and trunk decay.
- **Arborist Role:** It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
 - Locating the barrier fencing
 - Reviewing the report with the project foreman or site supervisor
 - Locating work zones, where required
 - Supervising any excavation within the critical root zones of trees to be retained
 - Reviewing and advising of any pruning requirements for machine clearances
- **Review and site meeting:** Once the project receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any site clearing, tree removal, demolition, or other construction activity occurs and to confirm the locations of the tree protection barrier fencing.

Talbot Mackenzie & Associates

Please do not hesitate to call us at (250) 479-8733 should you have any further questions. Thank you.

Yours truly,



Michael Marcucci
ISA Certified # ON-1943A
TRAQ – Qualified

Talbot Mackenzie & Associates
ISA Certified Consulting Arborists

Encl. 2-page bylaw protected trees spreadsheet, 1-page arborist site plan, 8-page building plan excerpts, 1-page spreadsheet methodology, 1-page barrier fencing specifications

Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve their health and structure or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an Arborist to identify every flaw or condition that could result in failure or can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

Tree ID	Common Name	Latin Name	DBH (cm) * over ivy approximate	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Retention status X= Removal	Bylaw Protected
215	Linden	<i>Tilia spp</i>	99	9	10.0	Good	Fair	Poor	Main stems topped at 4m where diameter is 50cm. Canopy is made up of mostly large and extended sprouts. Codominant at 2m with included bark. Retention not	Removal	Yes
236	Lombardy Poplar	<i>Populus nigra</i>	88	8	10.5	Moderate	Fair	Poor	Codominant at 1.5m AGL with included bark. Numerous codominant unions with reaction wood. Tree growing into fencing. Surface rooted towards corner (~2m).	Retain	Yes
NT 01	Flowering Cherry	<i>Prunus spp</i>	50.0	8	6.0	Moderate	Fair	Fair	Municipally owned on boulevard	Removal	Municipal tree
NT 02	Flowering Cherry	<i>Prunus spo</i>	20.0	5	2.5	Moderate	Fair	Fair	Municipally owned on boulevard	Retain	Municipal tree
NT 03	Deodara Cedar	<i>Cedrus deodara</i>	30~	10	3.5	Good	Fair	Fair		Retain	Neighbour's
NT 04	Leyland Cypress (hedge)	<i>Cupressus × leylandii</i>	23~	6	2.5	Good	Fair	Fair	Hedge	Retain	Neighbour's
NT 05	Leyland Cypress (hedge)	<i>Cupressus × leylandii</i>	20, 20~	6	3.0	Good	Fair	Fair	Hedge	Retain	Neighbour's
NT 06	Leyland Cypress (hedge)	<i>Cupressus × leylandii</i>	20~	6	2.0	Good	Fair	Fair	Hedge	Retain	Neighbour's
NT 07	Leyland Cypress (hedge)	<i>Cupressus × leylandii</i>	20~	6	2.0	Good	Fair	Fair	Hedge	Retain	Neighbour's
NT 08	Leyland Cypress (hedge)	<i>Cupressus × leylandii</i>	15~	6	2.0	Good	Fair	Fair	Hedge	Retain	Neighbour's
NT 09	Leyland Cypress (hedge)	<i>Cupressus × leylandii</i>	15~	3	2.0	Good	Poor	Poor	Topped, hedge.	Retain	Neighbour's
NT 10	Leyland Cypress (hedge)	<i>Cupressus × leylandii</i>	20~	3	2.0	Good	Poor	Poor	Topped, hedge.	Retain	Neighbour's

Prepared by:

Talbot Mackenzie & Associates

ISA Certified, and Consulting Arborists

Phone: (250) 479-8733

Fax: (250) 479-7050

email: Treehelp@telus.net

Tree ID	Common Name	Latin Name	DBH (cm) * over ivy approximate	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Retention status X= Removal	Bylaw Protected
NT 11	Leyland Cypress (hedge)	<i>Cupressus × leylandii</i>	20 ~	3	2.0	Good	Poor	Poor	Topped, hedge.	Retain	Neighbour's
NT 12	Willow-leaved Cotoneaster	<i>Cotoneaster salicifolius</i>	12, 8~	5	2.0	Moderate	Good	Fair/poor	Neighbour's, base at fence and leaning away (most of canopy on neighbour's side)	Removal	Neighbour's
NT 13	Laurel hedge	<i>Laurus nobilis</i>		2	2.0	Good	Good		Neighbour's.	Retain	Neighbour's
NT 14	Holly hedge	<i>Ilex aquifolium</i>		2	2.0	Good	Good		Neighbour's	Retain	Neighbour's
NT 15	Horsechestnut	<i>Aesculus hippocastanum</i>	30	6	3.0	Good	Fair	Poor	Growing up against chain-link fence	Retain	Neighbour's
NT 16	Pyramidal Cedar hedge	<i>Thuja pyramidalis</i>				Poor	Fair	Fair	In park, 0.5m from fence. 2-2.5m tall. 7-9cm in diameter at base.	Retain	Municipal
NT 17	Douglas Fir	<i>Pseudotsuga menziesii</i>	14	3	2.0	Poor	Fair/poor	Fair/poor	In park, 2m from fence.	Retain	Municipal tree
NT 18	River Birch	<i>Betula nigra</i>	12~	5	2.0	Moderate	Fair/poor	Fair/poor	Growing against park fence on neighbour's side.	Retain	Neighbor's
NT 19	Big Leaf Maple	<i>Acer macrophyllum</i>	12~	4	2.0	Moderate	Fair	Fair/poor	Growing against park fence on neighbour's side. Wrapped around NT 20	Retain	Neighbor's
NT 20	Big Leaf Maple	<i>Acer macrophyllum</i>	34~	8	4.0	Moderate	Fair	Fair/poor	Growing against park fence on neighbour's side. Wrapped around NT 19	Retain	Neighbor's
NT 21	Norway Maple	<i>Acer platanoides</i>	20~	9	2.5	Good	Fair	Fair	Growing against park fence on neighbour's side.	Retain	Neighbor's
NT 22 (previously NT 18)	Flowering Cherry	<i>Prunus spp</i>	40.0	8	5.0	Moderate	Fair	Fair	Boulevard	Retain	Municipal tree
NT 23	Ponderosa Pine	<i>Pinus ponderosa</i>	61, 56	12	11.5	Moderate	Fair/poor	Fair	Municipal park tree. 5m from fence. Codominant union at base with two cable braces in canopy. Sparse canopy, health stress.	Retain	Municipal tree

Prepared by:

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Phone: (250) 479-8733

Fax: (250) 479-7050

email: Treehelp@telus.net

Arborist Site Plan
Talbot Mackenzie &
Associates
July 20, 2018



Bianca Bodley
250.589.8244
bianca@biophilialcollective.ca

CLIENT NAME

PROJECT
Landscape Design

ADDRESS
Fairfield

DESIGNED BY
Bianca Bodley

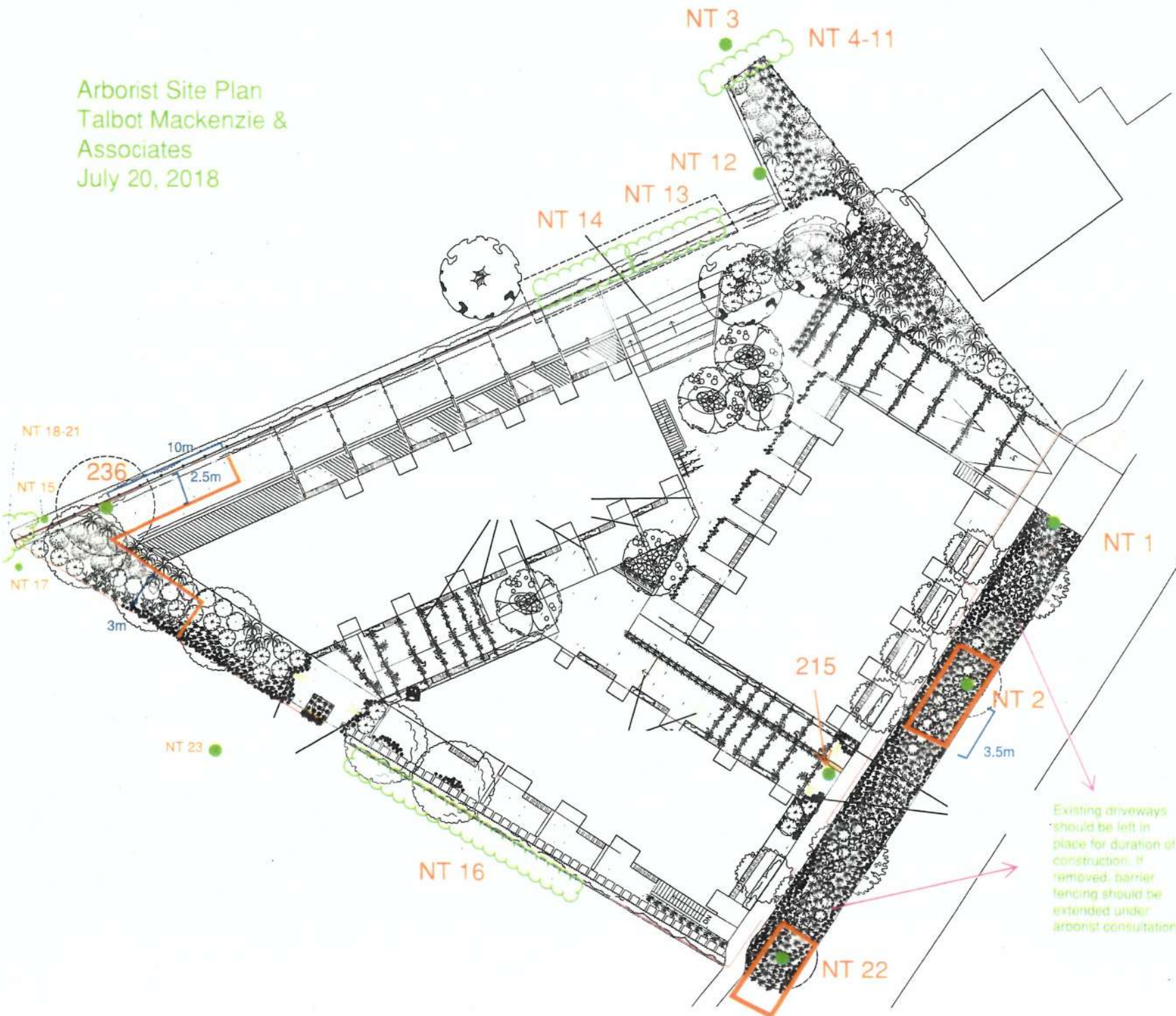
DRAWN BY
BB / KN

Issued for Rezoning 09-26-17
Issued for Application Review
Summary 01-30-18

Scale 1:150

L5 Landscape
Lighting Plan

DATE:
July, 2018



Existing driveways
should be left in
place for duration of
construction. If
removed, barrier
fencing should be
extended under
arborist consultation



PROJECT DATA

LEGAL DESCRIPTION: PLAN 290 VICTORIA LOT 4 INCL PCL A SECTION FFLD PLAN 290 EXC PT IN STREET, LOT 6 PLAN 1834 SECTION 68 VICTORIA

CIVIC ADDRESS: 1712 + 1720 Fairfield Road
 ZONING (Current): R1-G
 ZONING (Proposed): CD-T80
 SITE AREA: 2433.2 m²
 LOT WIDTH: 48.38 m
 ABOVE GRADE FLOOR AREA: 2.211m²
 BELOW GRADE FLOOR AREA: 218m²
 TOTAL FLOOR AREA: 2.429m²
 COMM. FLOOR AREA: 0.0
 AVERAGE GRADE: 12.70m

PERMITTED PROPOSED

FLOOR SPACE RATIO	65. + 1.0	0.92
SITE COVERAGE	30%	61%
OPEN SITE SPACE	50%	39%
BUILDING HEIGHT	7.6m	9.97m
NUMBER OF STOREYS	2	2.5
VEHICLE PARKING	22	22
BICYCLE PARKING	17	35 (Class 1) 10 (Class 2)
BUILDING SETBACKS		
FRONT YARD	7.5m	3.0m
REAR YARD	9.1m or 30% of Site Depth	6.1m
SIDE YARD (WEST)	1.5m	3.0m
SIDE YARD (EAST)	3.9m	6.7m
COMBINED SIDE YARD	min. 5.4m	10.4m

RESIDENTIAL USE DETAILS

Total Number of Units	17
Unit Type	2-3 Bedroom
Ground Oriented Units	17
Minimum Unit Floor Area	122.7m ²
Total Residential Floor Area	2.429m ²

AVERAGE GRADE CALCULATION

Grade Points	Ang of Points	Distance Between Grade Points	Total	Average
Block 1				
A + B	13.500 + 13.400/2 = 13.450	20.000	269.000	13.450
B + C	13.300 + 13.450/2 = 13.375	12.000	160.500	13.375
C + D	13.300 + 13.400/2 = 13.350	10.000	133.500	13.350
D + E	13.400 + 13.450/2 = 13.425	12.000	161.000	13.425
Block 2				
A + B	13.400 + 13.450/2 = 13.425	20.000	268.500	13.425
B + C	13.400 + 13.450/2 = 13.425	20.000	268.500	13.425
C + D	13.400 + 13.450/2 = 13.425	20.000	268.500	13.425
D + E	13.400 + 13.450/2 = 13.425	20.000	268.500	13.425
Block 3				
A + B	13.300 + 13.450/2 = 13.375	20.000	267.500	13.375
B + C	13.400 + 13.450/2 = 13.425	20.000	268.500	13.425
C + D	13.400 + 13.450/2 = 13.425	20.000	268.500	13.425
D + E	13.400 + 13.450/2 = 13.425	20.000	268.500	13.425

Total	830.75m	241.175
Average Grade		12.800000

SHAPE
 Architecture Inc

1141 WEST PENDER STREET
 VICTORIA, BC CANADA
 V8M 1A8

TEL: 250.363.4447
 FAX: 250.363.4448
 EMAIL: info@shapeinc.ca
 WEB: www.shapeinc.ca

Site Plan Legend

Footprint RETAINED

Footprint to be RETAINED

Other Access

Parking Entrance

LEGEND

Footprint (1:10)

REVISIONS

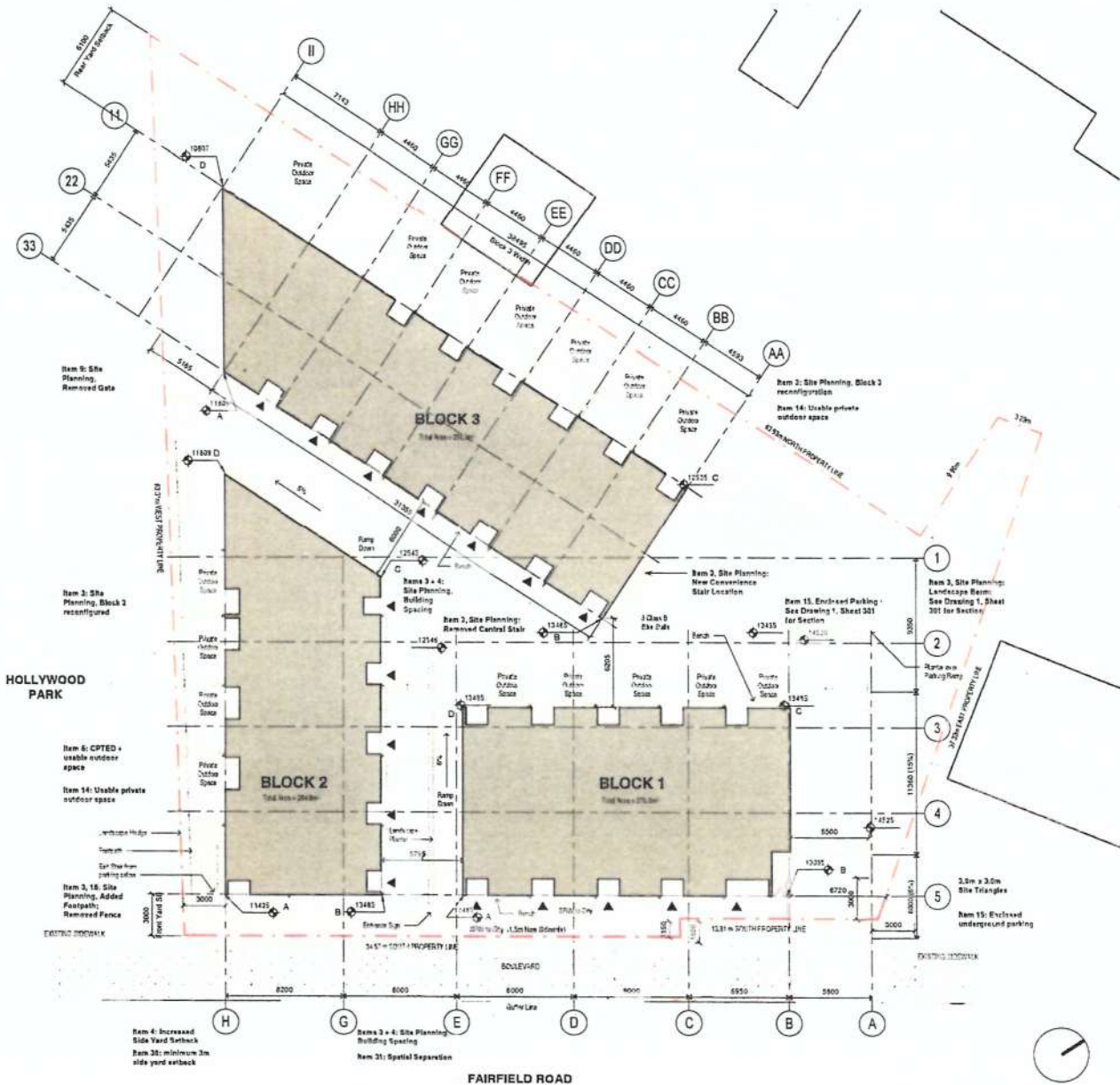
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1	Issued for Rezoning	29/03/2017
2	Issued for Rezone Revisions	31/01/2018
3	Issued for Rezone Revisions	25/04/2018
4	Issued for Rezone Rezone/Redesign	18/05/2018
5	Issued for Rezone Comments	18/07/2018

**1712 Fairfield Road
 Multi-Family
 Development**
 Issued for Rezone Comments

Site Plan

DATE	18/07/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	As indicated
JOB NUMBER	1707

A102



PARKING DATA

Vehicle Parking	22 spaces
Bicycle Parking	Class 1 36 Class 2 10

MULTIPLE DWELLINGS (Schedule C, 11(c))	REQUIRED	PROPOSED
	(1.3 / Dwelling unit)	
Vehicle	22	22
Bicycle	17 (1.0 / dwelling unit)	36

REVISIONS

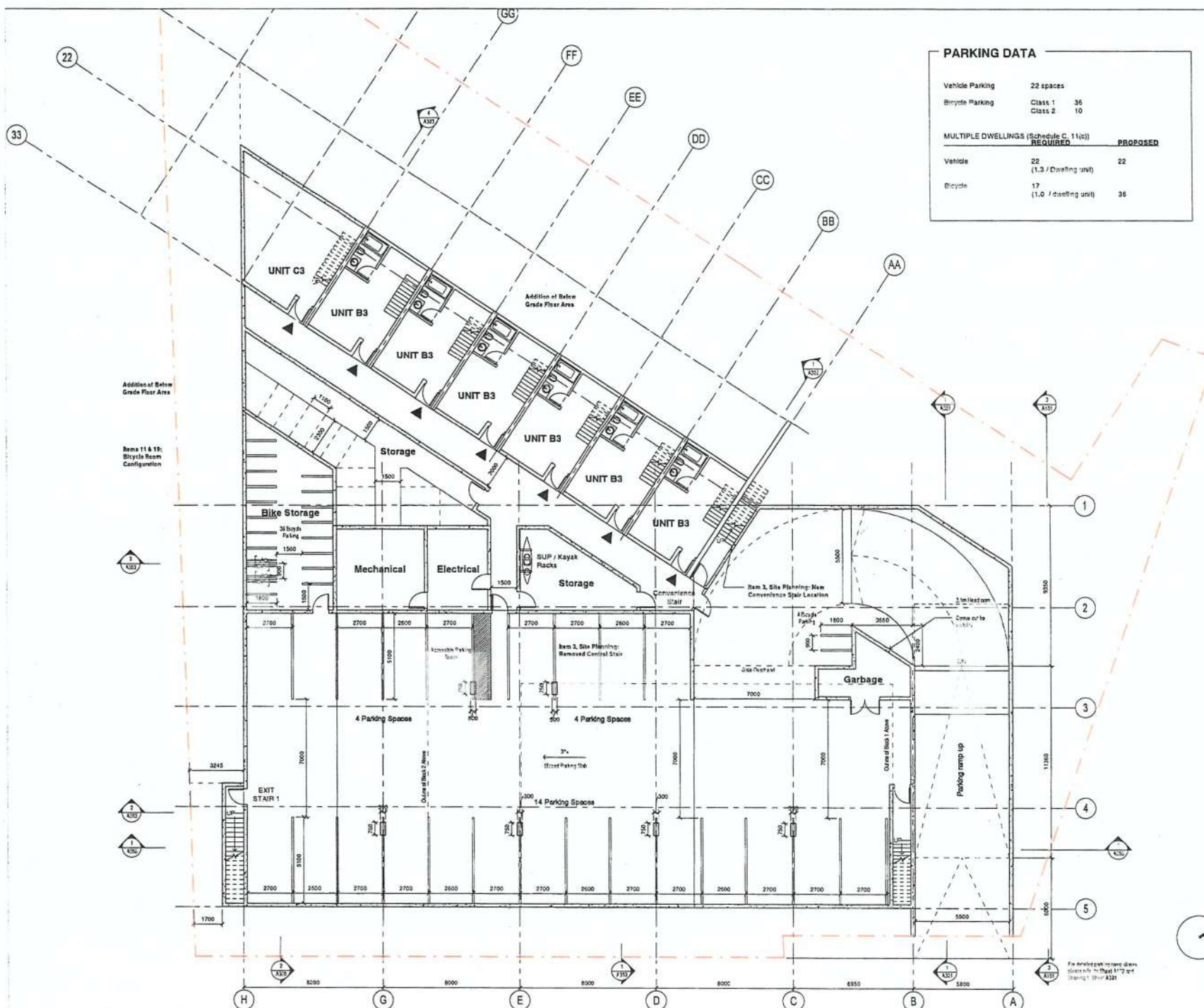
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2	Issued for Rezone	31/01/2018
3	Issued for Rezone	25/04/2018
4	Issued for Rezone	18/05/2018
5	Issued for Rezone	18/07/2018

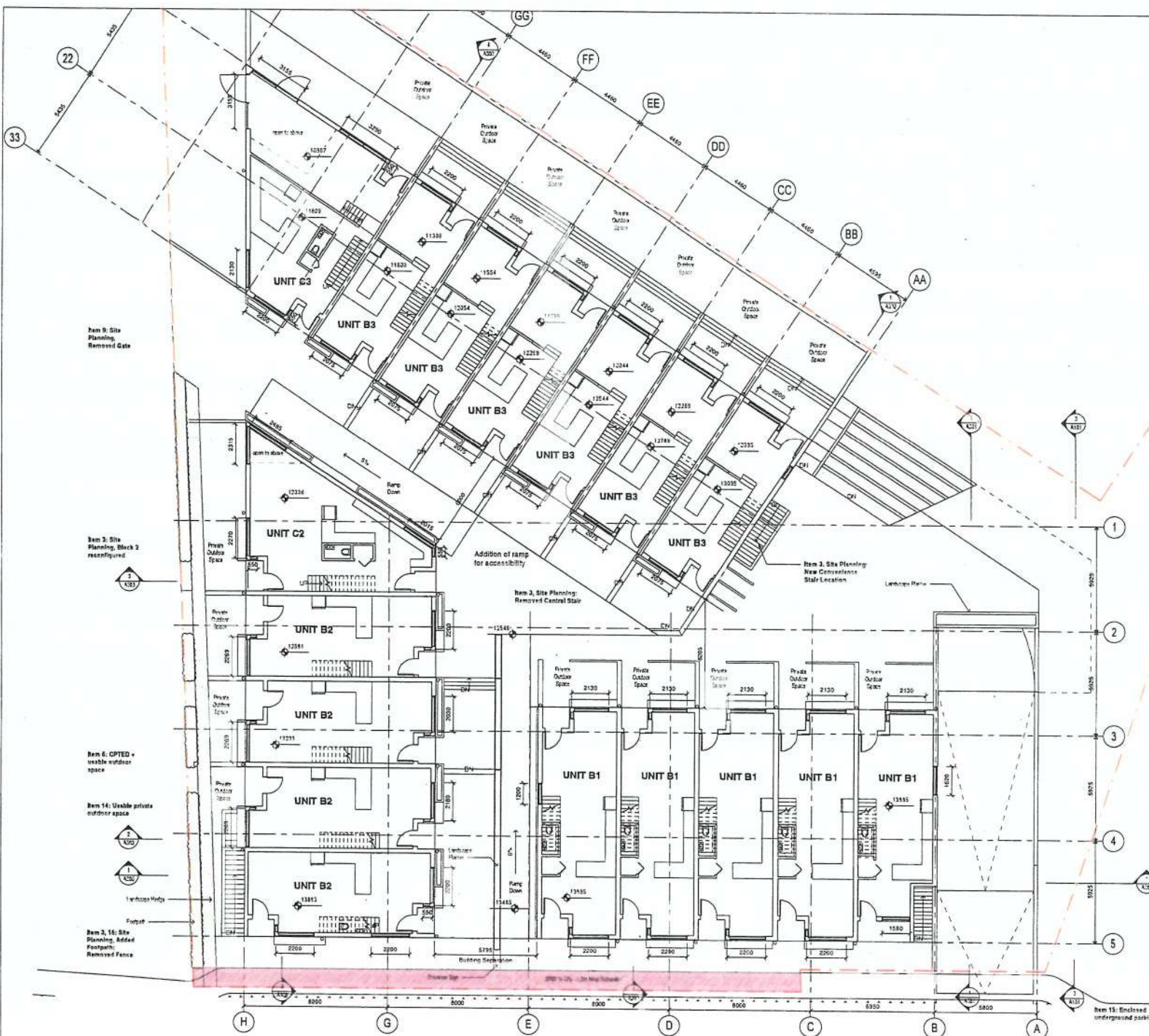
**1712 Fairfield Road
Multi-Family
Development**
Issued for Rezone Comments

PARKING LEVEL PLAN

DATE 18/07/2018
DRAWN BY MH
CHECKED BY AS
SCALE As indicated
JOB NUMBER 1707

A200





NO	DESCRIPTION	DATE
1	Issued for Reasoning	29/09/2017
2	Issued for Rezone Revisions	31/01/2018
3	Issued for Rezone Revisions	25/04/2018
4	Issued for Rezone Resubmission	18/05/2018
5	Issued for Rezone Comments	18/07/2018

**1712 Fairfield Road
Multi-Family
Development**
Issued for Rezone Comments

Level 1 Plan

DATE 18/07/2018
DRAWN BY MH
CHECKED BY AS
SCALE 1:100
JOB NUMBER 1707

A201

PLOT INFO.

PLOT SET-UP LOCATION

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/02/2017
2	Issued for Rezoning Revisions	31/01/2018
3	Issued for Rezoning Revisions	25/04/2018
4	Issued for Rezoning Re-submission	18/05/2018
5	Issued for Rezoning Comments	18/07/2018

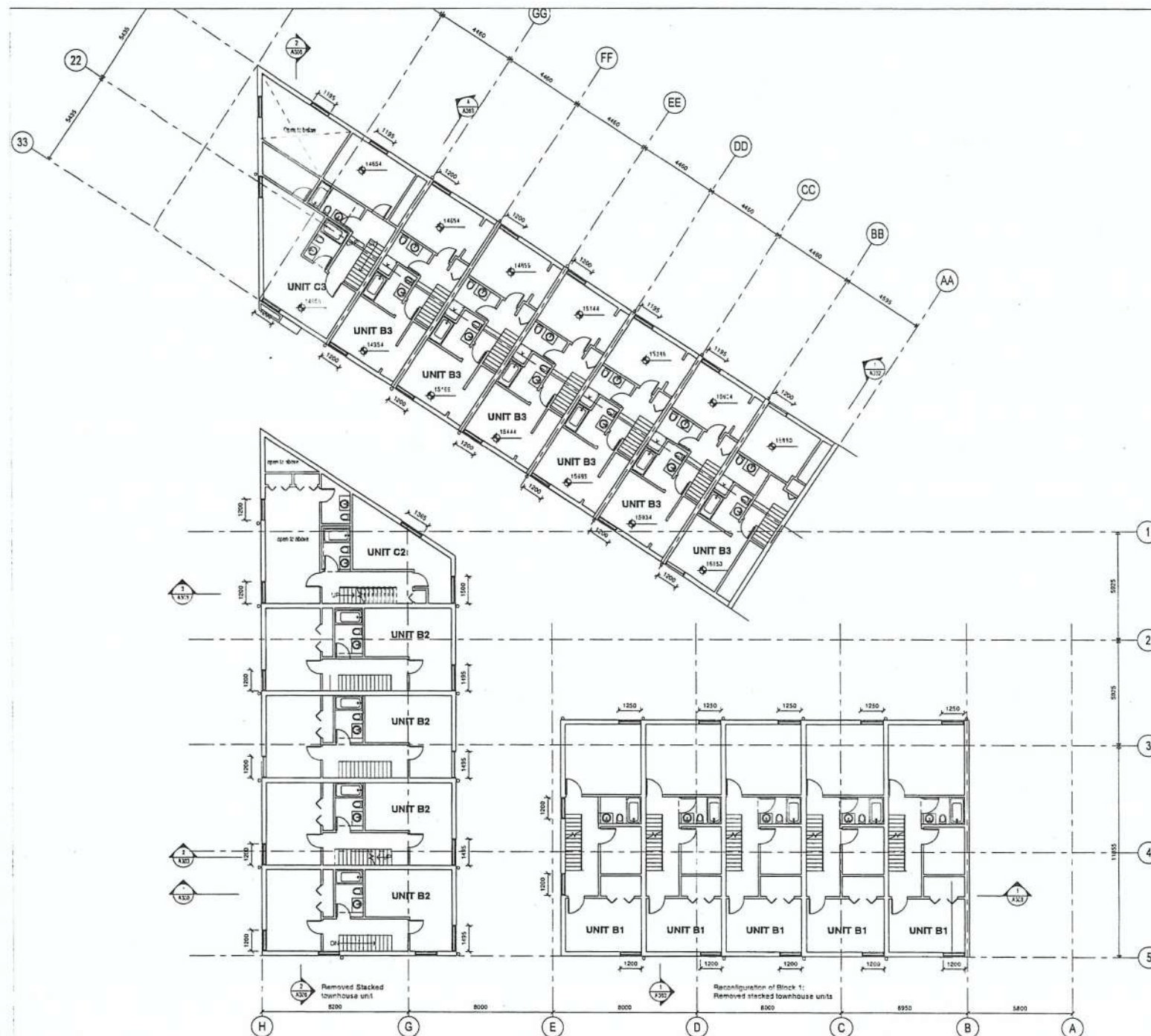
1712 Fairfield Road Multi-Family Development

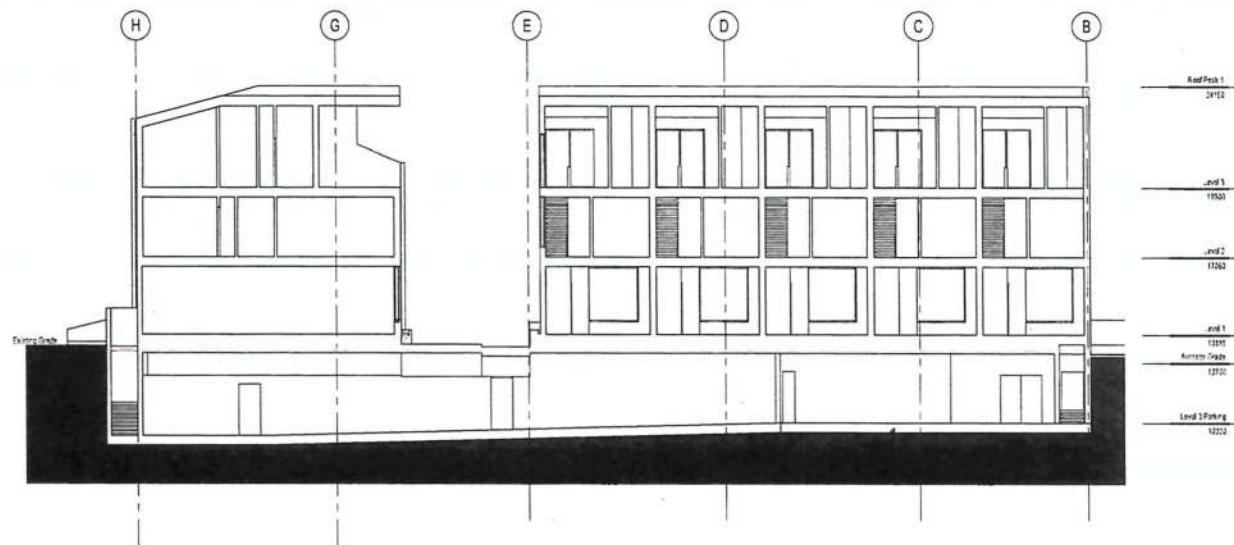
Issued for Rezone Comments

Level 2 Plan

DATE	18/07/2018
DRAWN BY	NH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A202

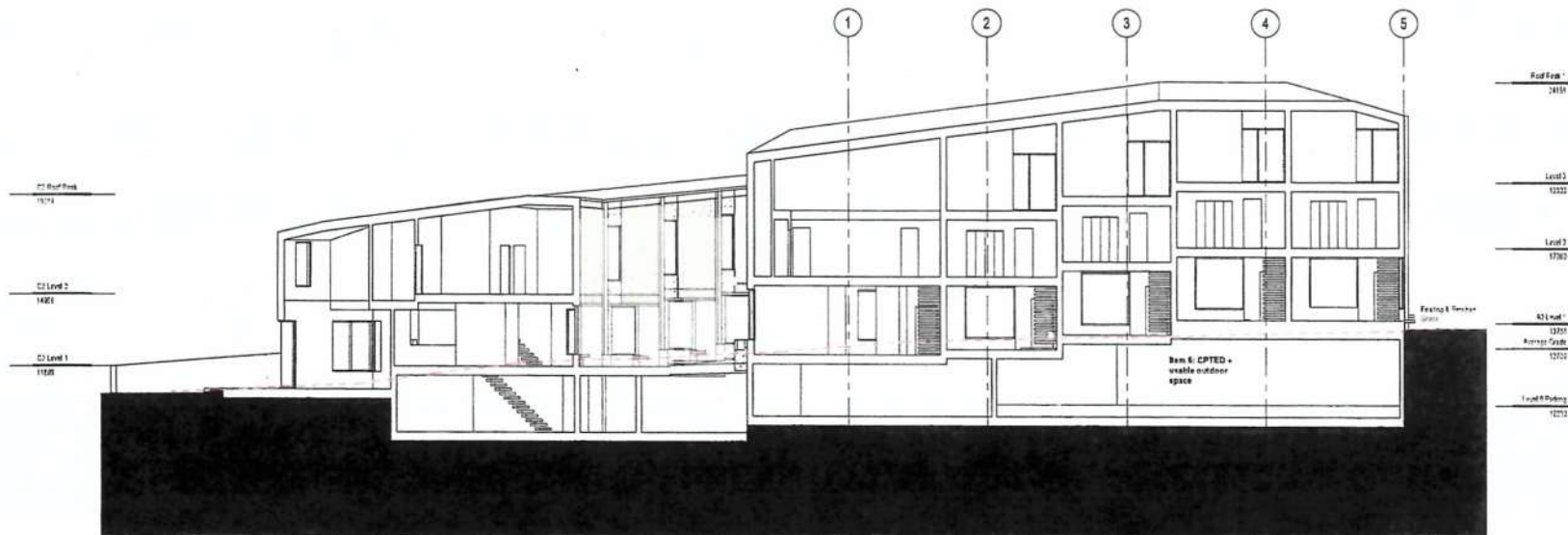




1 East-West Section
1:100

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning	23/03/2017
2	Issued for Rezone Revisions	31/01/2018
3	Issued for Rezone Revisions	25/04/2018
4	Issued for Rezone Resubmission	18/05/2018
5	Issued for Rezone Comments	18/07/2018



2 Site Section 1
1:100

**1712 Fairfield Road
Multi-Family
Development**
 Issued for Rezone Comments

Site Sections

DATE 18/07/2018
 DRAWN BY MH
 CHECKED BY AS
 SCALE 1:100
 JOB NUMBER 1707

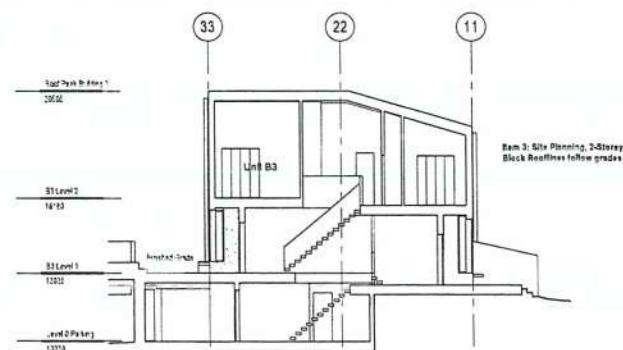
A300

PLOT INFO.

PLOT STAMP LOCATION

LEGEND

Existing Grade



1 B3 Section Typ.
1 : 100

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning	20/09/2017
2	Issued for Rezone Revisions	31/01/2018
3	Issued for Rezone Revisions	25/04/2018
4	Issued for Rezone Resubmission	18/05/2018
5	Issued for Rezone Comments	18/07/2018

1712 Fairfield Road
Multi-Family
Development

Issued for Rezone Comments

Sections

DATE	18/07/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

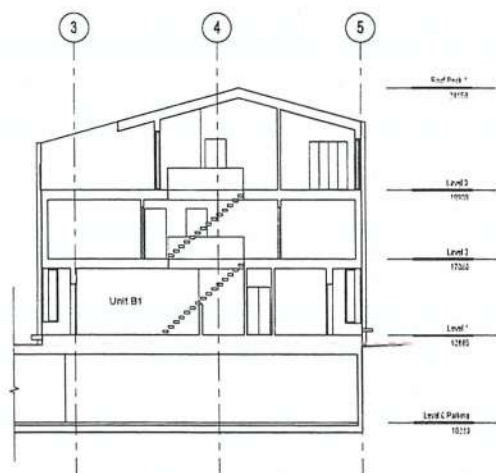
A302

PLOT INFO.

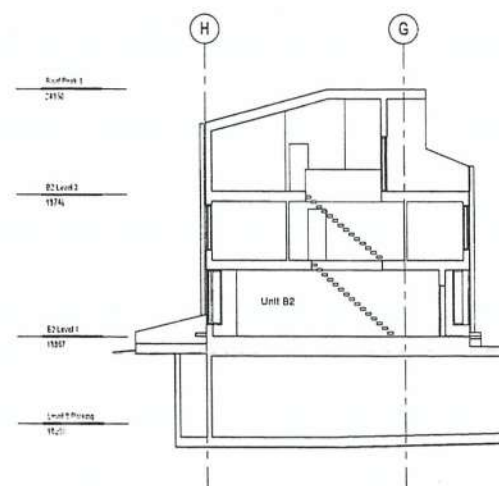
Plot Stamp Location

LEGEND

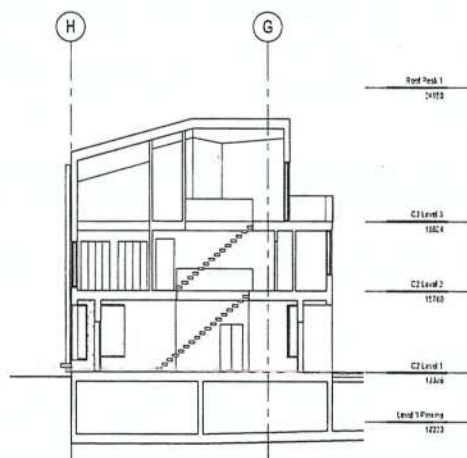
Existing Grade



1 B1 Section 1
1 : 100



2 B2 Section 1
1 : 100



3 C2 Section 1
1 : 100



4 C3 Section 1
1 : 100

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
2	Issued for Rezone Revisions	31/01/2018
3	Issued for Rezone Revisions	25/04/2018
4	Issued for Rezone Resubmission	18/05/2018
5	Issued for Rezone Comments	18/07/2018

1712 Fairfield Road Multi-Family Development

Issued for Rezone Comments

Sections

DATE	18/07/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A303

PLOT INFO.

PLOT STATION LOCATION

MATERIALS LEGEND

E1	CEDAR CLADDING WHITE GRAY FINISH
E2	VERTICAL PLASTER
E3	STANDING SEAM SLOPED DETAIL ROOF
E4	ROCK LAMINATED
E5	CEDAR SHINGLE
E6	CEDAR BOARD GABLE STAIRS FINISH
E7	STAINLESS STEEL CONCRETE PAINT IN SET
E8	SLAB-ON-GRADE FINISH TO CONCRETE FLOOR
E9	ALUMINUM RADIANT HEAT FINISH
E10	GLASS FINISH
E11	GLASS GUARD WITH SATIN ETCH GLASS

LEGEND

Ending Grade

REVISIONS

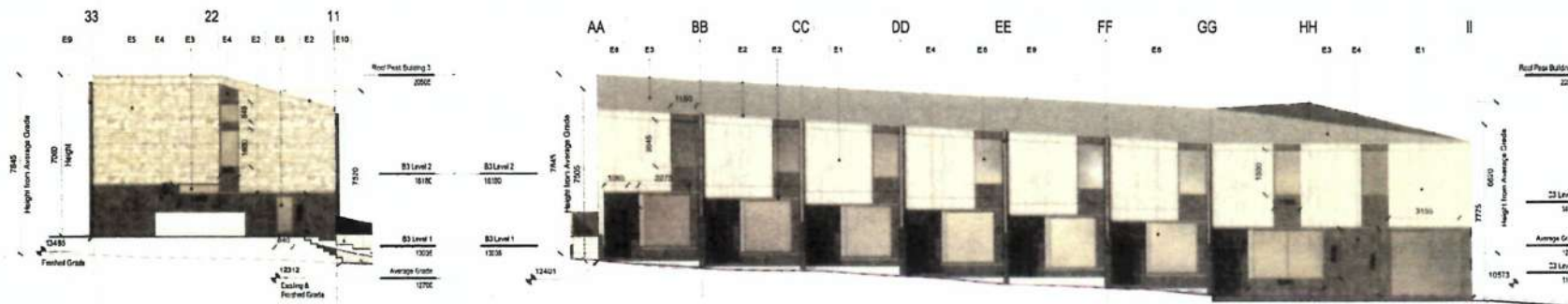
NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
2	Issued for Rezoning	31/01/2018
3	Issued for Rezoning	25/04/2018
4	Issued for Rezoning	18/05/2018
5	Issued for Rezoning	18/07/2018

1712 Fairfield Road Multi-Family Development

Issued for Rezone Comments

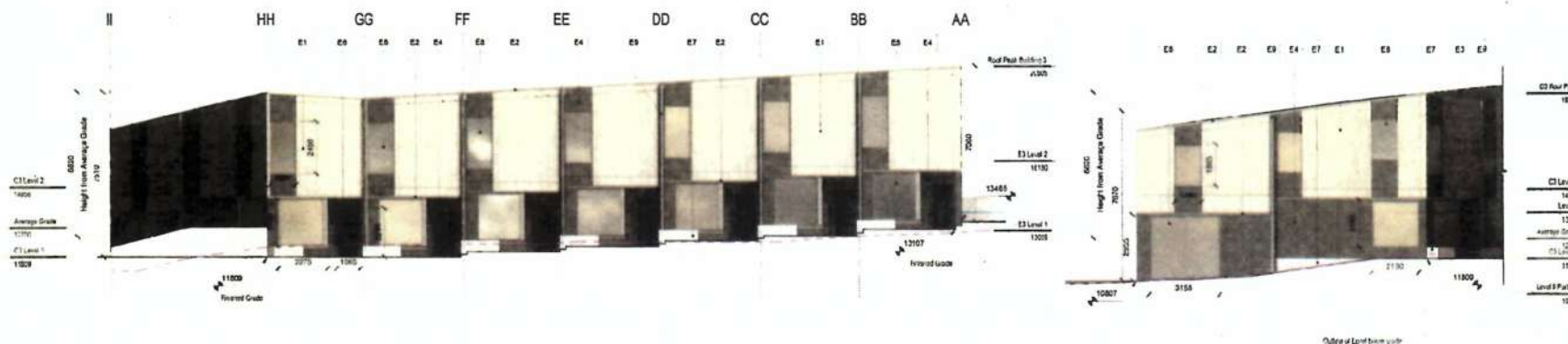
Elevations

DATE	18/07/2018
DRAWN BY	ASH
CHECKED BY	AS
SCALE	1:100
JOB NUMBER	1707



1 Block 3 - East
1:100

2 Block 3 - North
1:100



3 Block 3 - South
1:100

4 Block 3 - West
1:100



Talbot Mackenzie & Associates

Consulting Arborists

Box 48153 RPO - Uptown Victoria, BC V8Z 7H6

Ph: (250) 479-8733

Fax: (250) 479-7050

Email: tmtreehelp@gmail.com

Tree Resource Spreadsheet Methodology and Definitions

Tag: Tree identification number on a metal tag attached to tree with nail or wire, generally at eye level. Trees on municipal or neighboring properties are not tagged.

NT: No tag due to inaccessibility or ownership by municipality or neighbour.

DBH: Diameter at breast height – diameter of trunk, measured in centimetres at 1.4m above ground level. For trees on a slope, it is taken at the average point between the high and low side of the slope.

* Measured over ivy

~ Approximate due to inaccessibility or on neighbouring property

Crown Spread: Indicates the diameter of the crown spread measured in metres to the dripline of the longest limbs.

Relative Tolerance Rating: Relative tolerance of the tree species to construction related impacts such as root pruning, crown pruning, soil compaction, hydrology changes, grade changes, and other soil disturbance. This rating does not take into account individual tree characteristics, such as health and vigour. Three ratings are assigned based on our knowledge and experience with the tree species: Poor, Moderate or Good.

Critical Root Zone: A calculated radial measurement in metres from the trunk of the tree. It is the optimal size of tree protection zone and is calculated by multiplying the DBH of the tree by 10, 12 or 15 depending on the tree's Relative Tolerance Rating. This methodology is based on the methodology used by Nelda Matheny and James R. Clark in their book "Trees and Development: A Technical Guide to Preservation of Trees During Land Development."

- 15 x DBH = Poor Tolerance of Construction
- 12 x DBH = Moderate
- 10 x DBH = Good

To calculate the critical root zone, the DBH of multiple stems is considered the sum of 100% of the diameter of the largest stem and 60% of the diameter of the next two largest stems. It should be noted that these measures are solely mathematical calculations that do not consider factors such as soil volume restrictions, age, crown spread, health, or structure (such as a lean).

Health Condition:

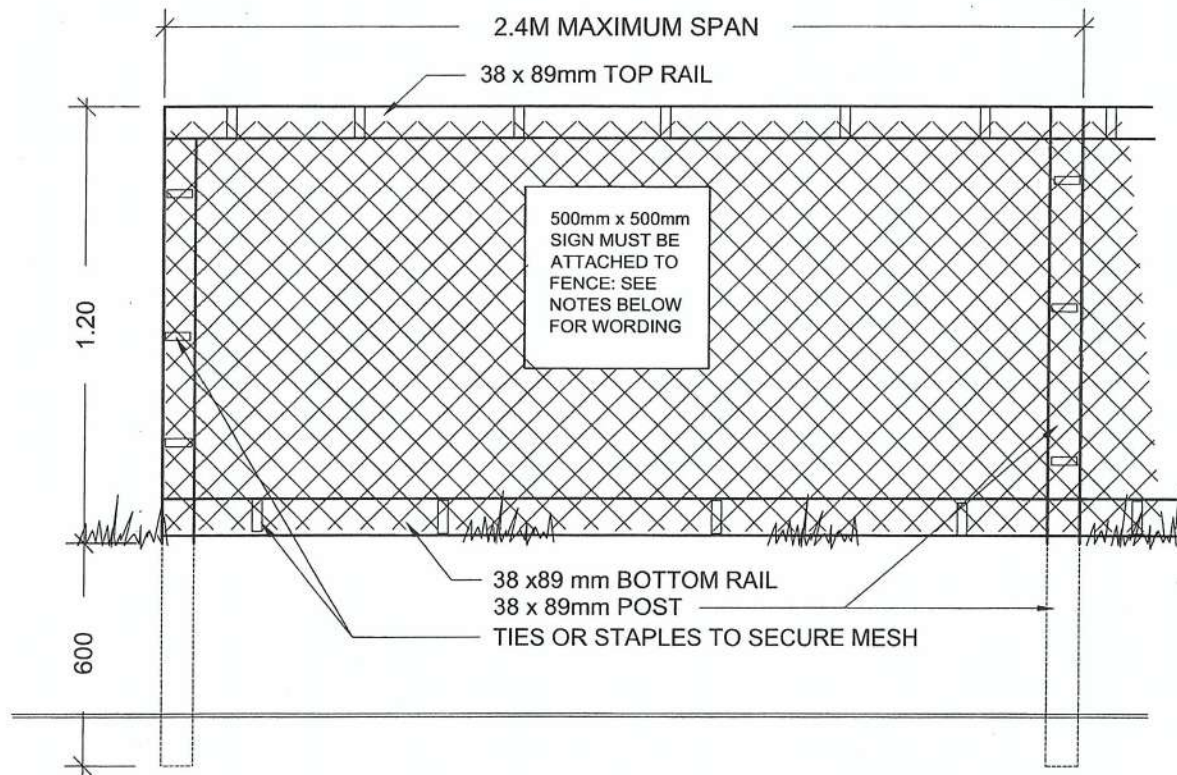
- Poor - significant signs of visible stress and/or decline that threaten the long-term survival of the specimen
- Fair - signs of stress
- Good - no visible signs of significant stress and/or only minor aesthetic issues

Structural Condition:

- Poor - Structural defects that have been in place for a long period of time to the point that mitigation measures are limited
- Fair - Structural concerns that are possible to mitigate through pruning
- Good - No visible or only minor structural flaws that require no to very little pruning

Retention Status:

- X - Not possible to retain given proposed construction plans
- Retain - It is possible to retain this tree in the long-term given the proposed plans and information available. This is assuming our **recommended mitigation measures are followed**
- Retain * - See report for more information regarding potential impacts
- TBD (To Be Determined) - The impacts on the tree could be significant. However, in the absence of exploratory excavations and in an effort to retain as many trees as possible, we recommend that the final determination be made by the supervising project arborist at the time of excavation. The tree might be possible to retain depending on the location of roots and the resulting impacts, but concerned parties should be aware that the tree may require removal.
- NS - Not suitable to retain due to health or structural concerns



TREE PROTECTION FENCING

NOTES:

1. FENCE WILL BE CONSTRUCTED USING 38 X 89 mm (2"X4") 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 500mm x 500mm SIGN WITH THE FOLLOWING WORDING:
WARNING-HABITAT PROTECTION AREA. 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



DETAIL NAME: **TREE PROTECTION FENCING**

H:\shared\parks\Tree Protection Fencing.pdf

DATE:	March/08
DRAWN:	DM
APP'D:	RR
SCALE:	N.T.S.