Dear Jane:

RE: 515 FOUL BAY ROAD – DEVELOPMENT PERMIT APPLICATION

We have been assisting our client and the design team to develop a revised concept plan for this site. Attached is a Tree Management Plan which reflects our efforts to minimize impacts to the protected tree resource. The following letter report summarizes these efforts and addresses items requested for further information in your comments included in the City’s Application Review Summary of December 18, 2019.

- The main benefit to the tree resource of the new concept plan is that it reduces the number of proposed housing structures and their associated infrastructure from three sites to one. As a result of this change, all bylaw-protected trees are retained.
- The driveway access to the new house site has been routed along the existing driveway alignment in order to minimize disturbance to the root habitat of adjacent trees.
- The on-site parking and grading has been set as sensitively as possible around the existing trees.

In addition to the above, many of the strategies developed for the original 2017 DPA for this property have been incorporated into this revision, including the following:

- The grades for the proposed house have been set to allow for a floating slab foundation that will rest on pier footings above the tree root horizon, minimizing soil displacement within the protected root zone of the affected trees. A cross-section detail excerpted from the Architect’s drawing set is attached, illustrating how this system will be applied.
- Similarly, improvements to the driveway access to both the proposed and the existing houses are designed to “float” above the root horizon, with porous stormwater pavers facilitating the infiltration of rainwater into the growing soils beneath.
- G&A have worked with the civil engineers for the project (Islander Engineering) to move the corridor for underground services toward the mansion and as far away from Oak No. 25 and Arbutus No. 15 as possible in order to minimize tree root impacts.
- A proposed stone wall that encroaches into the protected root zones of Oak Nos. 25 and 30 will be founded on a reinforced grade beam supported by pier footings to minimize root impacts.
• Call out notes have been added to the Tree Plan drawing indicating where minimal pruning may be required under supervision of the project arborist to relieve encroachment into the proposed house and around new utility lines.
• No impacts to adjacent tree canopies are anticipated by the proposed BC Hydro pole.
• A requirement for regular inspections and field memos to be sent to the City of Victoria and General Contractor are specified in the Tree Plan notes.

As a result of these changes and measures, we are confident we shall be able to retain all of the existing Garry Oaks on the site.

Respectfully submitted,

Jeremy Gye – Senior Consultant
Gye and Associates, Urban Forestry Consultants Ltd.

Consulting Arborist (Diploma, American Society of Consulting Arborists, 1997)
ISA Certified Arborist (Certification No. PN-0144A)
ISA Municipal Specialist (Certification No. PN-0144AM)
ISA Tree Risk Assessment Qualified
Certified Master Woodland Manager (Small Woodlands Program of BC)
APPENDIX-1
House Sections & Elevations
APPENDIX-2
Tree Management Plan
**TREE TABLE**

**NOTE: CHARTING NOT TO SCALE**

Fig-1 Cross-section detail of driveway and parking construction within sensitive tree areas

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**CATEGORY**

<table>
<thead>
<tr>
<th>Total number of trees indicated on drawing and table:</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>(Or.-silo bylaw-protected trees)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(Boundary trees)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(Off-site trees)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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**SUMMARY TREE STATISTICS**

<table>
<thead>
<tr>
<th>CATEGORY</th>
<th># OF TREES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total number of trees indicated on drawing and table</td>
<td></td>
</tr>
<tr>
<td>On-site (protected trees)</td>
<td></td>
</tr>
<tr>
<td>Off-site (protected trees)</td>
<td></td>
</tr>
</tbody>
</table>

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**LEGEND**

- **EVERGREEN CONIFER**
- **Trees to be retained**

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**TREE PRESERVATION MEASURES**

1. Meetings are scheduled with the property owner and relevant authorities, including the local tree preservation board, to discuss and agree on the protection of trees located within the development site.
2. Site surveys are conducted to identify the types and species of trees present, as well as their age and health status.
3. A detailed tree protection plan is developed, including strategies for minimizing disturbance to the root systems of trees during construction.
4. A tree retention plan is developed, prioritizing the retention of trees that are considered essential for the health and beauty of the property.
5. A tree mitigation plan is developed, including the planting of replacement trees to offset the removal of trees during construction.
6. A tree monitoring plan is developed, including regular inspections to assess tree health and the effectiveness of protection measures.
7. A tree maintenance plan is developed, including regular pruning and care to ensure the health and longevity of trees.
8. A tree protection fence is installed to protect trees from construction debris and equipment.
9. A tree protection buffer is created to provide a zone of undisturbed soil for trees to root and grow.
10. A tree protection plan is submitted to the local tree preservation board for approval.

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**PROJECT**

E15 Poole Rd, Victoria, BC

**PART TITLE**

Tree Management Plan

**NOTES**

1. Protect trees and roots from disturbance during construction, including the use of protective barriers and covers.
2. Monitor tree health and report any signs of stress or damage to appropriate authorities.
3. Implement tree protection measures to minimize the impact of construction on tree health.
4. Ensure compliance with local tree preservation regulations and guidelines.
5. Coordinate with the local tree preservation board to ensure that all necessary permits are obtained.
6. Implement a comprehensive tree protection plan that includes pre-construction planning, construction monitoring, and post-construction care.
7. Provide regular updates to the property owner and relevant authorities on the progress of tree protection measures.
8. Ensure that all tree protection measures are completed before the issuance of a construction permit.
9. Coordinate with the local tree preservation board to ensure that all necessary permits are obtained.
10. Provide regular updates to the property owner and relevant authorities on the progress of tree protection measures.

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**TREE PROTECTION FENCE**

- **Trees to be removed**
- **Trees to be retained**

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**PROJECTED CONTENT**

- **DATE:**
- **SCALE:**
- **REVISIONS:**

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**SHEET:**

- **T-1**