



Talbot Mackenzie & Associates

Consulting Arborists

# **1302 Finlayson Street, Saanich**

## **Construction Impact Assessment &**

## **Tree Preservation Plan**

PREPARED FOR: Paul Fisher  
1302 Finlayson Street  
Victoria, BC  
V8T 2V6

PREPARED BY: Talbot, Mackenzie & Associates

Graham Mackenzie  
ISA Certified # PN-0428  
TRAQ – Qualified

DATE OF ISSUANCE: October 15, 2018

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## Talbot Mackenzie & Associates

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Jobsite Property: 1302 Finlayson Street, Saanich  
Date of Site Visit: October 10, 2018  
Site Conditions: Residential/business lot. No construction activity present.

**Summary:** We do not anticipate any impacts to the 75.0 cm d.b.h. Garry oak tree located in the park adjacent to this property provided the proposed excavation does not extend into the park property. There is an Ash tree located on the boulevard that is likely a volunteer. While it could possibly be retained given the proposed building scheme, in our opinion it would be better to remove this tree and if desired replant with a healthy young boulevard planting of a more desirable species.

**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 as well as 1 Garry oak tree located in the adjacent Park. Review the proposal to subdivide the property and construct an additional residence on the property and 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 in the attached Tree Resource Spreadsheet. Each by-law protected tree was identified using a numeric metal tag attached to its lower trunk. 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 by-law protected trees with their identification numbers were labelled on the attached Site Plan.

**Limitations:** 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:** There are two bylaw protected trees that could potentially be impacted by the proposal, 1 Garry oak tree in the neighbouring park and 1 Ash tree located on the municipal frontage. The Garry oak tree is located 8.5 meters from the property line and we have calculated the critical root zone to be 7.5 meters. We do not anticipate any impacts to the Garry oak. The Ash tree located on the municipal frontage is likely a volunteer that was not planted and

in our opinion, it would be better to remove this tree and replant with a healthy young boulevard tree if that is what is desired.

#### **Potential Impacts on Trees to be Retained and Mitigation Measures**

- **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. As there is an existing fence between the park and the subject property, it will serve as barrier fencing. If the Ash tree is going to be retained, we recommend that the critical root zone be fenced.
- **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. We do not anticipate that any significant roots will be encountered from the Garry oak on the neighboring property, but if roots are encountered, we can visit the site to document and prune any roots.
- **Blasting:** There is a possibility that rock will be encountered during the excavation. 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.
- **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



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- **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.

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

Yours truly,



Talbot Mackenzie & Associates  
ISA Certified Consulting Arborists

Encl. 1-page tree resource spreadsheet, 1-page site plan with trees, 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 Resource Spreadsheet

Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations
1	Garry oak	<i>Quercus garryana</i>	75.0	19.0	7.5	Good	Good	Good	No impacts anticipated.
2	Green Ash	<i>Fraxinus pennsylvanica</i>	22.0	6.0	3.0	Fair	Fair/Poor	Good	Possible to retain, but in our opinion it would be better to replant with a healthy young tree of a more desirable species.

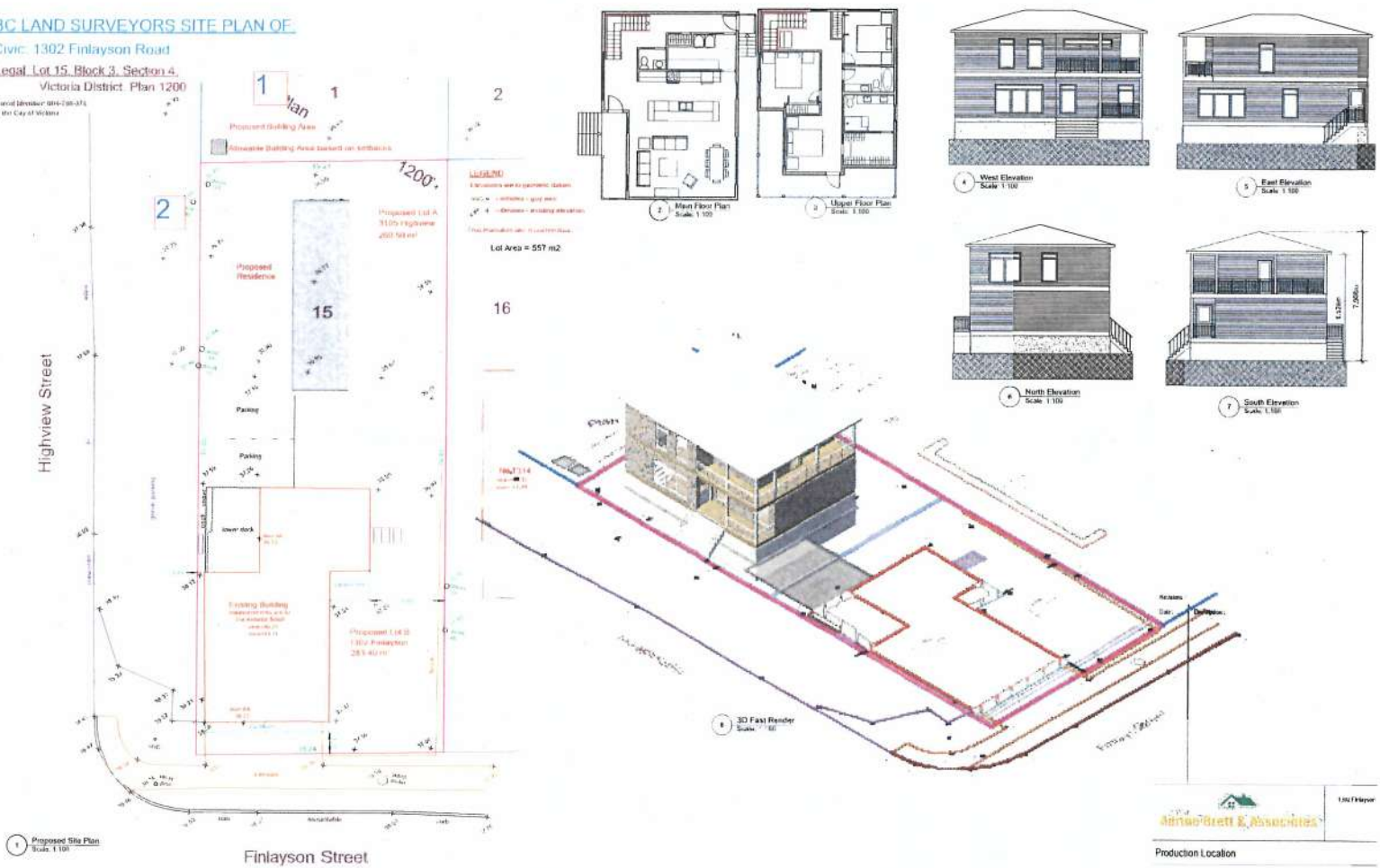
Prepared by:  
 Talbot Mackenzie & Associates  
 ISA Certified and Consulting Arborists  
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 Fax: (250) 479-7050  
 email: tmtreehelp@gmail.com

BC LAND SURVEYORS SITE PLAN OF

Civic: 1302 Finlayson Road

Legal Lot 15, Block 3, Section 4,  
Victoria District Plan 1200

Parcel Identifier: 004-740-373  
as the City of Victoria

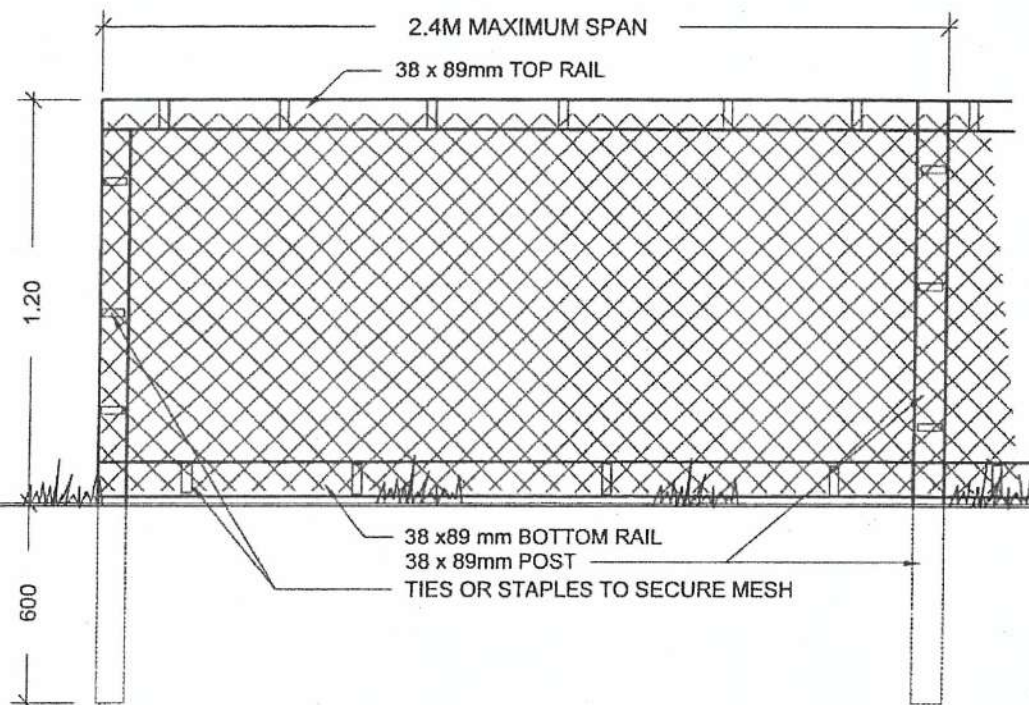


1302 Finlayson  
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Production Location

1302 Finlayson Rezoning

Scale: As Noted | Date: 00/00/0000 | Drawn By:



TREE PROTECTION FENCING  
 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

\* IN ROCKY AREAS, METAL POSTS (T-BAR  
 OR REBAR) DRILLED INTO ROCK WILL BE  
 ACCEPTED

DETAIL NAME:

**TREE PROTECTION FENCING**

DATE: Oct 30/07  
 DRAWN: DM  
 APP'D: RR  
 SCALE: N.T.S.

**E105**  
 DRAWING