



Talbot Mackenzie & Associates

Consulting Arborists

## **1139 Burdett Ave, Victoria**

### **Construction Impact Assessment &**

### **Tree Preservation Plan**

Prepared For: Tim Stemp  
1139 Burdett Ave  
Victoria, BC  
V8V 3H3

Prepared By: Talbot, Mackenzie & Associates  
Noah Borges – Consulting Arborist  
ISA Certified # PN-8409A  
TRAQ – Qualified

Date of Issuance: May 8, 2019

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



## Talbot Mackenzie & Associates

Consulting Arborists

Jobsite Property: 1139 Burdett Ave, Victoria

Date of Site Visit: February 13, 2019

Site Conditions: Residential lot. No ongoing construction activity.

**Summary:** We do not anticipate any by-law protected trees will be significantly impacted by the proposed construction. We recommend where driveways, parking areas, and walkways encroach within the critical root zones (CRZs) of trees to be retained (e.g. Arbutus #33, Cherry NT2, Plum NT3), they be “floated” overtop their root systems and be surfaced using permeable materials. The project arborist should also be on site to supervise these excavations to ensure no large roots are damaged. Five non-by-law protected trees will be removed.

### **Scope of Assignment:**

- To inventory the existing bylaw protected trees and any trees on municipal or neighbouring properties that could potentially be impacted by construction or that are within three metres of the property line
- Review the proposal to renovate the existing building and construct a two-storey addition, a new driveway, and three at-grade parking spaces
- 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. The conclusions reached were based on the information provided within the attached plans from Christine Lintott Architects (dated May 1, 2019).

**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:** Eleven trees were inventoried, including one bylaw protected Arbutus tree at the southwest corner of the property. The applicant owns the property to the east, where three trees are located within 3m of the property boundary.

**Trees to be Removed:** Five non-bylaw protected trees will require removal due to construction related impacts:

- **Trees #2, 31, 32, 34, and 35** are within the footprints of the proposed driveway, parking area, or “bicycle storage access aisle”.

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

- **Arbutus #33** (103cm DBH, 15.5m CRZ) is located at the southwest corner of the lot. The proposed parking area, driveway, and walkway to the bicycle storage area are all within 7m of the base of the tree. If excavation to bearing soil is required to construct these paved areas, large roots may be encountered, which, if severed, could significantly impact the health of the tree. The house addition also encroaches within the tree’s CRZ, though we do not anticipate large, critical roots will be encountered during excavation. Based on discussions with the applicant, it is our understanding that a raised permeable driveway be constructed in the area where the proposed driveway, parking area, and walkway cross over the CRZ of the tree. The “floating driveway/parking area/walkway” specifications are attached.

The objective is to avoid root loss and to instead raise the driveway/parking area/walkway and their base layers above the roots. This may result in the grade of the “floating driveway/parking area/walkway” being raised above the existing grade (the amount depending on how close roots are to the surface and the depth of the driveway base layers). This may also result in soils which are high in organic content being left intact underneath. Based on discussions with the applicant, it is our understanding that the final grades of the driveway shown on the attached site plans are based on minimal excavation and the total thickness of the base layers and pavers to be approximately 30cm. Without an exploratory excavation, we cannot be certain of the depth at which roots will be encountered, so the final grades may vary slightly.

To allow water to drain into the root systems below, we also recommend that the parking area surface be made of a permeable material (instead of conventional asphalt or concrete) such as permeable asphalt, paving stones, or other porous paving materials and designs such as those utilized by Grasspave, Gravelpave, Grasscrete and open-grid systems.

It is also our understanding that the bike aisle (south of the parking area and garage) will be surfaced with gravel with a permeable binder to minimize excavation within its footprint. The grade of the bike storage area has also been raised to minimize excavation within the tree’s CRZ and the “low landscaping wall” at the south end of the bike aisle has been removed in the latest site plans.

We recommend the project arborist be on site to supervise all excavation within the CRZ of this tree, including for construction of the house addition and stairway from the second floor. Any non-critical roots encountered should be pruned back to sound tissue to encourage



compartmentalization of wounds. The accessory structure in the backyard to be demolished should also be completed under arborist supervision. The recommended barrier fencing (see attached site plans) may only be adjusted as required during construction of the paved areas and demolition of the accessory structure.

- **Plum NT1** (14cm DBH) is located approximately 2.75m from the new driveway apron. We do not anticipate any roots from this tree will be encountered during excavation. Barrier fencing should be erected around the perimeter of this tree's CRZ to avoid accidental mechanical damage and soil compaction.
- **Cherry NT2** (58, 42cm DBH) A pathway along the northeast corner of the existing house is proposed to be constructed approximately 2m away from this tree. If excavation to bearing soil is required, we anticipate large roots from this tree will be encountered, which if severed, could significantly impact its health and structure. We recommend the project arborist supervise any excavation within the tree's CRZ and any large roots encountered must be retained. The same "floating" techniques and permeable surfacing options recommended within the CRZ of Arbutus #33 should be applied to this tree. Barrier fencing around this tree may only be adjusted during construction of this pathway.

It should be noted that the 42cm stem has a large trunk wound, possibly from an old tear-out injury. A large area of bark has been stripped but it appears the wound has been compartmentalized. If this tree is to be retained, it may be prudent to have a climbing arborist inspect the wound and possibly prune the stem to reduce the load above the wound and to attain clearance from the utility lines.

- **Purple Leaf Plum NT3** (15cm DBH) is located on the west neighbour's property near the existing fence. The new driveway is proposed to be constructed 1m from the property boundary. Assuming that excavation will occur to bearing soil within the driveway footprint, and will likely extend at least 30cm outside the footprint, we recommend the project arborist supervise excavation within this tree's CRZ if tree retention is desired, and that any large roots encountered be retained. We do not anticipate critical roots will be severed or that the tree's long-term health will be impacted.
- **Western Red Cedar NT4** (~40cm DBH) and **Holly NT5** (25cm DBH) are both located on the neighbouring lot to the east, which is also owned by the applicant. Neither are by-law protected.

The holly is located 2-2.5m from the southeast corner of the existing house, which is to be demolished and where a new foundation will be formed. Assuming excavation occurs 1m outside the building footprint, we anticipate roots from this tree will be encountered. Roots will also be encountered if excavation down to bearing soil is required for construction of the proposed pathway along the east side of the house. If tree retention is desired, we recommend the project arborist supervise the excavation and any large roots encountered be retained underneath the pathway. Some hand-digging, in combination with machine digging will be required. Though holly trees typically exhibit good tolerance of root disturbance, depending on the number and size of roots encountered, the tree's health and structure could be significantly impacted.

Excavation for construction of the new addition and pathway will occur approximately 3-3.5m from cedar NT4, and roots are likely to be encountered. We do not anticipate its long-term health will be significantly impacted but if tree retention is desired, we recommend the project arborist prune any severed roots back to sound tissue at the edge of excavation.

- **Underground Services:** Based on discussions with the applicant and the attached plans, the underground water, storm, and sewer service connections will be upgraded. The gas service may also have to be upgraded. We recommend any existing services be capped and abandoned as far as possible from any trees to be retained. If any excavation is required within the CRZs of trees to be retained, we recommend the project arborist be on site to supervise the excavation.
  - **Water:** The new water service will be installed underneath the new driveway. Based on the attached plans, excavation will occur approximately 1.5m from the neighbour's Plum NT3. We anticipate small roots may be encountered. We recommend the project arborist supervise any excavation within the tree's CRZ and prune back any severed roots to sound tissue at the edge of excavation.
  - **Sanitary Sewer and Storm Drain:** These services will be installed underneath the existing driveway, where we do not anticipate roots from any trees to be retained will be encountered. Trench drains will be installed in the backyard up to Apple #35. Some small roots may be encountered from Arbutus #33, but the edge of excavation is approximately where we anticipated it would be for the new building addition.
  - **Gas:** The existing gas service is located east of the house and may have to be upgraded. If so, preferably, it will also be installed west of the house, underneath the existing driveway. If it has to be installed east of the house, excavation will be required within the CRZ of Cherry NT2. The project arborist will have to supervise this excavation, which should be completed using a hydro-vac, air-spade, a combination of machine and hand-digging, or with the use of a pneumatic borer.
- **Arborist Supervision:** All excavation occurring within the critical root zones of protected trees should be completed under supervision by the project arborist. Any severed roots 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:
  - Any construction-related activity within the CRZ of Arbutus #33
  - Excavation for construction of the proposed walkway within the CRZ of Cherry NT2
  - Excavation for construction of the proposed driveway within the CRZ of Plum NT3
  - Any excavation to upgrade the water, sewer, gas, or storm laterals within the CRZ of trees to be retained
- **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.
- **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:** If required, 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.
- **Scaffolding:** This assessment has not included impacts from potential scaffolding including canopy clearance pruning requirements. If scaffolding is necessary and this will require clearance pruning of retained trees, the project arborist should be consulted. Depending on the extent of pruning required, the project arborist may recommend that alternatives to full scaffolding be considered such as hydraulic lifts, ladders or platforms. Methods to avoid soil compaction may also be recommended (see "Minimizing Soil Compaction" section).
- **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

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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.

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

Thank you,



Noah Borges  
ISA Certified #PN-8409A  
TRAQ – Qualified

Talbot Mackenzie & Associates  
ISA Certified Consulting Arborists

Encl. 1-page tree resource spreadsheet, 20-page site and building plans with trees, 1-page conceptual site servicing plan, 1-page floating driveway/parking area/walkway specifications, 1-page barrier fencing specifications, 2-page tree resource spreadsheet methodology and definitions

**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) ~ approximate	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	By-Law Protected	Retention Status
2	Willow	<i>Salix spp.</i>	45, 21	6	7.0	Moderate	Fair	Fair/poor	Included bark in unions	N	X
31	Norway Spruce	<i>Picea abies</i>	40	6	5.0	Moderate	Good	Good		N	X
32	Hawthorn	<i>Crataegus spp.</i>	24, 18, 15	3	4.5	Good	Fair	Fair		N	X
33	Arbutus	<i>Arbutus menziesii</i>	103	10	15.5	Poor	Good	Good	Minor dieback	Y	Retain
34	Pear	<i>Pyrus spp.</i>	30	4	3.5	Moderate	Fair	Fair		N	X
35	Apple	<i>Malus spp.</i>	23, 16, 16	3	5.0	Moderate	Fair/poor	Fair/poor	Trunk wounds	N	X
NT1	Purple Leaf Plum	<i>Prunus cerasifera</i>	14	4	1.5	Moderate	Good	Fair	Municipal (ID: 16064)	N (Municipal)	Retain
NT2	Cherry	<i>Prunus spp.</i>	58, 42	10	10.0	Moderate	Fair	Fair	Shared, topped, large trunk wound on 42cm stem	Y (Neighbour's)	Retain
NT3	Purple Leaf Plum	<i>Prunus cerasifera</i>	~15	5	2.0	Moderate	fair	Fair	Neighbour's, next to fence	N (Neighbour's)	Retain
NT4	Western Red Cedar	<i>Thuja plicata</i>	~40	5	6.0	Poor	Fair	Fair/poor	Neighbour's, 3m from fence, topped	N (Neighbour's)	Retain
NT5	Holly	<i>Ilex spp.</i>	25	3	2.5	Good	Good	Good	Neighbour's, next to fence	N (Neighbour's)	Retain



# 1139 Burdett Avenue

Arthur Scroggs House (Built 1892)

Heritage Designation Bylaw #87-121, no. 245 (24 August 1989)

Rezoning & Heritage Alteration Permit Application (Revised)  
3 May 2019

Christine Lintott  
Architects



Units 1 - 180 Queen's Avenue East, 3rd Floor, Suite 101  
Tel: 250-383-1111  
www.christinelintott.ca

Issue Date

Preliminary CALUC Meeting 7 Feb 2019  
CALUC Meeting 21 Mar 2019  
Rezoning & Heritage Alteration Application 28 Mar 2019  
Rezoning & Heritage Alteration (Revised) 3 May 2019

Revision

No. Description Date  
2 Rezoning & Heritage Alteration (Revised) 3 May 2019

Consultant

1139 Burdett Avenue

Victoria, BC V8V 3H3

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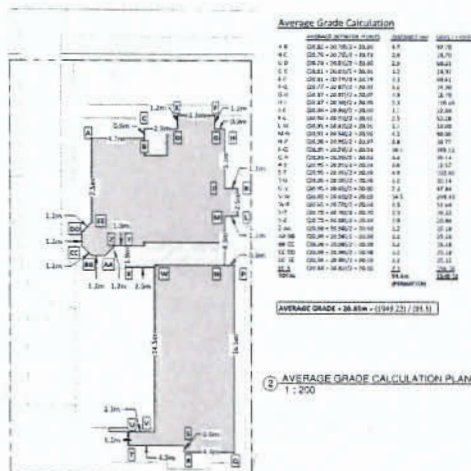
Note As indicated

## Municipal Zoning Compliance Summary

Item	Code	Requirement	Compliance	Notes
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1.2	REZONING	REZONING	REZONING	REZONING
1.3	REZONING	REZONING	REZONING	REZONING
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## Property & Project Information

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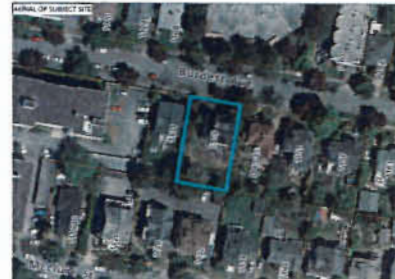


## Drawing List (Architectural)

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## Drawing List (Civil)

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1.19	REZONING	REZONING	REZONING	REZONING
1.20	REZONING	REZONING	REZONING	REZONING



## OWNER / APPLICANT

CHRISTINE LINTOTT ARCHITECTS  
1139 BURDETT AVENUE  
VICTORIA BC V8V 3H3  
TEL: 250-383-1111  
WWW.CHISTINELINTOTT.CA

## CONSULTANTS

CHRISTINE LINTOTT ARCHITECTS  
1139 BURDETT AVENUE  
VICTORIA BC V8V 3H3  
TEL: 250-383-1111  
WWW.CHISTINELINTOTT.CA

## CIVIL ENGINEER

CHRISTINE LINTOTT ARCHITECTS  
1139 BURDETT AVENUE  
VICTORIA BC V8V 3H3  
TEL: 250-383-1111  
WWW.CHISTINELINTOTT.CA

## HERITAGE CONSULTANT

CHRISTINE LINTOTT ARCHITECTS  
1139 BURDETT AVENUE  
VICTORIA BC V8V 3H3  
TEL: 250-383-1111  
WWW.CHISTINELINTOTT.CA

## ARBOREST

CHRISTINE LINTOTT ARCHITECTS  
1139 BURDETT AVENUE  
VICTORIA BC V8V 3H3  
TEL: 250-383-1111  
WWW.CHISTINELINTOTT.CA

## SURVEYOR

CHRISTINE LINTOTT ARCHITECTS  
1139 BURDETT AVENUE  
VICTORIA BC V8V 3H3  
TEL: 250-383-1111  
WWW.CHISTINELINTOTT.CA

Christine Lindott  
Architecture



Scale: 1:100 (Overall Dimensions: 100m x 100m)  
Project No: 2018-001  
Date: 2018-05-03

Issue	Date
Preliminary CALUC Mtg	7 Feb 2019
CALUC Meeting	21 Mar 2019
Rezoning & Heritage	28 Mar 2019
Alteration Application	3 May 2019
Alteration (Revised)	

Revision	No.	Description	Date
1	1	Rezoning & Heritage	3 May 2019
2	2	Alteration (Revised)	

Consultant:

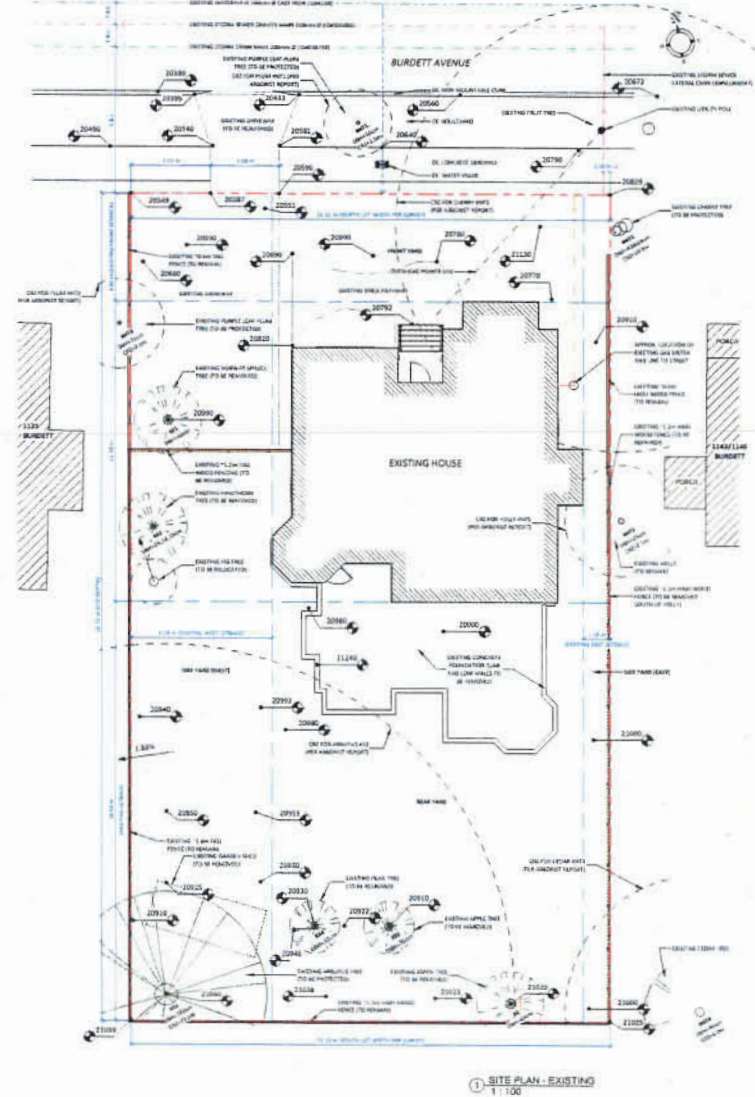
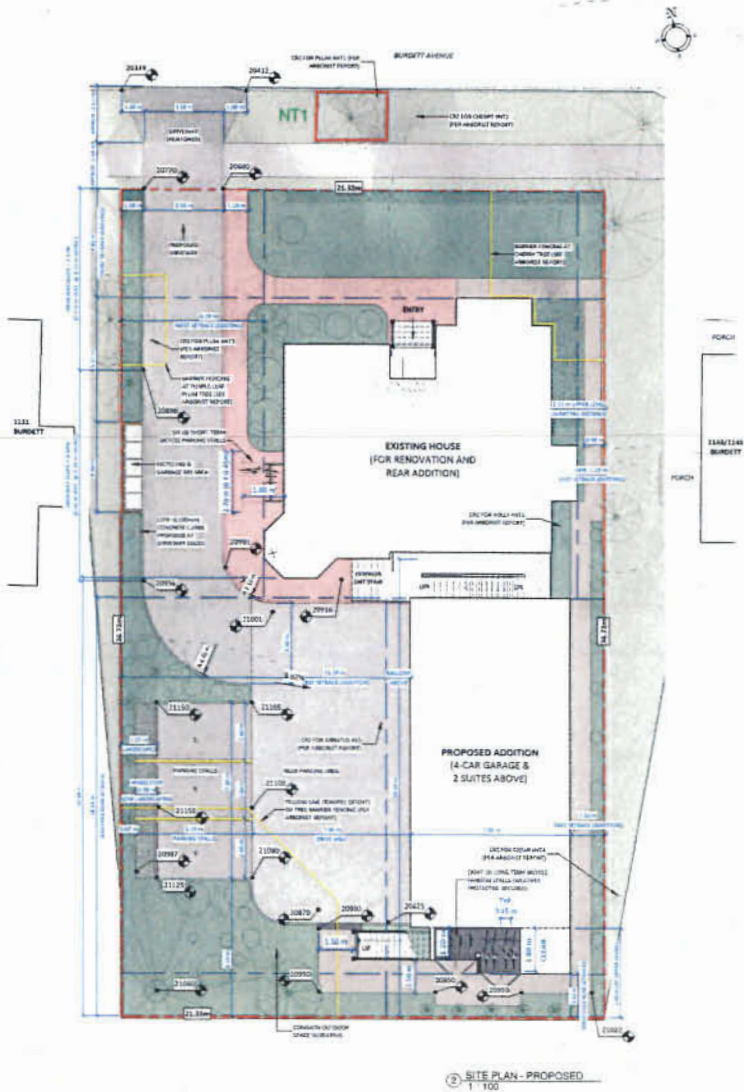
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Avenue  
Victoria, BC V8V 3H3

SITE PLANS

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1143/45 BURDETT AVE (EASTERN NEIGHBOUR)



1139 BURDETT AVE (SUBJECT SITE)



1131 BURDETT AVE (WESTERN NEIGHBOUR)



LINDEN AVENUE

802 LINDEN AVE

1145 BURDETT AVE

1141 BURDETT AVE

1137 BURDETT AVE

1133 BURDETT AVE

1129 BURDETT AVE

1139 BURDETT AVENUE  
(SUBJECT SITE)

1121 BURDETT AVE

425 COOK ST

COOK STREET



812 LINDEN AVE



425 COOK ST



915 COOK ST



1149 BURDETT AVE



1130 BURDETT AVE



908 LINDEN AVE



Christine Untott  
Architects  
Suite 1 - 1004 (Linden Avenue) - Victoria, BC V8V 1A1  
Telephone: 250.484.0100  
Mobile: 250.484.0101

Issue Date

Preliminary CALUC Mtg	7 Feb 2019
CALUC Meeting	21 Mar 2019
Rezoning & Heritage	28 Mar 2019
Alteration Application	
Rezoning & Heritage	3 May 2019
Alteration (Revised)	

Revision

No.	Description	Date
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Consultant

1139 Burdett  
Avenue

Victoria, BC V8V 3H3

NEIGHBOURHOOD  
CONTEXT

Date 2019-05-03 2:09:51 PM

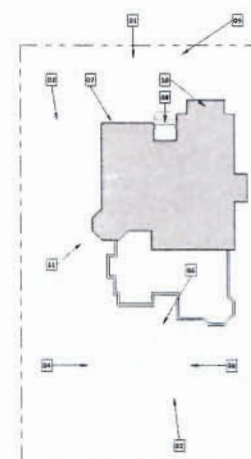
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Checked by CL

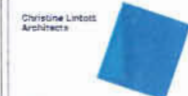
A1.02

Scale





1 KEY PLAN - EXISTING BUILDING PHOTOS  
1" = 200'



Christine Lintott  
Architects  
Suite 1100 1000 Gordon Street, Victoria, BC V8V 2G4  
Telephone: 250-484-5711  
jlintott@clintott.com

Issue	Date
Preliminary CALUC Mtg.	7 Feb 2019
CALUC Meeting	21 Mar 2019
Rezoning & Heritage	28 Mar 2019
Alteration Application	
Rezoning & Heritage	3 May 2019
Alteration (Revised)	

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Consultant

1139 Burdett  
Avenue  
Victoria, BC V8V 3H3

PHOTOS - EXISTING  
HERITAGE BUILDING

Date: 2019-05-03 3:09:53 PM  
Drawn by: TK  
Checked by: CL

A1.03

Scale: 1" = 200'



1. *Journal of the American Medical Association*, 2001; 286:1443-1448.  
 2. *Journal of the American Medical Association*, 2001; 286:1448-1453.

Revision		
No.	Description	Date
2	Rezoning & Heritage Alteration (Revised)	3 May 2019

1139 Burdett  
Avenue  
Victoria, BC V8V 3H3

Date	2019-05-03 1:09:55 PM
Drawn by	TH
Checked by	CH

A1.04

Scale	1 : 10
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Christine Lintott  
Architects



April 1, 2014 Queen's University, 4000 University Avenue, Victoria, BC V8T 2G1  
Telephone: 250-684-1919  
www.christinelintott.ca

Issue Date

Preliminary CALUC Mtg. 7 Feb 2019  
CALUC Meeting 21 Mar 2019  
Rezoning & Heritage Alteration Application 28 Mar 2019  
Rezoning & Heritage Alteration (Revised) 3 May 2019

Revision

No. Description Date

Consultant

1139 Burdett  
Avenue

Victoria, BC V8V 3H3

LOWER LEVEL PLAN -  
PROPOSED

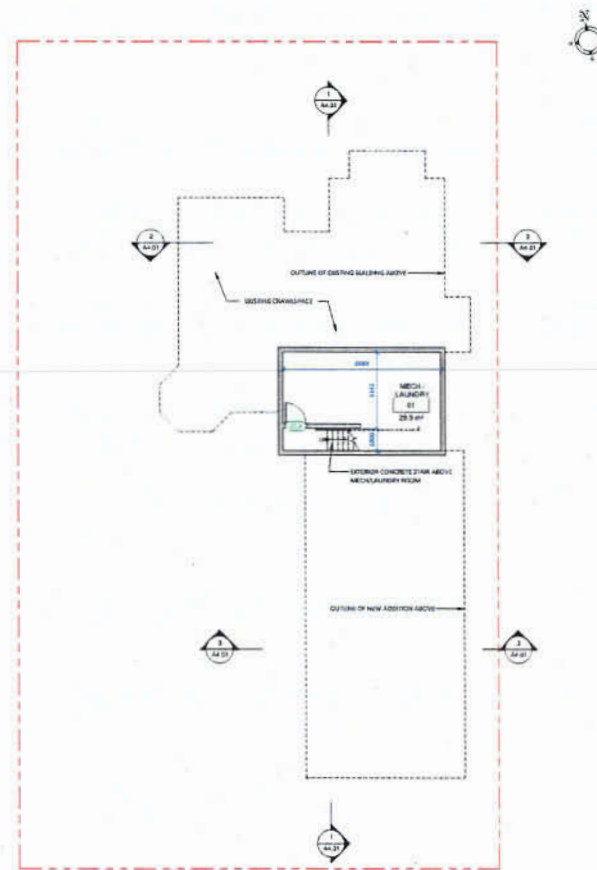
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Drawn by GS, TX

Checked by CL

A2.01

Scale 1:100



1 BASEMENT LEVEL - PROPOSED  
1:100

Christine Lindott  
Architects



Suite 6, 1000 Gordon Street, Victoria, BC V8T 5W7  
Telephone: 250-484-1911  
www.christinelindott.com

Issue Date

Preliminary CALUC Mtg 7 Feb 2019  
CALUC Meeting 21 Mar 2019  
Rezoning & Heritage 28 Mar 2019  
Alteration Application  
Rezoning & Heritage 3 May 2019  
Alteration (Revised)

Revision

No.	Description	Date
2	Rezoning & Heritage Alteration (Revised)	3 May 2019

Consultant

1139 Burdett  
Avenue

Victoria, BC V8V 3H3

MAIN LEVEL PLANS

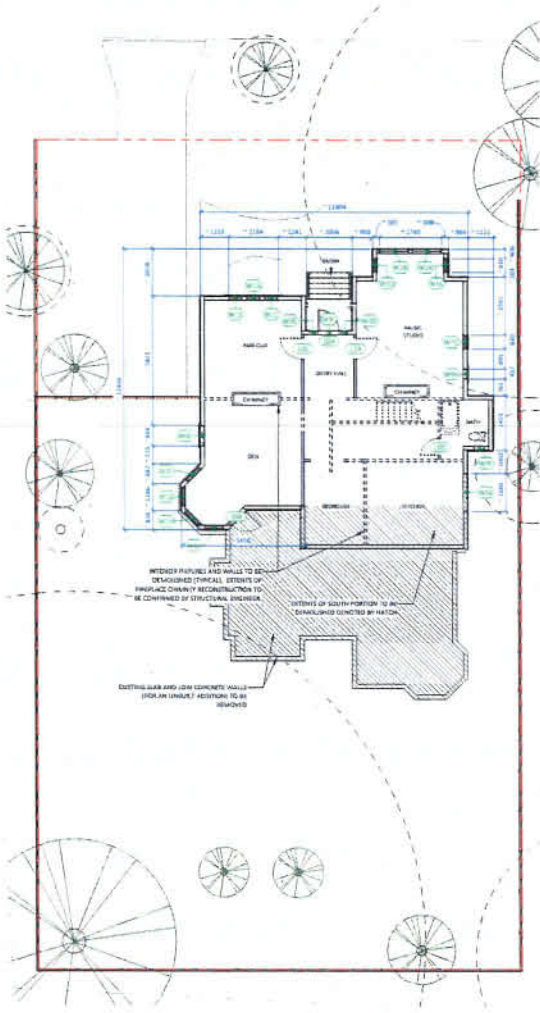
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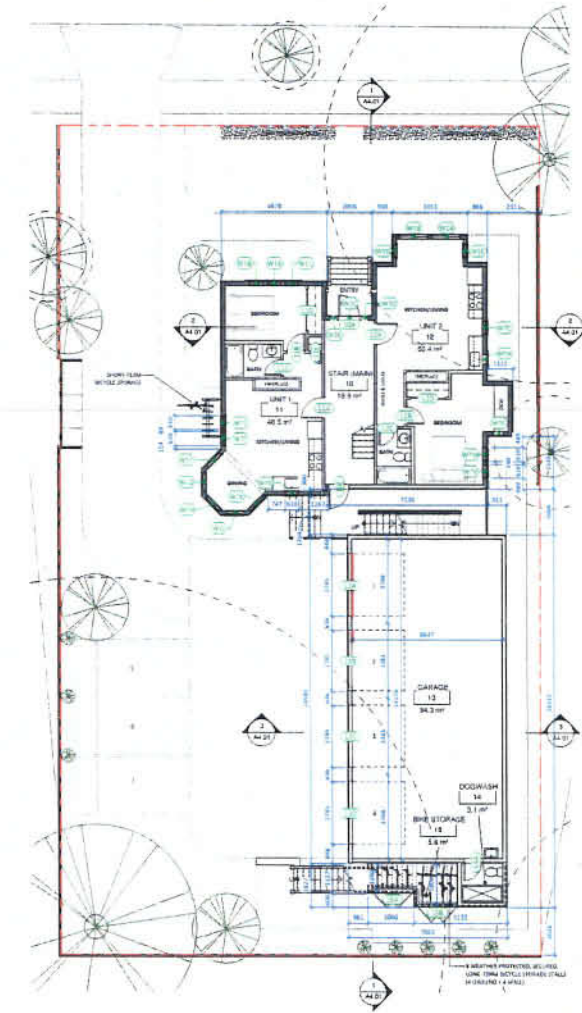
Checked by CL

A2.02

Scale 1:100



1 MAIN FLOOR - EXISTING  
1:100



2 MAIN FLOOR - PROPOSED  
1:100



Christine Lintott  
Architects



Suite 1, 824 Queen Street West, 2nd Floor, Vancouver, BC V6C 1A1  
Tel: 604.681.1010  
www.christinelintott.com

Issue	Date
Preliminary CALUC Mtg	7 Feb 2019
CALUC Meeting	21 Mar 2019
Rezoning & Heritage	28 Mar 2019
Alteration Application	
Rezoning & Heritage	3 May 2019
Alteration (Revised)	

Revision		
No.	Description	Date
	Rezoning & Heritage Alteration (Revised)	3 May 2019

Consultant

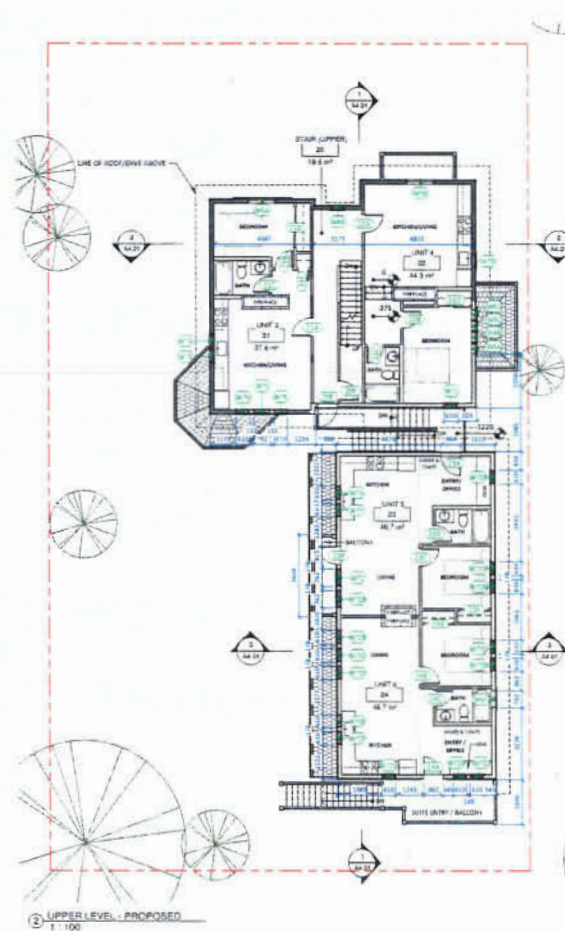
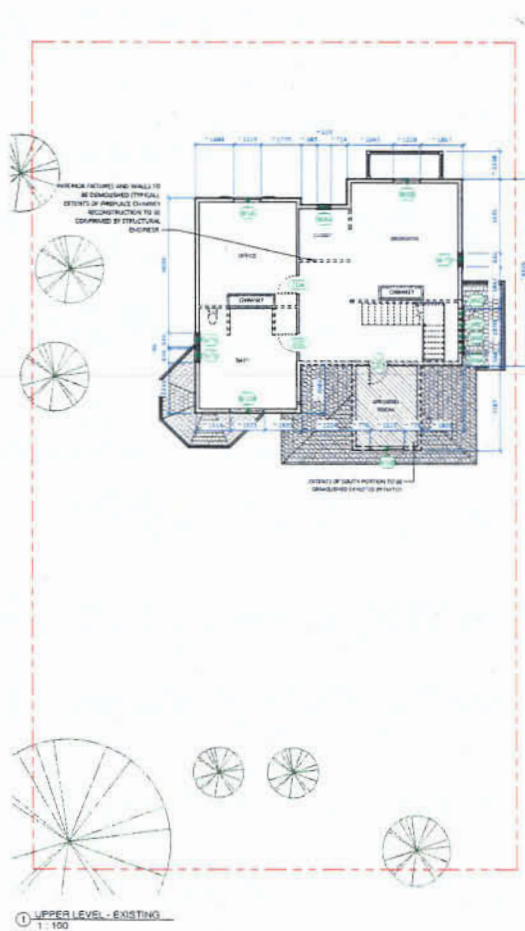
1139 Burdett  
Avenue  
Victoria, BC V8V 3H3

UPPER LEVEL PLANS

Date: 2019-05-08 7:10:00 PM  
Drawn by: BH, TK  
Checked by: CL

A2.03

Scale: 1:100



Christine Lintott  
Architects



Unit 1: 1000 Queen Street East, Suite 101, Victoria, BC V8M 1H1  
Tel: 250.384.1111  
www.christinelintott.com

Issue	Date
Preliminary CALUC Mtg.	7 Feb 2019
CALUC Meeting	21 Mar 2019
Rezoning & Heritage	28 Mar 2019
Alteration Application	
Rezoning & Heritage	3 May 2019
Alteration (Revised)	

Revision	No.	Description	Date
1	Changes Since	Community Meeting	27 Mar 2019
2	Rezoning & Heritage	Alteration (Revised)	3 May 2019

Consultant

1139 Burdett  
Avenue

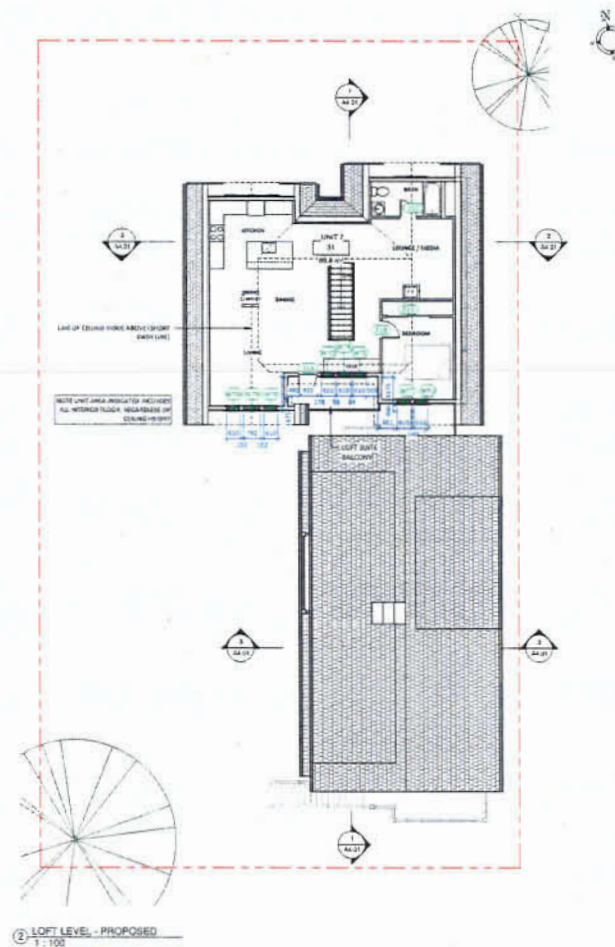
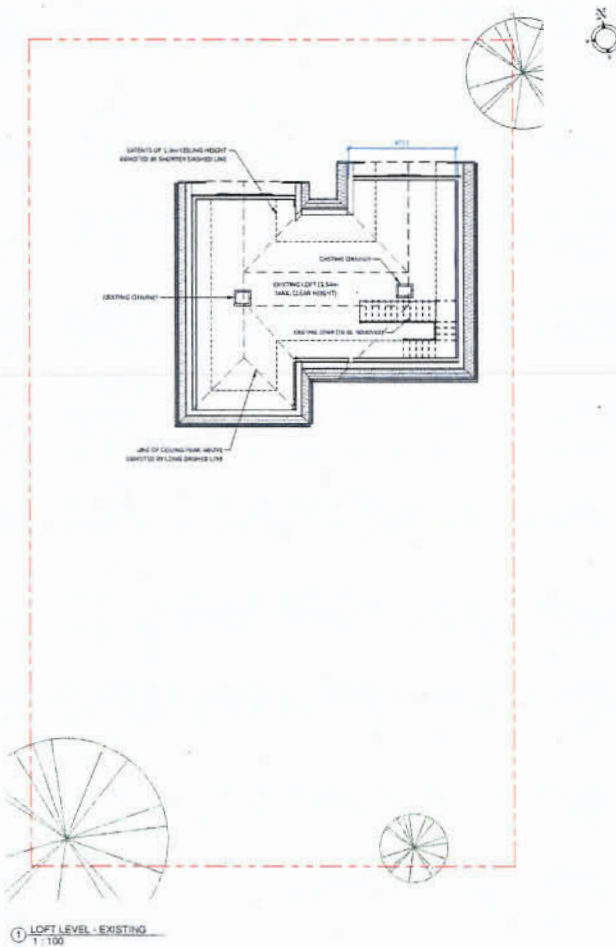
Victoria, BC V8V 3H3

LOFT LEVEL PLANS

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Drawn by	BH, TC
Checked by	CL

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Scale	1:100
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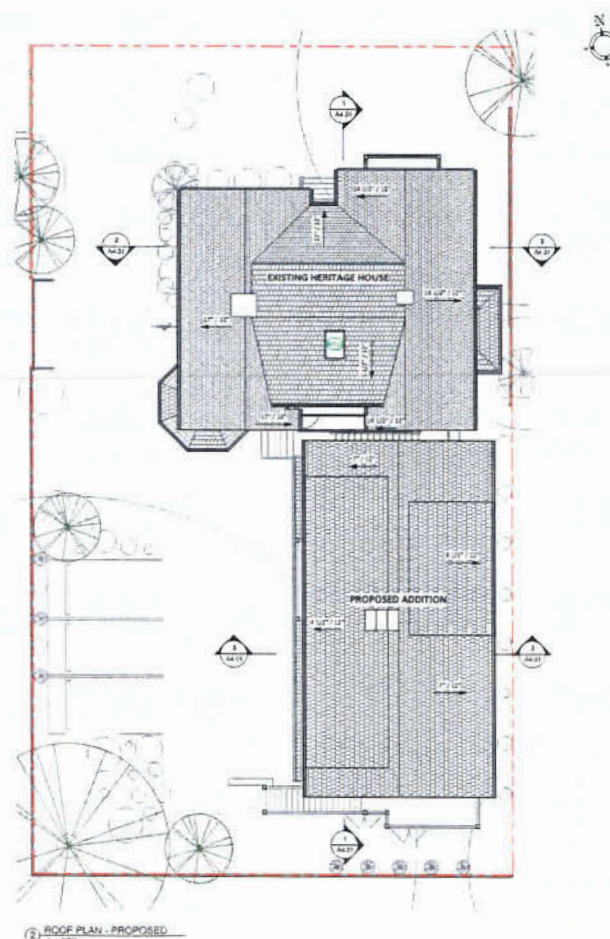




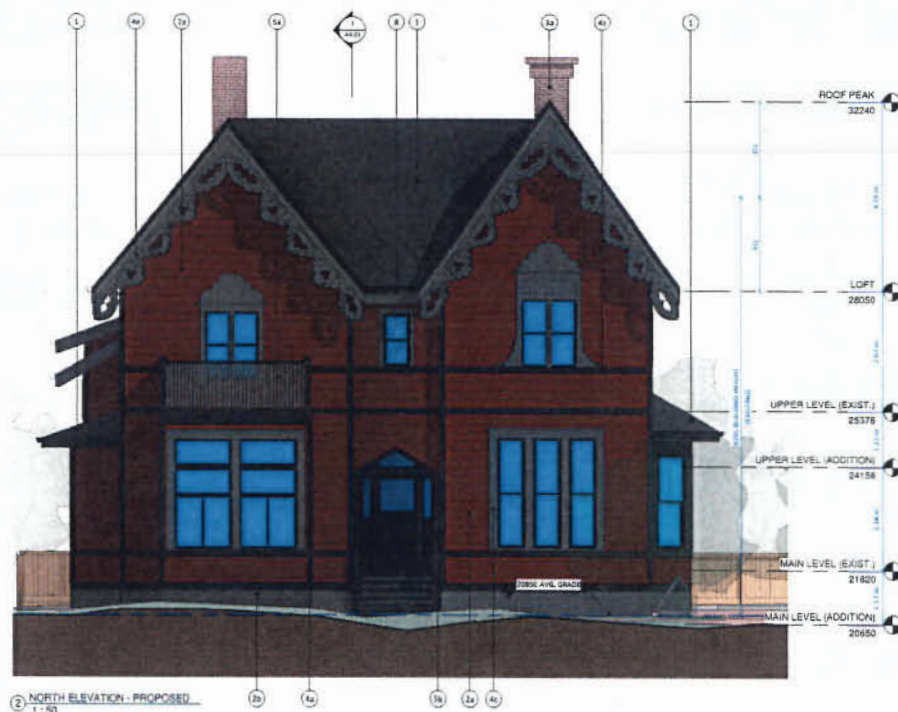


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Journal of Internal Medicine 255: 399–406

Scale 1 : 100



② ROOF PLAN - PROPOSED

[illegible]

**PROPOSED EXTERIOR COLOURS** COLOURS SELECTED BY AIRWIDE CONSULTANTS BASED ON PAINT SCANS INVESTIGATION OF EXISTING COLOURS

**1. EXISTING ROOFING AND SILL**

- WOOD GRAY (EXISTING)
- WOOD GRAY (EXISTING)
- WOOD GRAY (EXISTING)

**2. EXISTING ROOFING AND SILL**

- WOOD GRAY (EXISTING)
- WOOD GRAY (EXISTING)
- WOOD GRAY (EXISTING)

**3. EXISTING ROOFING AND SILL**

- WOOD GRAY (EXISTING)
- WOOD GRAY (EXISTING)
- WOOD GRAY (EXISTING)

**4. EXISTING ROOFING AND SILL**

- WOOD GRAY (EXISTING)
- WOOD GRAY (EXISTING)
- WOOD GRAY (EXISTING)



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Issue	Date
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Preliminary CALUC Mtg.	7 Feb 2019
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Rezoning & Heritage Alteration Application	28 Mar 2019
Rezoning & Heritage Alteration (Revised)	3 May 2019

Revision

No.	Description	Date
1	Changes Since Community Meeting	27 Mar 2019
1	Rezoning & Heritage Alteration (Revised)	3 May 2019

Consultants

1139 Burdett  
Avenue  
Victoria, BC V8V 3H3

ELEVATIONS - NORTH

Date	2019-05-03 2:10:11 PM
Drawn by	BH. TH
Checked by	C

A3.01

Scale	As indicated
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MATERIALS LEGEND	
KEY	DESCRIPTION
1	PAINTED EXISTING SHINGLES (PROPOSED COLOUR: SLATE GRAY)
2	PAINTED EXISTING SHINGLES (PROPOSED COLOUR: SLATE GRAY)
3	PAINTED EXISTING SHINGLES (PROPOSED COLOUR: SLATE GRAY)
4	PAINTED EXISTING SHINGLES (PROPOSED COLOUR: SLATE GRAY)
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99	PAINTED EXISTING SHINGLES (PROPOSED COLOUR: SLATE GRAY)
100	PAINTED EXISTING SHINGLES (PROPOSED COLOUR: SLATE GRAY)



Christine Lindott  
Architects

Issue Date

Preliminary CALUC Mtg.	7 Feb 2019
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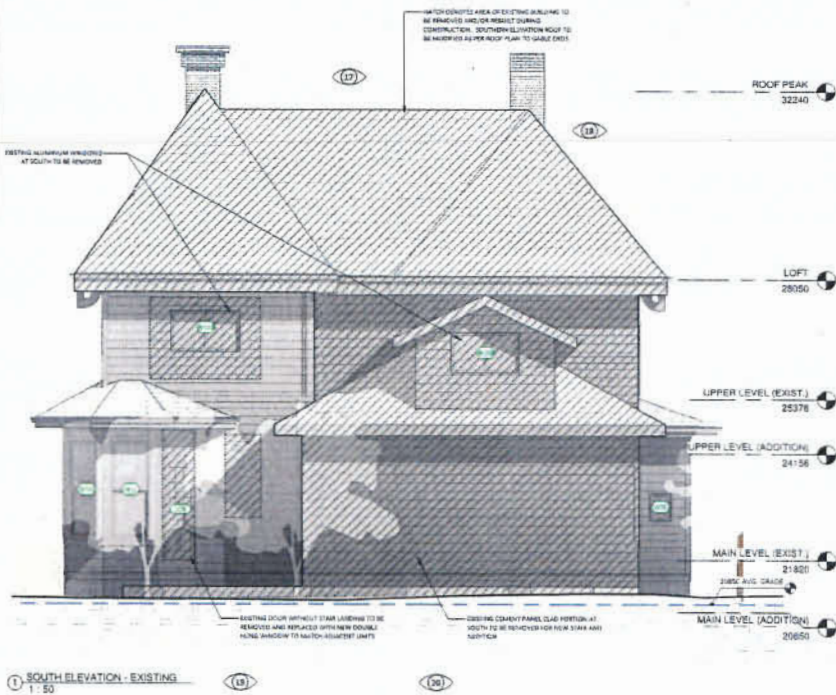
Consultant

1139 Burdett Avenue  
Victoria, BC V8V 3H3

ELEVATIONS - SOUTH

Date: 2019-05-03 3:10:19 PM  
Drawn by: BH, TK  
Checked by: CL

A3.02  
Scale: As indicated



PROPOSED EXTERIOR COLOURS		COLOURS SELECTED BY HERITAGE CONSULTANT BASED ON PAINT SCRAPE INVESTIGATION OF ORIGINAL COLOURS	
	COTTAGE SIDING EXTERIOR SIDING (EXIST.) • WOOD SHINGLES (EXISTING) • CONCRETE/STONE (PROPOSED)		MAIN SIDING EXTERIOR SIDING (EXIST.) • WOOD SHINGLES (EXISTING) • CONCRETE/STONE (PROPOSED)
	TURNTABLE SIDING EXTERIOR SIDING (EXIST.) • WOOD SHINGLES (EXISTING) • CONCRETE/STONE (PROPOSED)		SLATE SIDING EXTERIOR SIDING (EXIST.) • WOOD SHINGLES (EXISTING) • CONCRETE/STONE (PROPOSED)

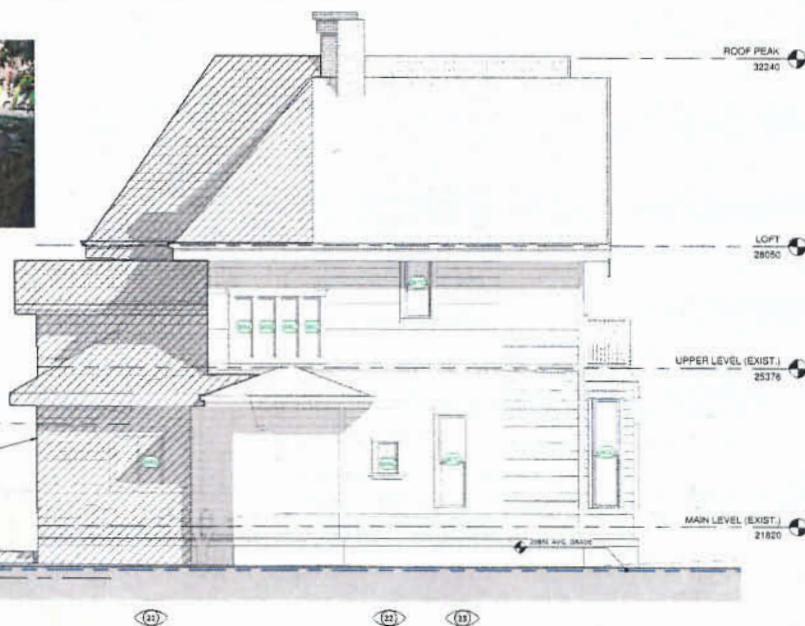
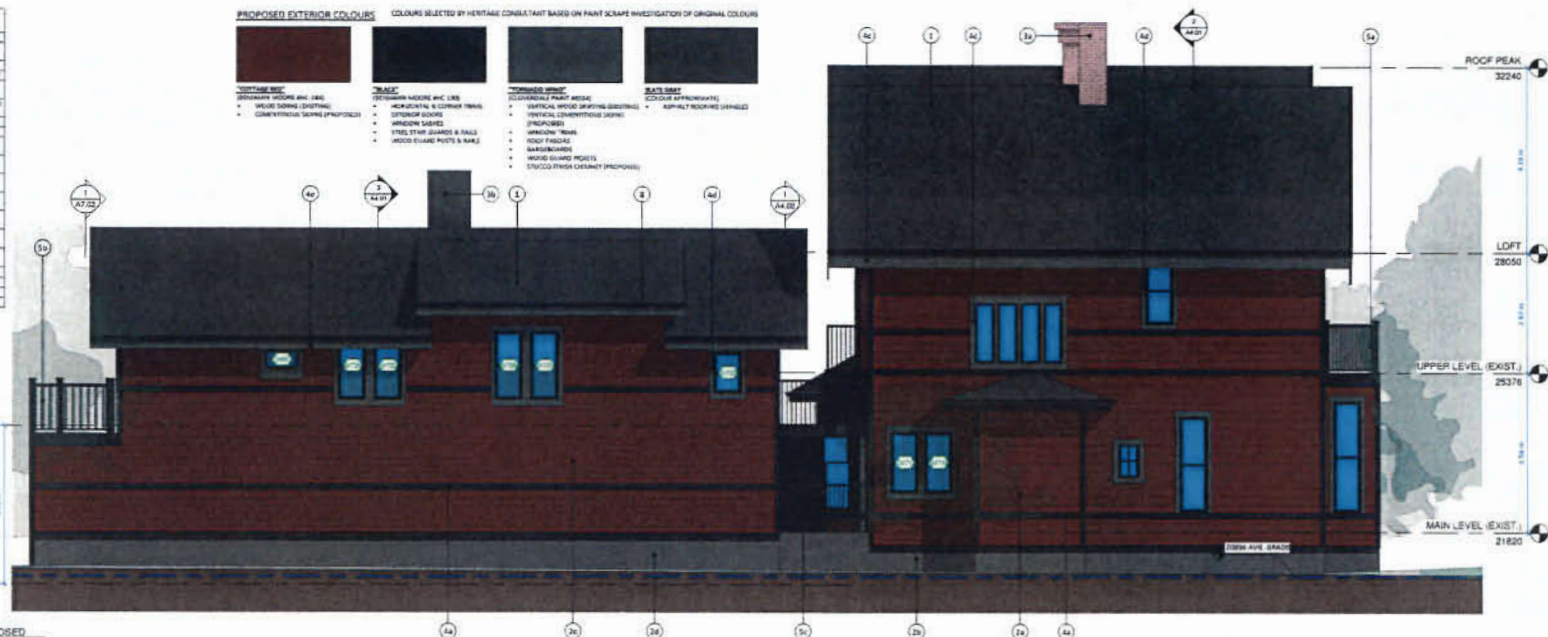
# MATERIALS LEGEND

KEY	DESCRIPTION
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86	WOOD SHINGLES (EXISTING), COLOUR: SOUTHERN RED
87	WOOD SHINGLES (EXISTING), COLOUR: SOUTHERN RED
88	WOOD SHINGLES (EXISTING), COLOUR: SOUTHERN RED
89	WOOD SHINGLES (EXISTING), COLOUR: SOUTHERN RED
90	WOOD SHINGLES (EXISTING), COLOUR: SOUTHERN RED
91	WOOD SHINGLES (EXISTING), COLOUR: SOUTHERN RED
92	WOOD SHINGLES (EXISTING), COLOUR: SOUTHERN RED
93	WOOD SHINGLES (EXISTING), COLOUR: SOUTHERN RED
94	WOOD SHINGLES (EXISTING), COLOUR: SOUTHERN RED
95	WOOD SHINGLES (EXISTING), COLOUR: SOUTHERN RED
96	WOOD SHINGLES (EXISTING), COLOUR: SOUTHERN RED
97	WOOD SHINGLES (EXISTING), COLOUR: SOUTHERN RED
98	WOOD SHINGLES (EXISTING), COLOUR: SOUTHERN RED
99	WOOD SHINGLES (EXISTING), COLOUR: SOUTHERN RED
100	WOOD SHINGLES (EXISTING), COLOUR: SOUTHERN RED

## PROPOSED EXTERIOR COLOURS

COLOURS SELECTED BY HERITAGE CONSULTANT BASED ON PAINT SCRAPE INVESTIGATION OF ORIGINAL COLOURS

COLOUR NAME	COLOUR CODE	COLOUR DESCRIPTION
1	1000	BLACK
2	2000	BLACK
3	3000	BLACK
4	4000	BLACK
5	5000	BLACK
6	6000	BLACK
7	7000	BLACK
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98	98000	BLACK
99	99000	BLACK
100	100000	BLACK



Christine Lintott Architects

1139 Burdett Avenue, Victoria, BC V8M 3H3  
Tel: 250-444-1911  
www.lintottarchitects.com

Issue Date

Preliminary CALUC Mtg. 7 Feb 2019  
CALUC Meeting 21 Mar 2019  
Rezoning & Heritage 28 Mar 2019  
Alteration Application  
Rezoning & Heritage 3 May 2019  
Alteration (Revised)

Revision

No.	Description	Date
1	Changes Since	27 Mar 2019
2	Community Meeting	
3	Rezoning & Heritage	3 May 2019
4	Alteration (Revised)	

Consultant

1139 Burdett Avenue  
Victoria, BC V8M 3H3

ELEVATIONS - EAST

Date: 2019-05-03 1:10:46 PM  
Drawn by: BH, TS  
Checked by: CL

A3.03

Scale: As indicated

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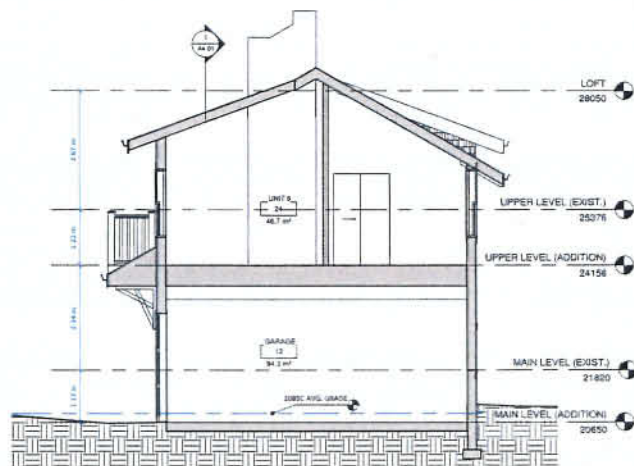




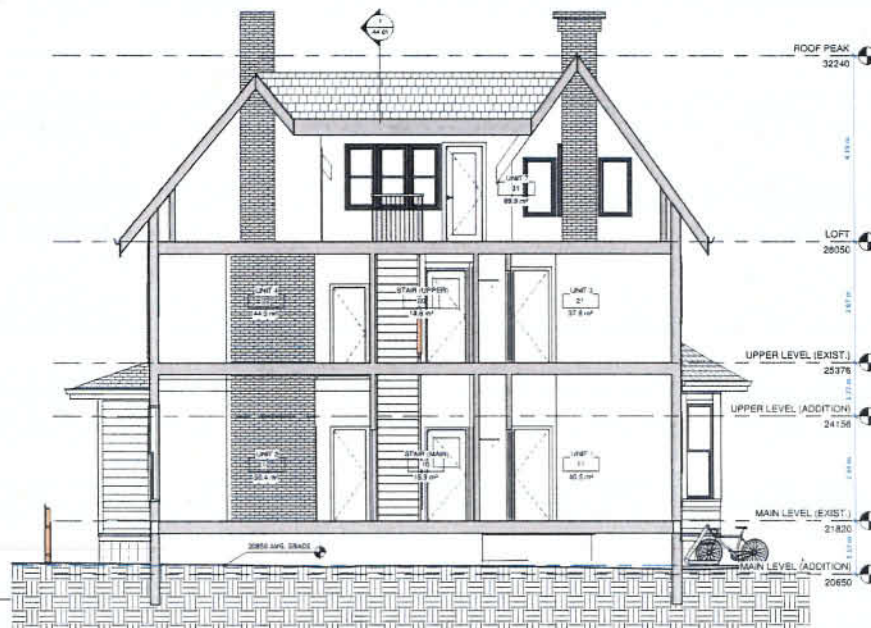
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Scale	As indicated
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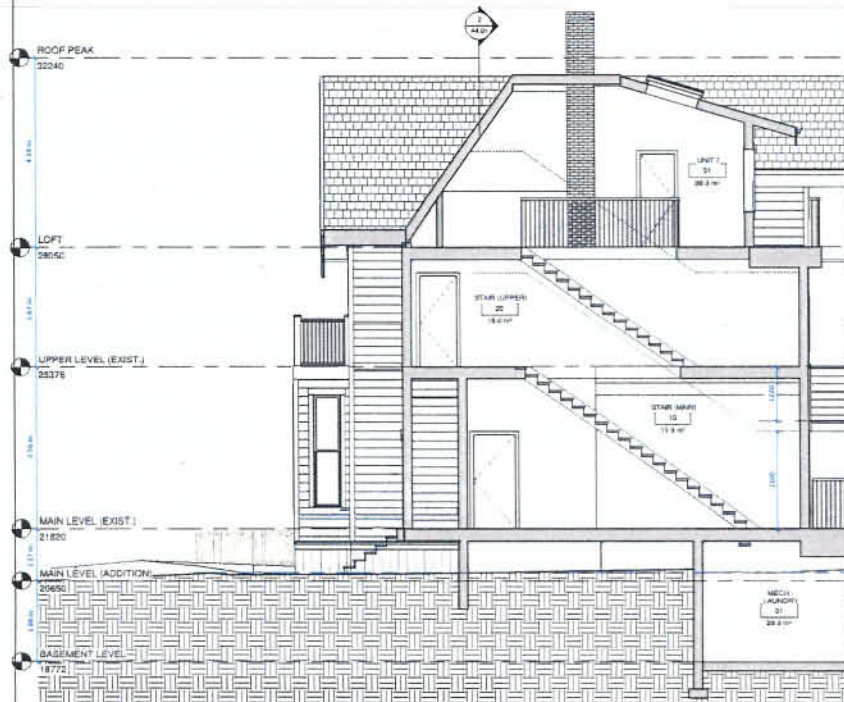




② BUILDING SECTION - E-W (FACING S) @ PROPOSED ADDITION  
1:50



② BUILDING SECTION - E-W (FACING S) @ EXISTING HOUSE  
1:50



① BUILDING SECTION - N-S (FACING E)  
1:50

Christine Lintott  
Architects

Issue	Date
Preliminary CALUC Mtg.	7 Feb 2019
CALUC Meeting	21 Mar 2019
Rezoning & Heritage	28 Mar 2019
Alteration Application	
Rezoning & Heritage	3 May 2019
Alteration (Revised)	

Revision	Description	Date
1	Rezoning & Heritage	3 May 2019
2	Alteration (Revised)	

Consultant

1139 Burdett  
Avenue  
Victoria, BC V8V 3H3

BUILDING SECTIONS

Date: 2019-05-03 2:11:15 PM  
Drawn by: GS, TK  
Checked by: CL

A4.01

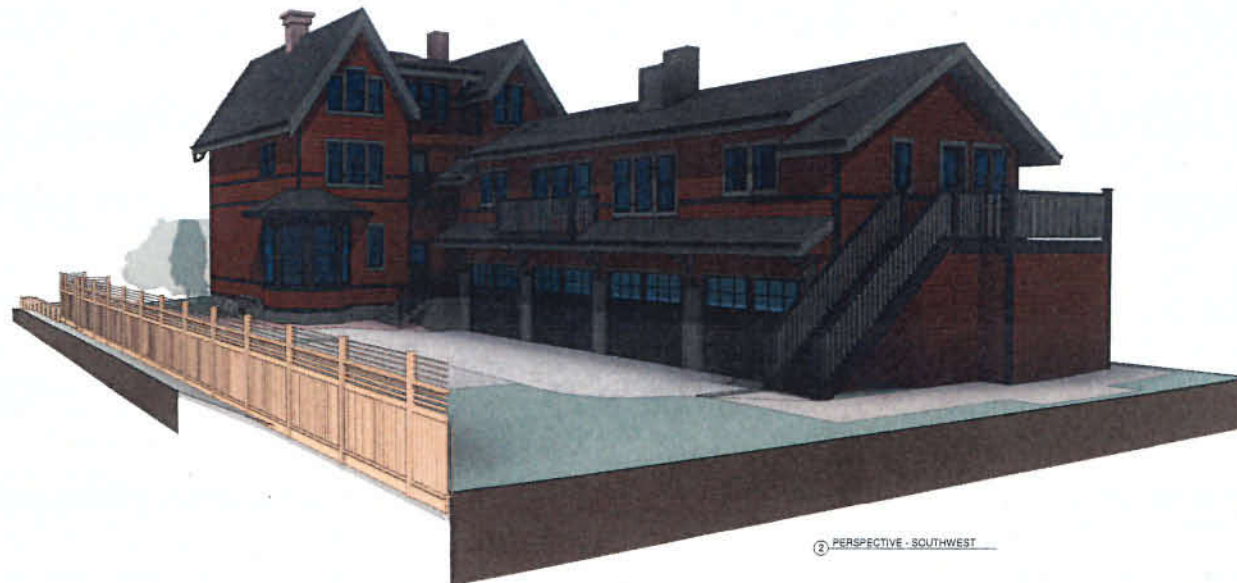
Scale: 1:50







① PERSPECTIVE - SOUTHEAST



② PERSPECTIVE - SOUTHWEST

Christine Lintott  
Architects



Unit: 2 - 1000 Glenora Street, Victoria, BC V8T 1G1  
Tel: 250.383.8800  
www.christinelintott.ca

Issue	Date
Preliminary CALUC Mtg.	7 Feb 2019
CALUC Meeting	21 Mar 2019
Rezoning & Heritage Alteration Application	28 Mar 2019
Rezoning & Heritage Alteration (Revised)	3 May 2019

Revision		
No.	Description	Date
2	Rezoning & Heritage Alteration (Revised)	3 May 2019

Consultant

1139 Burdett  
Avenue

Victoria, BC V8V 3H3

3D PERSPECTIVES

Date: 2019-05-09 2:11:41 PM  
Drawn by: BH, TK  
Checked by: CL

A8.02

Scale

The diagram illustrates six different window configurations, each with a label and a brief description:

- W1**: DOUBLE HUNG (CLT STAINED GLASS UPPER) - A vertical window with a dark purple upper pane and a light blue lower pane.
- W2**: DOUBLE HUNG - COMBINATION (CLL, UPPER FIXED VALVES ARE OF TYPE "W4" STAINED GLASS, SEE COLUMN ONE) - A vertical window with a light blue upper pane and a light blue lower pane.
- W3**: FIXED (STAINED GLASS) - A horizontal window with a dark purple pane.
- W4A**: DOUBLE HUNG - A vertical window with a light blue upper pane and a light blue lower pane.
- W5A**: DOUBLE HUNG PAIR (ENRICHED TRIM) - A pair of vertical windows with light blue panes and decorative curved brackets on the sides.
- W5B**: DOUBLE HUNG PAIR (ENRICHED TRIM & CUSTOMIZED HEAD SASHES) - A pair of vertical windows with light blue panes, decorative curved brackets on the sides, and a small square window at the bottom left.

Diagram illustrating various window types and their labels:

- W6** (Fixed)
- W7** (Double Hung)
- W8** (Fixed Triple)
- W9** (Fixed)
- W10** (Aluminum Horizontal Slider)
- W11** (Sifto)

WINDOW LEGEND  
1:25

GENERAL NOTE: LEGEND IS FOR CONFIGURATION & GLASS TYPE ONLY; SIZES VARY, SEE SCHEDULE.

Door Schedule							Comments
Roll	Year	Month	Day	Location	Access	Access Time	
052A	B	9/15	21/52	INT	Yes	12:00	
102A	B	9/14	11/54	EXT	Yes	12:00	
109A	A	9/13	21/54	EXT	Yes	12:00	
101C	B	9/19	20/52	INT	Yes	12:00	
1001	B	9/15	10/52	INT	Yes	12:00	
105C	C	9/16	10/55	EXT	Yes	12:00	
104A	B	9/15	10/52	INT	Yes	12:00	
102B	B	9/15	20/52	INT	Yes	12:00	
120C	F	9/18	20/52	INT	Yes	12:00	
102F	B	9/15	20/52	INT	Yes	12:00	
102A	B	9/15	20/52	INT	Yes	12:00	
102B	B	9/15	20/52	INT	Yes	12:00	
102C	B	9/15	20/52	INT	Yes	12:00	
102D	B	9/15	20/52	INT	Yes	12:00	
102E	B	9/15	20/52	INT	Yes	12:00	
102F	B	9/15	20/52	INT	Yes	12:00	
102G	B	9/15	20/52	INT	Yes	12:00	
102H	B	9/15	20/52	INT	Yes	12:00	
102I	B	9/15	20/52	INT	Yes	12:00	
102J	B	9/15	20/52	INT	Yes	12:00	
102K	B	9/15	20/52	INT	Yes	12:00	
102L	B	9/15	20/52	INT	Yes	12:00	
102M	B	9/15	20/52	INT	Yes	12:00	
102N	B	9/15	20/52	INT	Yes	12:00	
102O	B	9/15	20/52	INT	Yes	12:00	
102P	B	9/15	20/52	INT	Yes	12:00	
102Q	B	9/15	20/52	INT	Yes	12:00	
102R	B	9/15	20/52	INT	Yes	12:00	
102S	B	9/15	20/52	INT	Yes	12:00	
102T	B	9/15	20/52	INT	Yes	12:00	
102U	B	9/15	20/52	INT	Yes	12:00	
102V	B	9/15	20/52	INT	Yes	12:00	
102W	B	9/15	20/52	INT	Yes	12:00	
102X	B	9/15	20/52	INT	Yes	12:00	
102Y	B	9/15	20/52	INT	Yes	12:00	
102Z	B	9/15	20/52	INT	Yes	12:00	
103A	B	9/15	20/52	INT	Yes	12:00	
103B	B	9/15	20/52	INT	Yes	12:00	
103C	B	9/15	20/52	INT	Yes	12:00	
103D	B	9/15	20/52	INT	Yes	12:00	
103E	B	9/15	20/52	INT	Yes	12:00	
103F	B	9/15	20/52	INT	Yes	12:00	
103G	B	9/15	20/52	INT	Yes	12:00	
103H	B	9/15	20/52	INT	Yes	12:00	
103I	B	9/15	20/52	INT	Yes	12:00	
103J	B	9/15	20/52	INT	Yes	12:00	
103K	B	9/15	20/52	INT	Yes	12:00	
103L	B	9/15	20/52	INT	Yes	12:00	
103M	B	9/15	20/52	INT	Yes	12:00	
103N	B	9/15	20/52	INT	Yes	12:00	
103O	B	9/15	20/52	INT	Yes	12:00	
103P	B	9/15	20/52	INT	Yes	12:00	
103Q	B	9/15	20/52	INT	Yes	12:00	
103R	B	9/15	20/52	INT	Yes	12:00	

**DOOR LEGEND**  
1 - 25

**A**  
HENTAGE ENTRY  
(EXISTING W/UPLIGHTS)

**B**  
SOLID  
(EXISTING OR NEW)

**C**  
HALF GLITE  
(NEW)

**D**  
OVERHEAD / GARAGE  
(NEW)

**E**  
GLAZED ENTRY / TERRACE  
(NEW)

**F**  
BYPASS  
(NEW)

**G**  
BICYCLE STORAGE  
(NEW)

**H**  
EXTERIOR  
(EXISTING)

**Christine Lintott Architects**

Seattle • 2005 Commercial Award for Best Office Building  
Tel: 206.461.1100  
www.christinelintott.com

Issue	Date
Preliminary CALUC Mtg.	7 Feb 2019
CALUC Meeting	21 Mar 2019
Rezoning & Heritage Alteration Application	28 Mar 2019
Rezoning & Heritage Alteration (Revised)	3 May 2019

Revision		
No.	Description	Date
2	Rezononing & Heritage Alteration (Revised)	3 May 2011

Consultant

1139 Burdett  
Avenue  
Victoria, BC V8W 3H3

## DOOR & WINDOW SCHEDULES

Date: 2019-05-03 2:11:43 PM

Shower tray	014
Checkered tray	

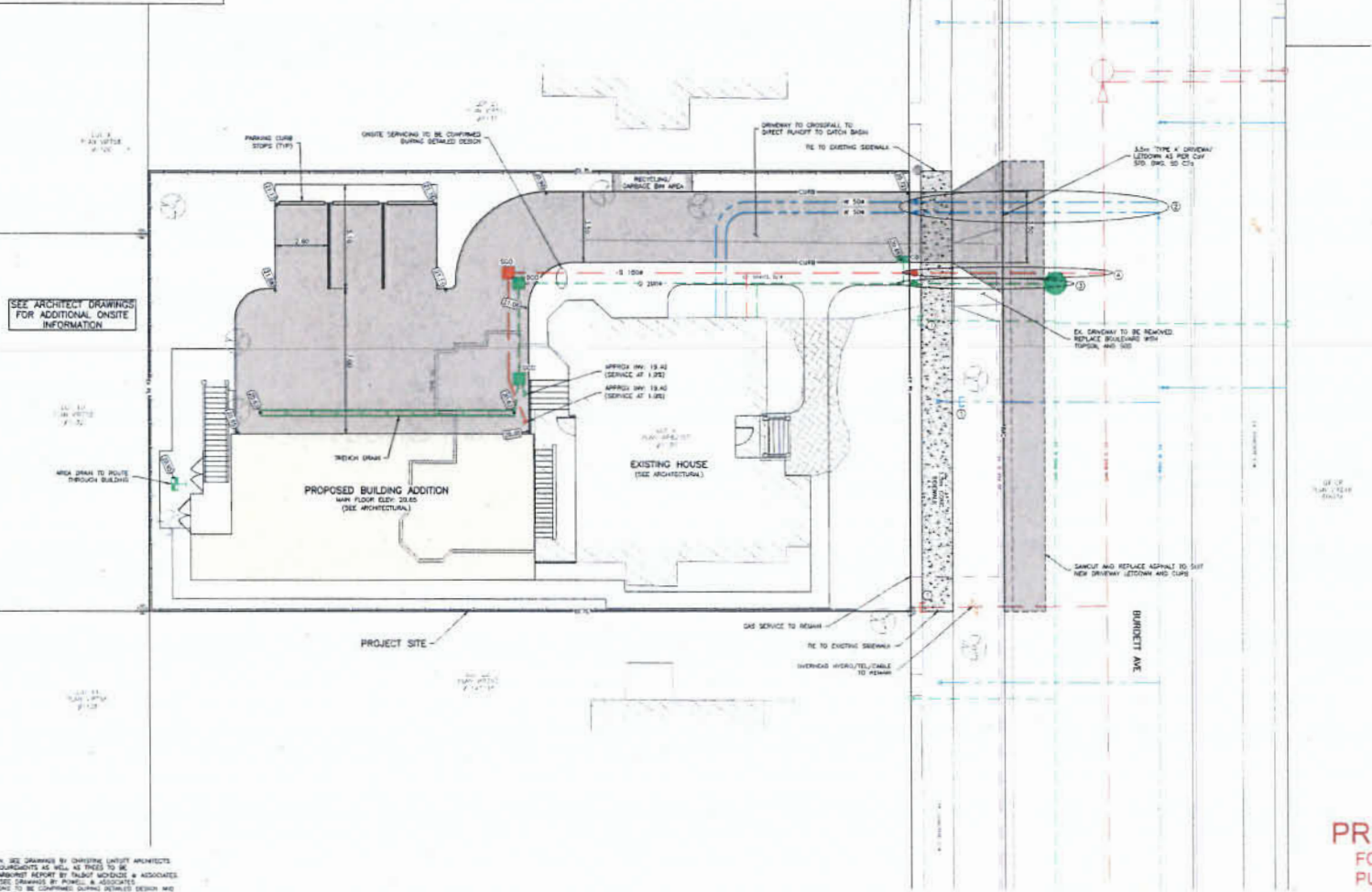
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SHEET NOTES	
NO.	DESCRIPTION
1	SERVICE TO BE SHIPPED AND HANDLED BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE.
2	METAL 200 INDUSTRIAL WATER SERVICE AND 100mm SERVICE BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE. DETECTION CHECKS WOULD ASSEMBLY TO BE INSTALLED ON-SITE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
3	METAL DRAIN WAREHOUSE AND 200mm DRAIN SERVICE BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE.
4	METAL 150mm SANITARY SERVICE BY CITY OF VICTORIA FORCES AT DEVELOPER'S EXPENSE.

APPROX. PROPOSED ELEVATION (SUBJECT TO CHANGE DURING DETAILED DESIGN)



- NOTES:
1. FOR BUILDING INFORMATION, SEE DRAWINGS BY CHISHOLM LAMONT ARCHITECTS.
  2. FOR TREE PROTECTION REQUIREMENTS AS WELL AS TREES TO BE REMOVED/REPLACED, SEE ARBORIST REPORT BY TULLY WOODSIDE & ASSOCIATES.
  3. FOR LEGAL INFORMATION, SEE DRAWINGS BY POWELL & ASSOCIATES.
  4. UTILITY NOTES AND LOCATIONS TO BE CONFIRMED DURING PRELIMINARY DESIGN AND ARE SUBJECT TO CHANGE.
  5. MAIN FLOOR ELEVATION SUBJECT TO CHANGE DURING DETAILED DESIGN.
  6. ELEVATIONS SUBJECT TO CHANGE DURING DETAILED DESIGN.

SITE PLAN

SEE ARCHITECTURAL DRAWING FOR ADDITIONAL INFORMATION

LEGAL PLAN & TOPOGRAPHIC SURVEY PROVIDED BY POWELL & ASSOCIATES

PRELIMINARY  
FOR DISCUSSION  
PURPOSES ONLY

1:250

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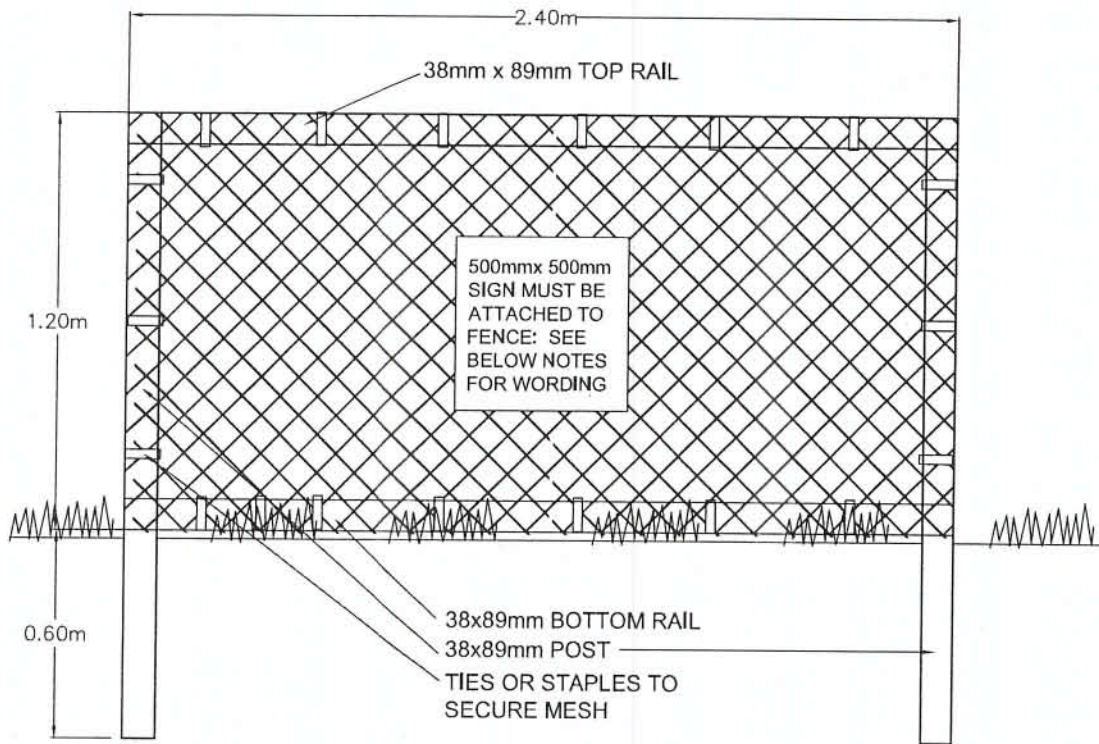
NO.	DATE	BY	ISSUED	NO.	DATE	BY	REVISIONS
1	MAY 8/18	MD	CONCEPTUAL SERVICE PLAN				

**McElhanney**  
800 - 386-2244 STREET  
VICTORIA BC V8V 4A2  
PH (250) 375-9221  
FAX (250) 375-9227

PROJECT  
1139 BURDETT AVE

TITLE  
CONCEPTUAL SERVICE PLAN

SCALE HORIZ. 1:100	VERT. N/A
PROJECT NO 18-001	ISSUED/REVISION 1
APPROVING AUTHORITY FILE NO	
DRAWING NO 19-001-SKETCH 1	

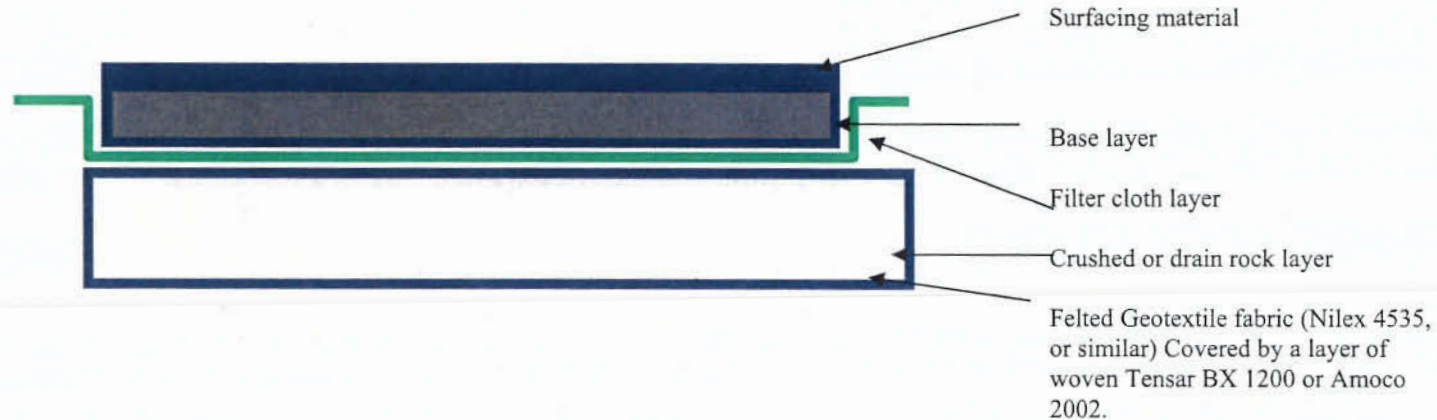


TREE PROTECTION FENCING

1. FENCE WILL BE CONSTRUCTED USING 38 mm X 89mm WOOD FRAME: TOP, BOTTOM AND POSTS \* USE ORANGE SNOW-FENCING MESH AND SECURE THE WOOD FRAME WITH "ZIP" TIES OR GALVANIZED STAPLES.
  2. ATTACH A 500mm X 500mm SIGN WITH THE FOLLOWING WORDING: WARNING- TREE PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE OR AT LEAST EVERY 10 LINEAR METERS.
- \* IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED



### Diagram – Site Specific Floating Driveway, Parking and Walkway Areas



### **Specifications for Floating Driveway, Parking and Walkway Areas**

1. Excavation for construction of the driveway/parking/walkway areas must remove the sod layer only, where they encroach on the root zones of the protected trees
2. A layer of medium weight felted Geotextile fabric (Nilex 4535, or similar) is to be installed over the entire area of the critical root zone that is to be covered by the driveway. Cover this Geotextile fabric with a layer of woven Amoco 2002 or Tensar BX 1200. Each piece of fabric must overlap the adjoining piece by approximately 30-cm.
3. A 10cm layer of torpedo rock, or 20-mm clean crushed drain rock, is to be used to cover the Geotextile fabric.
4. A layer of felted filter fabric is to be installed over the crushed rock layer to prevent fine particles of sand and soil from infiltrating this layer.
5. The bedding or base layer and permeable surfacing can be installed directly on top of the Geotextile fabric.



## 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 (P), Moderate (M) or Good (G).

**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 restricted root growth, limited soil volumes, 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