

CONCRETE JUNGLE FORESTRY LTD.
Urban & Wildland Forest Assessment & Mapping

Tree Preservation Plan Report

11 Chown Place, Victoria BC,
V9A 1H5
CJF Project: 49-19

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February 7, 2020



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Executive Summary:

Proposed senior's residence at 11 Chown Place in the City of Victoria will be located near the centre of the property, an area currently occupied by community gardens and a large lawn. The proposed project also includes new underground services beneath Chown Place, realigned resident parking, relocated community gardens and a new gravel pathway running north from Irma Street turnaround until it joins the property's existing network. To assess the impact this work would have on the property's tree resource Donald Skinner of Concrete Jungle Forestry Ltd. visited the site in December 2019 to:

- a) Inventory the on-site tree resource and adjacent City owned Harriet Road street trees.
- b) Determine construction impact on the tree resource.
- c) Create protection measures for trees that can reasonably be retained.

This work enabled us to conclude that the proposed development requires the removal of 16 trees including a City Bylaw 05-106 protected Dogwood.

Modifications to the shape and size of community gardens 1 and 2 allow two Bylaw protected trees to be retained. If final grades allow, a large unprotected tree may yet be retained if community garden 4.

Part of a proposed gravel path is located between the east and west halves of the property's south Garry oak woodland. Although located within the Protected Root Zone of adjacent Oaks CJF believes careful Project Arborist supervision will allow pathway construction to proceed without significant impact to adjacent trees.

This report supplies numerous Tree Protection Measures intended to protect retained trees during construction. Chief among these are; extensive use of CJF laid out Tree Protection fencing and Project Arborist supervision when construction activities will occur within the PRZ of a retained tree.

CJF recommends planting ecologically appropriate Garry oak to replace the removed, Bylaw protected, Dogwood. We also recommend

- The property's developed area, Balfour Park and Garry oak woodland tree resource undergo a safety and maintenance pruning assessment.
- Considering a program to remove Garry oak woodland invasive shrubs and deposited materials / garbage in favour of native Garry oak ecosystem vegetation.

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February 7, 2020

Barry Cosgrove
Number Ten Architectural Group
200-1619 Store St
Victoria BC, V8W 3K3
Email: bcosgrove@numberten.com

Re: 11 Chown Place, City of Victoria: Proposed new 58 unit seniors residence
Tree Protection Plan Report.

Introduction:

In the City of Victoria's (City) Burnside-Gorge neighbourhood, the existing independent living complex at 11 Chown Place is the site of a proposed new 58 unit senior's residence to be built near the centre of the property, an area currently occupied by an community garden and large lawn with a wooden gazebo (see Image 1).

In addition to the new residence, the proposed development will:

- Relocate community gardens to four separate locations north and south Chown Place.
- Realign parking areas north, east and west of the building (see Image 1).
- Install new underground services (City water, sewer, stormwater, power and communications etc.) beneath Chown Place from Harriet Road to the building.
- Provide a new public access gravel pathway between south Irma Street turnaround and the property's existing pathway network (see Image 1).

The development footprint is limited and most of the property would remain undisturbed.

Because proposed construction will impact on-site landscape and native species trees (bylaw protected and other) within and immediately adjacent to the development footprint Donald Skinner of Concrete Jungle Forestry Ltd. (CJF) has been retained as Project Arborist. CJF's work on this project will include:

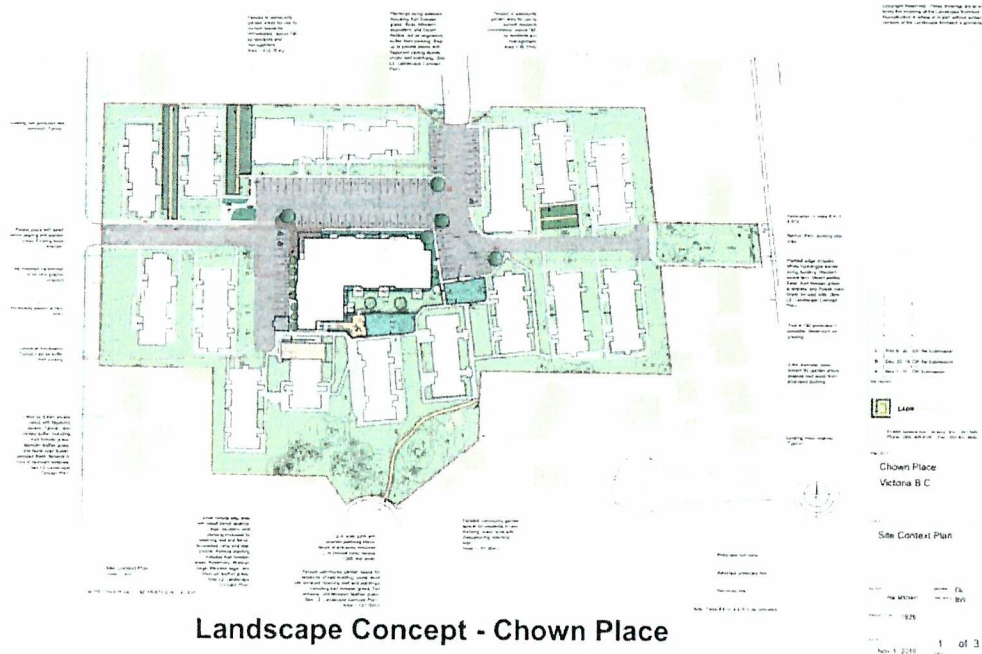
- a) An inventory of the on-site tree resource and adjacent City owned Harriet Road street trees.
- b) Determine construction impact on the tree resource.
- c) Create protection measures for trees that can reasonably be retained.
- d) Provide arborist oversight and construction monitoring when work is occurring within the Protected Root Zone (PRZ) of any retained tree.

This report contains the results of a, b and c and meets the requirements set out in City of Victoria Tree Protection Bylaw 05-106 (Bylaw).

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Image 1: LADR Landscape Architects Landscape Concept Plan.



Site Characterization:

Developed several decades ago, most of the 2.24ha (5.5ac) property is occupied by a cluster of one-level multi-unit seniors independent living apartments, a clubhouse, the Chown Place access road and resident parking (see Image 1) with surrounding lawns and garden beds. CJF believes no significant site changes have occurred since a new one level residence (Appendix 2; building 'D') was constructed in 2012¹.

Numerous native species, ornamental landscape and fruit trees grow along the access road, next to parking areas, between buildings and in Balfour Park at the east edge of the property. Over the years, select trees have been removed. CJF suspects this occurred as they; grew too large for their location, became hazardous or interfered with infrastructure.

The property also includes a Garry oak (*Quercus garryana*) and Arbutus (*Arbutus menziesii*) woodland near the south property boundary / Irma Street turnaround (see Images 2 and 3). Woodland soils are often thin, punctuated by bedrock, nutrient deficient and subject to seasonal moisture deficit. As a result,

¹ Construction date estimate based on differences in CRD 2011 and 2013 airphotos found at <https://maps.crd.bc.ca/Html5Viewer/?viewer=public>

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woodland trees vary widely in height, trunk diameter and form (see Images 2 and 3). Vegetation beneath the trees includes native and invasive species shrubs, herbaceous plants and grasses. CJF observed that Himalayan blackberry (*Rubus armeniacus*) is most abundant invasive shrub.

Image 2: Garry oak woodland east.



Image 3: Garry oak woodland west.



Methodology:

CJF conducted its tree inventory field survey between December 24 and 30, 2019. On December 12 the City of Victoria Parks Department directed us to include 'All on site trees which are protected by the bylaw plus all of the rest of

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the trees on site trees which are over 10 cm in diameter.' Our inventory also included several City Tree Protection Bylaw 05-106² protected tree and unprotected seedlings less than 10cm in diameter (primarily Garry oak and Dogwood³ (*Cornus sp.*), Douglas-fir (*Pseudotsuga menziesii*) and small fruit trees). 124 tree locations and tag numbers were forwarded to the surveyor for inclusion in the project site plan.

Construction impact was determined by:

- Tree location.
- Type of activity.
- Distance from construction activity.

Inventoried trees that can reasonably be retained will be assigned protective measures based on size and proximity to disturbance.

Inventoried Tree Resource Description:

The subject property's tree resource is composed of; Harriet Road City owned street trees, developed area / Balfour Park landscape species / fruit trees and a Garry oak and *Arbutus* (*Arbutus menziesii*) woodland. To simplify description, the tree resource is subdivided into:

1. City owned Harriet Road street trees.
2. Developed area trees.
3. Balfour Park trees.
4. South Garry oak woodland.

December field survey meant deciduous trees were viewed 'leaf off' which, in some cases, complicating identification. These trees are identified as 'unknown' while others were identified to the genus level. Type and species identification based on:

- Tree architecture.
- Bark colour / texture.
- Fallen leaf shape (where available).
- Fruits, seed shape and colour (where available).

A whole-property Tree Inventory Table is included as Appendix 1'a' and 'b'⁴, A Tree Protection Site Plan with surveyed tree locations in included as Appendix 2.

1. City Owned Harriet Road Street Trees:

On the Harriet Road boulevard, six City owned street trees (five Horse chestnut and a mature Garry oak) (ID tags 764-769) are located north and south of

² November 22, 2019 version.

³ Without a landscape plan, CJF cannot identify Dogwood to species level. Therefore, all are considered Bylaw 05-106 protected Pacific dogwood (*Cornus nuttallii*).

⁴ Appendix 1a=CJF 2019 tagged and inventoried trees, Appendix 1b=Talbot Mackenzie 2017 tagged trees.

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Chown place (see Images 4 and 5). Street Horse chestnut immediately north and south of Chown Place (ID tags 766, 767) will be protected from construction disturbance with Tree Protection Fencing (TPF) set outside their canopy driplines (see Appendix 2).

Image 4: Harriet Road Horse chestnut street trees 766, 754 south of Chown Place.



Image 5: Harriet Road Horse chestnut 767 and Garry oak 768 street trees north of Chown Place.



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2. Developed Area Trees:

64 developed area trees and protected seedlings (ID tags 770-780, 787-839) occur along Chown Place, next to resident parking and apartments (see Images 6, 7 and 8). Many were planted when the property was developed while others have been added since. More recently trees have been added by property managers and residents to supplement the original landscaping and provide fruit for residents. Still others are natural infill from nearby seed sources (bird and / or wind seeded).

Developed area tree species include; Dogwood (*Cornus sp.*), Ash (*Fraxinus sp.*), Purple-leaf plum (*Prunus cerasifera*), Leyland cypress (*Cupressus × leylandii*), Mt Fuji cherry (*Prunus sp.*), Cypress (*Chamaecyparis sp.*), Landscape maple (*Acer sp.*), Western redcedar (*Thuja plicata*), English holly (*Ilex aquifolium*), Douglas-fir, Garry oak and an unknown deciduous (possibly Elm (*Ulmus sp.*)).

Retained Bylaw protected and unprotected trees along Chown Place, between buildings 'C' and "N" and residential parking will protected from construction disturbance with TPF set outside their canopy driplines (see Appendix 2).

Image 6: Chown Place west landscape Dogwood 771(left) and 772 (right).



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Image 7: Chown Place east landscape Dogwood 788, 789.



Image 8: Building 'N' landscape featuring fruiting Apple trees 800 and 801 (left and centre) and Ash tree 802 (right).



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3. Balfour Park trees:

Although part of 11 Chown Place, the east-most portion of the property is known as Balfour Park which contains a children's playground and six inventoried trees (three wholly owned by 11 Chown (ID tags 784-786) and three unknown deciduous whose ownership is shared with 3050 Balfour Avenue (ID tags 781-783). One 11 Chown and all joint ownership trees are identified as 'unknown deciduous' but are believed to be natural infill Elm (*Ulmus sp.*). Balfour Park trees will not be impacted by the proposed development and are not recommended for protection.

Image 9: Balfour Park Trees, boundary unknown deciduous (Elm) at left.



4. South Garry oak Woodland Trees.

Boundary Garry oak canopies often overhang the woodland boundary which, CJF defined as the interface between unmaintained native / invasive species shrub and herbaceous plant understory and maintained lawn. Three large developed area Oaks near the woodland were originally part of this grove (ID tags 817, 818, 819). Two groups of trees are included in the woodland inventory (see Appendix 1):

- a. 62, December 2019 CJF tagged and inventoried trees (61 Garry oak and one Arbutus).
- b. 42 Talbot Mackenzie and Associates (TMA) June 2017 tagged trees (39 Garry oak and three Arbutus), remeasured by CJF in December 2019.

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The woodland contains a range of growing conditions; deep moist nutrient rich to shallow nutrient poor soils and bedrock outcrops that have created a highly variable group of trees with a wide range of canopy widths, trunk diameters and structure (see Images 3, 10, 11, 12). The proposed development included a new 1.2m (1200mm) wide gravel pathway beginning behind building 'J' heading south to the Irma Street turnaround. The path will be located within an existing strip of lawn grass bisecting the woodland's east and west halves (see Image 10).

Pathway construction will occur within the PRZ of Oaks closest to the woodland boundary. CJF therefore expects root damage but believes careful location, design and Project Arborist oversight will minimize rootplate disruption allowing impacted trees to remain viable. Garry oak canopy clearance pruning may be required to create required safe machine access. East and west halves of the woodland will be protected from construction disturbance by TPF set between the pathway and adjacent Garry oaks (see Appendix 2).

Image 10: TMA 2017 and CJF 2019 inventoried south Garry oak and Arbutus east of Irma Street entrance.



Image 11: Variable height and structure Garry oak woodland trees west of Irma Street property entrance.



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Image 12: Stunted south Garry oak woodland trees west of Irma Street property entrance.



Construction Impact:

In CJF's opinion, proposed construction will have the following impacts on the subject property's tree resource:

1. City Owned Harriet Road Street Trees:

Little or no impact, if site power / communications services are taken from the north power pole straight south to the Chown Place service trench (see Image 5 and Appendix 2). If brought north from the south power pole (see Image 4), to avoid street tree rootplate disruption, consider burying under hedge then west of building 'O' outside the tree 766's PRZ. If required, revised utility trench location to be determined by; Number 10 Architectural Group, CJF and any other relevant party.

2. Development Area Trees:

Landscape Dogwood located along Chown place east and west of the building site (ID Tags 770-772 and 779, 788, 789) will be retained and surrounded by Tree Protection Fencing (TPF) set outside their Protected Root Zone (PRZ) or canopy dripline (Appendix 1 'Symmetrical Crown Rad(ius)' as determined by the Project Arborist. With careful excavation, and CJF oversight, five Dogwood west of the building site will not be impacted by underground utility installation. Any renewal of existing or construction of a new sidewalk, curb and gutter / drains should be discussed with CJF before proceeding. Although, protected by TPF, CJF does not expect Chown Place Dogwood east of the proposed building (ID tags 779, 788, 789) to be impacted by construction.

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Between the north parking lot and building 'C' five retained unprotected trees (ID Tags 774-776 and 808-809) will be separated from construction by TPF set outside each tree's PRZ or canopy dripline as determined by the Project Arborist.

The proposed building, parking lot alterations and community gardens require the removal of 16 trees:

1. Seven unprotected trees / tree seedlings (ID tags 792, 794-799) and one Bylaw protected Dogwood (ID tag 793) within and immediately adjacent to the building footprint (see Table 1, Appendix 2).
2. Three unprotected trees (ID tags 806, 807 and 777) for the proposed north parking lot changes (additional spaces / new curb and sidewalk alignment) (see Table 1, Appendix 2).
3. One unprotected tree (ID tag 802) for electric service infrastructure install (see Table 1, Appendix 2).
4. Four unprotected trees for relocated community gardens 1, 2, 3 and 4 (see Table 1, Appendix 2):
 - a. One Ash (ID tag 790 community 4)
 - b. Three fruiting Apples (ID tags 814, 815 (community 4) and 812 (community 3)).

If deemed important, design changes must be made to retain any of the following trees:

- Changes have been made to the design of community gardens 1 and 2 enabling retention of Bylaw protected trees 770 and 773. When constructed, CJF recommends locating the garden fence outside the canopy and PRZ of these trees (2.5 and 3.5m off-set respectively).
- With minimal grade change, tree 790 may be retained.
- Trees 814 and 815 are recently planted and small, CJF recommends relocating rather than outright removed.

Building footprint tree 793 is Bylaw protected and will need to be replaced. CJF recommends Garry oak which are slow growing and ecologically appropriate for the site.

3. Balfour Park trees:

Located well east of the proposed development CJF does not foresee construction impact to any Balfour Park tree. Therefore, no protective measures are recommended in this area.

4. South Garry oak woodland trees:

When carefully constructed, the new 1.2m (1200mm) wide gravel access pathway will not significantly disrupt the rootplate any south Garry oak woodland tree. Where the pathway is located within the PRZ of woodland trees it will be

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separated from construction with TPF as laid out by CJF. Final pathway alignment will be determined by Number 10 Architectural Group, CJF and the contractor so that it is placed to maximize off-set from adjacent trees. Changes to south property line chain link fencing (enlarged and / or repositioned gate opening, posts) will be located to minimize rootplate disturbance.

Table 1 below summarized the proposed development's 16 required tree removals; one Bylaw protected and 15 unprotected.

Table 1: 16 required tree removals:

Tree (Tag) #	Type	Consol Stem Dia (cm)	Stem Dia (cm)	Stem Dia (cm)	Stem Dia (cm)	Stem Dia (cm)	Height (m)	12.1 PRZ (m)	Symmetrical Crown Rad (m)	Tree Seeding	CoV Bylaw 05-106 Protected	Biological Health	Structural Condition	Remove	NOTES
1 777	Ash	14.0					1.7	2.0				good	good	Yes	north parking lot, building C, unit 108, within revised parking lot alignment footprint
2 802	Ash	16.0					1.9	2.0				good	good	Yes	east side building N, remove for proposed electric service infrastructure
3 806	Ash	8.8					1.1	1.2	Yes			good	good	Yes	north parking lot, building C, southwest corner, tree seedling, within revised parking lot alignment footprint
4 807	Ash	8.6					1.0	1.2	Yes			good	good	Yes	north parking lot, building C, southwest corner, tree seedling, immediately adjacent revised parking lot alignment footprint
5 812	fruiting Apple	9.5					1.1	2.0	Yes			good	fair	Yes	community garden '3', Building E south side, tree seedling
6 790	Ash	18.0					2.2	3.0				good	good	Yes	building I, inside community garden '4', retain if final grades allow
7 792	landscape Maple	14.0					1.7	1.5				good	good	Yes	gazebo, immediately adjacent proposed building northeast corner
8 793	Dogwood	10.0					1.2	1.0		Yes		good	good	Yes	gazebo, within proposed building footprint
9 794	Purple-leaf plum	13.0					1.6	2.5				good	fair	Yes	gazebo, lower trunk decay, within proposed building footprint
10 795	Douglas-fir	1					1.7	0.1	0.4	Yes		good	good	Yes	gazebo, tree seedling, within proposed building footprint
11 796	unknown fruit tree	1					1.2	0.1	0.3	Yes		good	good	Yes	gazebo, tree seedling, within proposed building footprint
12 797	landscape Maple	17.0	8	8	7		2.0	1.5				good	good	Yes	northwest corner community garden, within revised parking lot alignment immediately west proposed building footprint
13 798	landscape Cypress	14.0					1.7	1.5				good	good	Yes	northwest corner community garden, within revised parking lot alignment immediately west proposed building footprint
14 799	landscape Maple	22.0	16	10			2.6	2.0				good	good	Yes	northwest corner community garden, within revised parking lot alignment immediately west proposed building footprint
15 814	fruiting Apple	3.8					0.5	0.5	Yes			good	good	Yes	immediately adjacent proposed building northeast corner, tree seedling, recently planted, recommend moving to new location
16 815	fruiting Apple	5.2					0.6	1.0	Yes			good	good	Yes	immediately adjacent proposed building northeast corner, tree seedling, recently planted, recommend moving to new location

Tree Protection Measures:

To isolate retained City Bylaw 05-106 protected and unprotected trees from construction disturbance CJF proposes the following Tree Protection Measures.

1. 2x4 wood-frame and snowfence panel Tree Protection Fencing (TPF) will be located as shown in Appendix 1 and laid out by CJF in the field. CJF recommends that TPF be braced at corners and periodically over long, straight runs. See Image 13 for an example of well constructed TPF.

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Image 13: Tree Protection Fencing Example.



2. TPF will be maintained in good functioning condition until project end or removal approved by CJF.
3. No construction materials or waste will be stored or deposited behind any TPF.
4. Weatherproof signage stating 'Protected Root Zone – No Entry' will be attached to TPF at regular intervals (i.e. one per individual tree TPF and for short runs or every 15-20m along long runs).
5. All Harriet Road, Chown Place developed area and Garry oak woodland TPF will be laid out by CJF in the field.
6. Where project TPF is up against sturdy existing infrastructure (i.e. metal fencing (ID tags 770, 804) / Harriet Road hedge) it need not be fenced again along the common side. Unless approved by CJF there must not be a gap between project TPF and pre-existing infrastructure.
7. Where project TPF surrounds a fruit tree the side facing away from construction should be left open (i.e. ID tags 800, 801). This will allow removal of ripe fruit before it decays and attracts wasps in August / September. Continued lawn maintenance is also beneficial.
8. To reduce Harriet Road street tree root disturbance CJF recommends, Hydro and communications services be taken from the power pole north of Chown Place. If not possible, CJF to be included when determining appropriate routing between south power pole and Chown Place trench.
9. Gravel pathway TPF layout will be established by CJF in the field.
10. Gravel pathway excavation will occur with CJF oversight. Excavation depth should be no greater than 15cm (6 inches) below sod, shallower if soils are firm enough to support path. Soil disturbance will be minimized if excavation occurs during the summer dry season (mid July to mid September). Excavation at other times of the year may require the excavator sit on ½ inch plywood sheets to reduce soil compaction (see Image 14). CJF to determine whether plywood is required.

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Image 14: Rubber tracked mini excavator on plywood sheets.



11. Use a rubber-tracked mini excavator with a toothless clearing bucket to excavate the pathway trench (see Image 13). Overburden to be removed from the site.
12. To prevent compacting pathway gravels from pressing down into root zone below and allow continued water infiltration and gas exchange, the excavated trench will be lined with woven landscape fabric.
13. Woodland Garry oak canopy clearance pruning may be required to create required safe machine access.
14. Pathway gravel may be brought from the stockpile to the pathway trench with a rubber tired 'Bobcat' or wheelbarrow. A 'Slinger' truck with targeted delivery from Irma Street can also be used.
15. CJF strongly recommend the developed area, Balfour Park and Garry oak woodland trees undergo a safety and maintenance pruning assessment. Although developed area trees are not are large enough to pose a hazard to residents / staff / construction workers but many have a history of poor pruning practice and would benefit from structural simplification such as
 - a. Removing crossing branches
 - b. Reducing the length of over-extended branches.
 - c. Canopy clearance pruning.
 - d. Deadwood removal.

CJF recommends completing a property-wide safety and maintenance pruning assessment every five to seven years.

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16. To maximize harvest, fruit trees should be pruned every 1-2 years depending on growth rate. Yearly application of dormant spray insecticide would also improve yield.

Recommended Garry oak Woodland Restoration:

During tree inventory field survey CJF noted that the south Garry oak woodland is peppered with Himalayan blackberry, Scotch broom (*Cytisus scoparius*) and probably other species as well. Street garbage (plastic chip bags etc.) and deposited soil and rocks are also present. Restoration of the area would be a simple, if ongoing, elimination (or at least control) of Blackberry / Broom etc. and removing garbage / deposited organic waste materials.

In the spring of 2020 or 2021, CJF also recommends the woodland be assessed for the presence of Garry oak ecosystem native flowering plants such as; Common camas (*Camassia quamash*), Western buttercup (*Ranunculus occidentalis*), Hooker's onion (*Allium acuminatum*) among others. If present, restoration efforts should focus on removing / controlling invasive species and favouring the presence of this native understory vegetation. Properly restored the woodland would be a neighbourhood gem.

End Report:

Sincerely



Donald Skinner M.Sc.
Registered Professional Biologist (#827).
I.S.A. Certified Arborist (# PN5907A).
I.S.A. Tree Risk Assessment Qualified.

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Appendix 1a: December 2019 CJF Tagged and Inventoried Trees.

Tree (Tag) #	Type	Consolid Stem Dia (cm)	Stem Dia (cm)	Stem Dia (cm)	Stem Dia (cm)	Stem Dia (cm)	Stem Dia (cm)	Height (m)	12.1 PRZ (m)	Symmetrical Crown Rad (m)	Tree Seeding	CoV Bylaw 05-106 Protected	Biological Health	Structural Condition	Remove	NOTES
764	Horse chestnut	45.0							5.4	7.0	Yes		good	good		CoV Harriet Rd street tree
765	Horse chestnut	42.0							5.0	4.0	Yes		good	fair		CoV Harriet Rd street tree, decay at base
766	Horse chestnut	27.0							3.2	3.0	Yes		good	good		CoV Harriet Rd street tree
767	Horse chestnut	43.0							5.2	4.0	Yes		good	good		CoV Harriet Rd street tree
768	Garry oak	81.0							9.7	8.0	Yes		good	fair		CoV Harriet Rd street tree, conk at base
769	Horse chestnut	31.0							3.7	4.0	Yes		good	good		CoV Harriet Rd street tree
770	Dogwood	15.0							1.8	2.0	Yes		good	good		Building A, adjacent to community garden '1', retain with community garden fence modification
771	Dogwood	25.0							3.0	3.0	Yes		good	good		Building B
772	Dogwood	23.0							2.8	3.0	Yes		good	good		Chown place entrance
773	Mt Fuji cherry	30.0	15	14	11				3.6	3.5	Yes		good	fair		Chown place entrance, 3-stem, history of poor pruning practice - requires extensive structural pruning, between sidewalk and community garden area '2', retain with community garden fence modification
774	Ash	10.0							1.2	2.0	Yes		good	good		Building C, unit 105
775	Ash	14.0							1.7	2.0			good	good		Building C, unit 106
776	Ash	10.0							1.2	2.0			good	good		Building C, unit 108
777	Ash	14.0							1.7	2.0			good	good	Yes	north parking lot, building C, unit 108, within revised parking lot alignment footprint
778	Ash	8.0							1.0	1.5	Yes		good	good		protect if CoV owned, Irma St north turn around,
779	Dogwood	19.6	13	11					2.4	3.5	Yes		good	good		building F
780	Pear	25.0							3.0	4.0			good	good		building F
781	unknown decid	17.0							2.0	4.0			good	good		Balfour Park, Elm?, joint ownership - 3050 Balfour Ave owned
782	unknown decid	22.0							2.6	5.0			good	good		Balfour Park, Elm?, joint ownership - 3050 Balfour Ave owned
783	unknown decid	50.6	32	31					6.1	5.0	Yes		good	good		Balfour Park, Elm?, joint ownership - 3050 Balfour Ave / 11 Chown Place shared ownership
784	unknown decid	52.6	34	31					6.3	5.0	Yes		good	good		Balfour Park, Elm?
785	fruiting Plum	14.0							1.7	3.0			good	fair		Balfour Park, pathway clearance pruned
786	Purple-leaf plum	44.0							5.3	4.5			good	fair		Balfour Park, multi branched at 1m
787	Leyland cypress	100.0							12.0	8.0	Yes		good	fair		building G, multi trunk at 1.2m
788	Dogwood	15.0							1.8	2.0	Yes		good	good		building H
789	Dogwood	25.0							3.0	3.0	Yes		good	good		building H
790	Ash	18.0							2.2	3.0			good	good	Yes	building I, inside community garden '4', retain if final grades allow
791	Apple	14.0							1.7	2.0			good	good		between buildings H and I
792	landscape Maple	14.0							1.7	1.5			good	good	Yes	gazebo, immediately adjacent proposed building northeast corner
793	Dogwood	10.0							1.2	1.0	Yes		good	good	Yes	gazebo, within proposed building footprint

Tree (Tag) #	Type	Consolid Stem Dia (cm)	Stem Dia (cm)	Stem Dia (cm)	Stem Dia (cm)	Stem Dia (cm)	Stem Dia (cm)	Height (m)	12.1 PRZ (m)	Symmetrical Crown Rad (m)	Tree Seeding	CoV Bylaw 05-106 Protected	Biological Health	Structural Condition	Remove	NOTES
794	Purple-leaf plum	13.0							1.6	2.5			good	fair	Yes	gazebo, lower trunk decay, within proposed building footprint
795	Douglas-fir	1							1.7	0.1	0.4	Yes	good	good	Yes	gazebo, tree seeding, within proposed building footprint
796	unknown fruit tree	1							1.2	0.1	0.3	Yes	good	good	Yes	gazebo, tree seeding, within proposed building footprint
797	landscape Maple	17.0	8	8	7				2.0	1.5			good	good	Yes	northwest corner community garden, within revised parking lot alignment immediately west proposed building footprint
798	landscape Cypress	14.0							1.7	1.5			good	good	Yes	northwest corner community garden, within revised parking lot alignment immediately west proposed building footprint
799	landscape Maple	22.0	16	10					2.6	2.0			good	good	Yes	northwest corner community garden, within revised parking lot alignment immediately west proposed building footprint
800	fruiting Apple	25.0	25						3.0	3.0			good	good		east side building N
801	fruiting Apple	18.4	13	9					2.2	2.5			good	good		east side building N
802	Ash	16.0							1.9	2.0			good	good	Yes	east side building N, remove for proposed electric service infrastructure
803	Dogwood	15.0							1.8	2.0	Yes		good	good		building N
804	Dogwood	14.0							1.7	2.0	Yes		good	good		building N
805	Fig	19.0	13	10					2.3	1.8			good	fair		building O, south property line
806	Ash	8.8							1.1	1.2	Yes		good	good	Yes	north parking lot, building C, southwest corner, tree seeding, within revised parking lot alignment footprint
807	Ash	8.6							1.0	1.2	Yes		good	good	Yes	north parking lot, building C, southwest corner, tree seeding, immediately adjacent revised parking lot alignment footprint
808	Mt Fuji cherry	4.0							0.5	1.0	Yes		good	good		building C entrance, tree seeding
809	Mt Fuji cherry	10.0	5.6	4.1	3.3				1.2	1.0			good	good		building C entrance, tree seeding
810	shagbark Maple	2.7							0.3	0.5	yes		good	good		protect if CoV owned, Irma north turn around, tree seeding
811	landscape Maple	7.2	5	3.6					0.9	1.1	yes		good	good		building C north side, tree seeding
812	fruiting Apple	9.5							1.1	2.0	yes		good	fair	Yes	Building E south side, tree seeding
813	English holly	12.0							1.4	2.0			good	good		building F east property line
814	fruiting Apple	3.8							0.5	1.0	Yes		good	good	Yes	building J north side, tree seeding, recently planted, recommend moving to new location
815	fruiting Apple	5.2							0.6	1.0	Yes		good	good	Yes	building J north side, tree seeding, recently planted, recommend moving to new location
816	Western redcedar	13.2	9	7					1.6	1.0			good	fair		building M north side, top pruned, under building power line
817	Garry oak	93.0	66	45					11.2	9.0	Yes		good	good		building M south side at property line, minor deadwood, CJF recommends clearance prune over building roof
818	Garry oak	58.0							7.0	9.0	Yes		good	good		building K west side, CJF recommends removing minor deadwood, clearance pruning over building K roof
819	Garry oak	54.0							6.5	9.0	Yes		good	fair		building K west side, CJF recommends removing scattered large and minor deadwood, clearance pruning over building K roof
820	Douglas-fir	1.3							2	0.2	0.6	Yes		good	good	building K south side in sloped garden bed, protected tree seeding, deer damaged bark, monitor growth-consider removing when interfering with building K or perimeter sidewalk
821	landscape Maple	8.0	5	5					1.0	2.0	Yes		good	fair		building K east side rooted in hedge-if to be retained consider removing hedging plant(s)
822	fruiting Apple	14.0							1.7	1.5			good	good		building K northeast corner, columnar canopy-no building interference

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Tree Tag #	Type	Consol Stem Dia (cm)	Stem Dia (cm)	Stem Dia (cm)	Stem Dia (cm)	Stem Dia (cm)	Stem Dia (cm)	Height (m)	12.1 PRZ (m)	Symmetrical Crown Rad (m)	Tree Seeding	Col/ B/Law 05-105 Protected	Biological Health	Structural Condition	Remove	NOTES
823	Bay laurel	19.0						2.5	2.5	1.5			good	good		building H west side, unit 63 garden bed-occupant planted
824	English holly	9.0						2.1	1.1	0.5	Yes		good	poor		building H west side, unit 63 next to pony wall, heavily top pruned
825	Lodgepole pine	11.0						1.3	2.5				fair	poor		between buildings I and J at south property line, contorted form, yellowing needles indicates fungal infestation, will need to be top pruned for powerline clearance, at communications line ht now
826	Lodgepole pine	19.1	15.7	5.7				2.3	3.0				fair	poor		between buildings I and J at south property line, contorted form, yellowing needles indicates fungal infestation, will need to be top pruned for powerline clearance, at communications line ht now
827	unknown decid	10.5	5	5	4.2			1.3	1.5				good	fair		Elm? between buildings I and J-immediately behind power pole at south property line, will eventually need to be pruned for powerline clearance
828	unknown decid	42.4	22	19	15			5.1	3.0				good	fair		Elm? building H at south property line, irregular structure, powerline clearance pruned, will require regular PL pruning, if retained CJF recommends maintenance safety prune to improve structure
829	unknown decid	16.0						1.9	3.0				good	fair		Elm? building H at south property line, irregular structure, powerline clearance pruned, will require regular PL pruning, if retained CJF recommends maintenance safety prune to improve structure
830	unknown decid	31.0	16	13	12			3.7	3.0				good	fair		Elm? building H at south property line, irregular structure, powerline clearance pruned, will require regular PL pruning, if retained CJF recommends maintenance safety prune to improve structure
831	unknown decid	14.0						1.7	3.0				good	fair		Elm? building H at south property line, irregular structure, powerline clearance pruned, will require regular PL pruning, if retained CJF recommends maintenance safety prune to improve structure
832	unknown decid	34.4	13	9	6.4	8	7	4.1	2.5		Yes		good	fair		Elm? building H at south property line, irregular structure, powerline clearance pruned, will require regular PL pruning, if retained CJF recommends maintenance safety prune to improve structure, stem six 5.3cm
833	unknown decid	13.2	9	7				1.6	2.0				good	fair		Elm? building H at south property line, irregular structure, powerline clearance pruned, will require regular PL pruning, if retained CJF recommends maintenance safety prune to improve structure
834	unknown decid	28.3	8.6	8.3	8.2	7.8	6	3.4	3.0				good	fair		building H southeast corner, type unknown, 5m+ multi-stem at base, previous heading cuts
835	fruiting Apple	17.5						2.1	2.5				good	fair		building H southeast corner, recently pruned
836	fruiting Plum	24.3						2.9	2.5				good	fair		building H southeast corner, recently pruned
837	Lawson cypress	26.0	17	15				3.1	2.5				good	fair		building H southeast corner
838	Lawson cypress	24.9	18	11.5				3.0	3.0				good	fair		building H southeast corner
839	unknown decid	23.8	8	7	6.8	6.3	6.2	2.9	2.0				good	fair		building H southeast corner, type unknown, 5m+ multi-stem at base, stems six and seven, 4, 3.5cm
840	Garry oak	16.0						1.9	4.0		Yes		good	fair		south woodland, near T&M 966, broken / old pruned lower trunk branch stubs
842	Garry oak	41.0	32	15				4.9	6.0		Yes		good	fair		south woodland, south of storage sheds, rooted on rock
842	Garry oak	63.8	44	33				7.7	9.0		Yes		good	fair		south woodland, south of largest storage shed, clearance pruned over shed, neighbouring properties, powerline pruning as required
843	Garry oak	14.0						1.7	2.5		Yes		good	fair		south woodland, west of pathway
844	Garry oak	21.0						2.5	2.2		Yes		good	poor		south woodland, west of pathway
845	Garry oak	5.0						0.6	1.0	Yes	Yes		good	fair		south woodland, west of pathway
846	Garry oak	8.0						1.0	1.0	Yes	Yes		good	fair		south woodland, west of pathway
847	Garry oak	6.9	4.5	4				0.8	1.8	Yes	Yes		good	fair		south woodland, west of pathway
848	Garry oak	11.8	7	4.5	3.5			1.4	1.0	Yes	Yes		good	fair		south woodland, west of pathway
849	Garry oak	7.0						0.8	1.5	Yes	Yes		good	fair		south woodland, west of pathway
850	Garry oak	27.4	13	11	7.5	5.5		3.3	2.5		Yes		good	fair		south woodland, west of pathway
851	Garry oak	3.0						0.4	1.0	Yes	Yes		good	fair		south woodland, west of pathway

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Tree (Tag) #	Type	Consol Stem Dia (cm)	Stem Dia (cm)	Stem Dia (cm)	Stem Dia (cm)	Stem Dia (cm)	Stem Dia (cm)	Height (m)	12.1 PRZ (m)	Symmetrical Crown Rad (m)	Tree Seeding	CoV Bylaw 05-106 Protected	Biological Health	Structural Condition	Remove	NOTES
852	Garry oak	33.9	5.5	3.5	3.5	6.8	6	4.1	2.5			Yes	good	fair		south woodland, west of pathway, 13 stem group, stems six through twelve 3.5, 5, 4, 3, 4, 4, 4 cm in diameter
853	Garry oak	5.5						0.7	1.0	Yes	Yes	good	fair			south woodland, west of pathway
854	Garry oak	4.5						0.5	1.5	Yes	Yes	good	fair			south woodland, west of pathway
855	Garry oak	14.74	7	5	4.4	3.5		1.8	1.5		Yes	fair	fair			south woodland, west of pathway near fence
856	Garry oak	16.1	6.5	5.5	4.5	6		1.9	1.2		Yes	fair	fair			south woodland, west of pathway near fence
857	Garry oak	10.5	7.5	5				1.3	1.2		Yes	fair	fair			south woodland, west of pathway near fence
858	Garry oak	15.92	6.5	6	5.5	4.2		1.9	2.0		Yes	fair	fair			south woodland, west of pathway near fence
859	Garry oak	4.2	3	2				0.5	1.0	Yes	Yes	fair	fair			south woodland, west of pathway near fence
860	Garry oak	13.14	7.2	5.9	4			1.6	1.8		Yes	fair	fair			south woodland, west of pathway, upslope of arbutus
861	Garry oak	5.3	3.5	3				0.6	1.2	Yes	Yes	fair	poor			south woodland, west of pathway, upslope of arbutus
862	Garry oak	27.0						3.2	3.0		Yes	fair	poor			south woodland, west of pathway near fence, near lawn
863	Garry oak	37.0						4.4	5.0		Yes	fair	fair			south woodland, west of pathway near fence, near lawn
864	Garry oak	44.0						5.3	5.0		Yes	fair	fair			south woodland, west of pathway near fence, near lawn
865	Garry oak	49.0						5.9	7.0		Yes	fair	fair			south woodland, west of pathway near fence, near lawn, prune deadwood over lawn
866	Arbutus	25.0						3.0	2.5		Yes	poor	poor			south woodland, west of pathway above fern covered rock, extensive deadwood- little chance of it falling toward lawn
867	Garry oak	8.0						1.0	1.0	Yes	Yes	fair	poor			south woodland, west of pathway, upslope of arbutus, minor deadwood, lower trunk decay
868	Garry oak	16.0						1.9	3.5		Yes	fair	fair			south woodland, west of pathway, upslope of arbutus, minor deadwood
869	Garry oak	21.0						2.5	3.0		Yes	fair	fair			south woodland, west of pathway, upslope of arbutus, minor deadwood
870	Garry oak	6.0						0.7	1.0	Yes	Yes	fair	fair			south woodland, west of pathway, upslope of arbutus, minor deadwood, lower trunk decay
871	Garry oak	32.68	22	17.8				3.9	4.5		Yes	fair	fair			south woodland, west of pathway, upslope of arbutus, minor deadwood
872	Garry oak	13.5						1.6	4.5		Yes	fair	poor			south woodland, west of pathway near fence at bottom of fern covered rock
873	Garry oak	23.0						2.8	4.5		Yes	fair	fair			south woodland, west of pathway near fence at bottom of fern covered rock
874	Garry oak	10.0						1.2	2.0		Yes	fair	fair			south woodland, west of pathway near fence, above lawn and west of arbutus
875	Garry oak	9.0						1.1	1.5	Yes	Yes	fair	fair			south woodland, west of pathway near fence, above lawn and west of arbutus, clothes line wire support for tree 877 embedded in base, minor deadwood
876	Garry oak	9.0						1.1	2.0	Yes	Yes	fair	poor			south woodland, west of pathway near fence, above lawn and west of arbutus
877	Garry oak	14.5						1.7	3.0		Yes	fair	fair			south woodland, west of pathway near fence, above lawn and west of arbutus, clothes line pulley embedded in bark, minor deadwood over lawn
878	Garry oak	5.6						0.7	0.4	Yes	Yes	fair	poor			south woodland, above lawn west of pathway and arbutus
879	Garry oak	3.5						0.4	1.5	Yes	Yes	poor	poor			south woodland, above lawn west of pathway and arbutus
880	Garry oak	7.2						0.9	2.5	Yes	Yes	fair	fair			south woodland, above lawn west of pathway and arbutus
881	Garry oak	6.0						0.7	1.0	Yes	Yes	fair	poor			south woodland, above lawn west of pathway and arbutus

Tree (Tag) #	Type	Consol Stem Dia (cm)	Stem Dia (cm)	Stem Dia (cm)	Stem Dia (cm)	Stem Dia (cm)	Height (m)	12.1 PRZ (m)	Symmetrical Crown Rad (m)	Tree Seeding	CoV/Bylaw 05-106 Protected	Biological Health	Structural Condition	Remove	NOTES
882	Garry oak	7.4					0.9	1.0	Yes	Yes	fair	fair			south woodland, above lawn west of pathway and arbutus, minor deadwood
883	Garry oak	11.8					1.4	2.0		Yes	fair	fair			south woodland, above lawn west of pathway and arbutus, minor deadwood
884	Garry oak	6.0					0.7	1.3	Yes	Yes	fair	poor			south woodland, near fence and building M, minor deadwood
885	Garry oak	6.8					0.8	1.3	Yes	Yes	fair	fair			south woodland, near fence and building M, minor deadwood
886	Garry oak	15.0					1.8	2.0		Yes	fair	poor			south woodland, near fence and building M, minor deadwood
887	Garry oak	29.2	19	17			3.5	4.0		Yes	fair	fair			south woodland, near fence and building M, minor deadwood over lawn edge
888	Garry oak	18.5					2.2	4.0		Yes	fair	fair			south woodland, near fence and building M, minor deadwood
889	Garry oak	19.5					2.3	4.0		Yes	fair	fair			south woodland, near fence and building M, minor deadwood, live branch clearance pruned over 2980 Irma St
890	Garry oak	16.0					1.9	3.0		Yes	fair	fair			south woodland, near fence and building M, minor deadwood, live branch clearance pruned over 2980 Irma St
891	Garry oak	7.0					0.8	2.0	Yes	Yes	fair	poor			south woodland, at fence and building M, minor deadwood
892	Garry oak	14.5					1.7	3.0		Yes	fair	fair			south woodland, at fence and building M, minor deadwood
893	Garry oak	5.0					0.6	1.5	Yes	Yes	fair	poor			south woodland, at fence and building M, minor deadwood
894	Garry oak	18.0					2.2	4.0		Yes	fair	fair			south woodland, at fence and building M, minor deadwood
895	Garry oak	10.0					1.2	4.0		Yes	fair	fair			south woodland, at fence and building M, minor deadwood
896	Garry oak	16.5					2.0	2.5		Yes	fair	fair			south woodland, at fence and building M, minor deadwood
897	Garry oak	17.3					2.1	2.5		Yes	fair	fair			south woodland, at fence and building M, minor deadwood
898	Garry oak	9.0					1.1	4.0	Yes	Yes	fair	fair			south woodland, at fence and building M, minor deadwood
899	Garry oak	14.0					1.7	4.5		Yes	fair	fair			south woodland, at fence and building M, minor deadwood over lawn
900	Garry oak	18.0					2.2	4.0		Yes	fair	fair			south woodland, at fence and building M, minor deadwood over lawn

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Appendix 1b: June 2017 T&M Tagged and Inventoried Trees.

Tree (Tag) #	Type	Consol Stem Dia (cm)	Stem Dia (cm)	Stem Dia (cm)	Stem Dia (cm)	Stem Dia (cm)	Stem Dia (cm)	Height (m)	12.1 PRZ (m)	Symmetrical Crown Rad (m)	Tree Seeding	CoV Bylaw 05-106 Protected	Biological Health	Structural Condition	Remove	NOTES
951	Garry oak	63.0							7.6	9.0	Yes	good	good			south woodland, T&M tagged 2017, remove deadwood over pathway, pathway clearance pruning as required
952	Garry oak	10.0							1.2	3.0	Yes	good	good			south woodland, T&M tagged 2017, remove deadwood over pathway, pathway clearance pruning as required
953	Garry oak	25.0							3.0	7.0	Yes	good	good			south woodland, T&M tagged 2017, remove deadwood over pathway, pathway clearance pruning as required
954	Garry oak	16.0							1.9	3.0	Yes	good	poor			south woodland, T&M tagged 2017, remove deadwood over pathway, pathway clearance pruning as required
955	Arbutus	44.0							5.3	9.0	Yes	good	fair			south woodland, T&M tagged 2017, pathway clearance pruning as required
956	Arbutus	79.4	47	31	23				9.5	10.0	Yes	good	good			south woodland, T&M tagged 2017, no tag, south property line powerline clearance pruning as required
957	Arbutus	31.0							3.7	8.0	Yes	fair	fair			south woodland, T&M tagged 2017, no tag, south property line powerline clearance pruning as required
960	Garry oak	13.32	9.6	6.2					1.6	4.0	Yes	good	fair			south woodland, T&M tagged 2017
958	Garry oak	16.12	13	5.2					1.9	4.0	Yes	good	fair			south woodland, T&M tagged 2017, pathway clearance and deadwood pruning as required
959	Garry oak	20.2	13.6	11					2.4	5.0	Yes	good	fair			south woodland, T&M tagged 2017, pathway clearance and deadwood pruning as required
961	Garry oak	8.16	5.7	4.1					1.0	1.5	Yes	fair	fair			south woodland, T&M tagged 2017
962	Garry oak	9.1							1.1	2.5	Yes	good	fair			south woodland, T&M tagged 2017
963	Garry oak	20.86	17.2	6.1					2.5	5.0	Yes	good	fair			south woodland, T&M tagged 2017, south property line powerline clearance pruning as required
964	Garry oak	20.8	15.4	9					2.5	6.0	Yes	good	fair			south woodland, T&M tagged 2017, south property line powerline clearance pruning as required
965	Garry oak	24.8	17.3	12.5					3.0	5.0	Yes	good	fair			south woodland, T&M tagged 2017, no tag, pathway clearance pruning and deadwood as required
966	Garry oak	31.0							3.7	4.0	Yes	good	fair			south woodland, T&M tagged 2017, south property line powerline and pathway clearance pruning, pathway deadwood
967	Garry oak	30.0							3.6	5.0	Yes	good	fair			south woodland, T&M tagged 2017, no tag, pathway clearance pruning and deadwood as required
1	Garry oak	10.5							1.3	1.0	Yes	good	fair			south woodland, T&M tagged 2017, no tag, pathway clearance pruning and deadwood as required
2	Garry oak	15.0							1.8	2.0	Yes	good	fair			south woodland, T&M tagged 2017, no tag, pathway clearance pruning and deadwood as required
3	Garry oak	23.0	14.5	14.2					2.8	3.0	Yes	good	fair			south woodland, T&M tagged 2017, no tag, pathway clearance pruning and deadwood as required
4	Garry oak	18.6	9	8	8				2.2	3.0	Yes	good	fair			south woodland, T&M tagged 2017, no tag, pathway clearance pruning and deadwood as required
5	Garry oak	14.3							1.7	2.5	Yes	good	fair			south woodland, T&M tagged 2017, pathway clearance pruning and deadwood as required
6	Garry oak	27.66	17.7	16.6					3.3	4.0	Yes	good	fair			south woodland, T&M tagged 2017
7	Garry oak	12.0							1.4	2.0	Yes	good	fair			south woodland, T&M tagged 2017
8	Garry oak	15.4	10	9					1.8	2.0	Yes	good	fair			south woodland, T&M tagged 2017
9	Garry oak	20.0	11	9	6				2.4	3.5	Yes	good	fair			south woodland, T&M tagged 2017
10	Garry oak	11.4	9	4					1.4	3.5	Yes	good	fair			south woodland, T&M tagged 2017
11	Garry oak	17.8	12.4	9					2.1	3.0	Yes	good	fair			south woodland, T&M tagged 2017
12	Garry oak	12.0							1.4	3.0	Yes	good	fair			south woodland, T&M tagged 2017
13	Garry oak	9.0							1.1	1.0	Yes	fair	fair			south woodland, T&M tagged 2017

Tree (Tag) #	Type	Consol Stem Dia (cm)	Stem Dia (cm)	Stem Dia (cm)	Stem Dia (cm)	Stem Dia (cm)	Stem Dia (cm)	Height (m)	12.1 PRZ (m)	Symmetrical Crown Rad (m)	Tree Seeding	CoV Bylaw 05-106 Protected	Biological Health	Structural Condition	Remove	NOTES
14	Garry oak	21.2	14	8	4				2.5	2.0	Yes	fair	fair			south woodland, T&M tagged 2017
15	Garry oak	7.0							0.8	1.2	Yes	Yes	fair	fair		south woodland, T&M tagged 2017
16	Garry oak	17.1	9.6	8	4.5				2.1	2.0	Yes	good	fair			south woodland, T&M tagged 2017
17	Garry oak	20.3	14	10.5					2.4	3.0	Yes	good	fair			south woodland, T&M tagged 2017
18	Garry oak	19.2	15	7					2.3	2.5	Yes	good	fair			south woodland, T&M tagged 2017
19	Garry oak	4.5							0.5	1.5	Yes	Yes	good	fair		south woodland, T&M tagged 2017
20	Garry oak	4.0							0.5	1.5	Yes	Yes	good	fair		south woodland, T&M tagged 2017
21	Garry oak	41.7	17	15.7	10	8	7.5		5.0	4.0	Yes	good	fair			south woodland, T&M tagged 2017
22	Garry oak	25.4	17	9	5				3.0	4.0	Yes	good	fair			south woodland, T&M tagged 2017
23	Garry oak	13.0							1.6	3.5	Yes	good	fair			south woodland, south woodland, T&M tagged 2017, prune deadwood over lawn
24	Garry oak	26.9	20	11.5					3.2	3.0	Yes	good	fair			south woodland, south woodland, T&M tagged 2017, prune deadwood over lawn
25	Garry oak	4.0							0.5	1.5	Yes	Yes	fair	poor		south woodland, south woodland, T&M tagged 2017, no tag

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an Drawing:
Building:
own Place,

Site Plan Tree Protection Measures Mark-Up
by Concrete Jungle Forestry Ltd
#16-6776 Oldfield Rd
Saatchi BC V8M 2A3
c) 250-818-8761
e) don@concretejungleforestry.ca

PROJECT NO	2018532
CLIENT PROJECT NO	
DRAWN BY	DS,
CHECKED BY	BC
SHEET TITLE	Tree plan

PROJECT	11 Crown Place
SCALE	1:400
DATE	2020-01-27

COMMENTS	
REVISIONS	

numberTEN
number

200, 1619 Street Street
Vancouver, BC
F 250.262.106
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numberTEN
number

Tree Protection Measures:
1 2x4 wood-frame and snowfence panel (Tree Protection Fencing (TPF)) will be located as shown in Appendix 1 and laid out by CJF in the field. CJF recommends that TPF be braced at corners and periodically over long straight runs.
2 TPF will be maintained in good functioning condition until project end or removal approved by CJF.
3 No construction materials or waste will be stored or deposited behind any TPF.
4 Weatherproof signage stating "Protected Root Zone - No Entry" will be attached to TPF at regular intervals (i.e. one per individual tree TPF and for short runs or every 15-20m along long runs).
5 All Harriet Road, Crown Place developed area and carry oak woodland TPF will be laid out by CJF in the field.
6 Where project TPF is up against existing infrastructure (i.e. metal fencing (ID tags 770, 804) / Harriet Road hedge) it need not be fenced again along the common side. Unless approved by CJF there must not be a gap between project TPF and pre-existing infrastructure.
7 Where project TPF surrounds a tree it is to be set open on the side facing away from construction (i.e. ID tags 800, 801). This will allow removal of ripe fruit before it decays and attracts wasps in August / September. Continued lawn maintenance is also beneficial.
8 To reduce Harriet Road street tree root disturbance CJF recommends hydro and communications services be taken from the power pole north of Crown Place. If not possible, CJF to be involved when determining appropriate routing between south power pole and Crown Place trench.
9 Gravel pathway TPF layout will be established by CJF in the field.
10 Gravel pathway excavation will occur with CJF oversight. Excavation depth should be no greater than 15cm (6 inches) below soil, shallower if soils are firm enough to support path. Soil disturbance will be minimized.
11 Excavation at other times of the year may require the excavator sit on 1/2 inch plywood sheets to reduce soil compaction. CJF to determine whether plywood is required to excavate the pathway trench (see image 13). Overburden to be removed from the site.
12 To prevent compacting pathway gravels from pressing down into root zone below and allow continued water infiltration and gas exchange the excavated trench will be lined with woven landscape fabric.
13 Woodland carry oak canopy clearance pruning may be required to create required safe machine access.
14 Pathway gravel may be brought from the stockpile to the pathway trench with a rubber-tired Bobcat or wheelbarrow. A Slinger truck with tagged delivery from the street can also be used.
15 CJF strongly recommend all retained developed area trees be assessed as structural pruning candidates. None are large enough to pose a hazard to residents / staff / construction workers but many trees have a history of poor pruning practice and would benefit from structural simplification such as:
a Removing crossing branches
b Reducing the length of over-extended branches
c Canopy lift
CJF recommends reassessing Crown Place landscape trees every five to seven years.

