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Arborist Report for Development Purposes
Re: Proposed Subdivision and New Homes Construction

Site Location: 1737 Rockland Ave., Victoria BC
Darryl Clark PN-6253A TRAQ Certified
May 9, 2021

May 9, 2021
For Large and Co. Developers
607 Vancouver St. Victoria BC V8V 3T9
Re. 1737 Rockland Ave. - Proposed Subdivision and New Homes Construction

Scope of Work

D. Clark Arboriculture has been retained by Large and Co. Developers to provide comments on trees impacted by a potential subdivision that calls for (2) new single-family homes and a fully serviced accessory building, as well as a Tree Protection Plan for the property 1737 Rockland Ave. as per the requirements of the City of Victoria.

Introduction and Methodology

I (Darryl Clark) visited the site several times between May 23, 2020 and February 11, 2021 to perform an assessment of trees on-property and off-property that could potentially be impacted by proposed development. Site conditions surrounding affected trees were generally favorable. Access to the neighboring properties north and south of 1737 Rockland was not available at the time of the site visit. As a result, all measurements and locations of off property trees are approximate. A design provided by our client indicated property changes including the addition of 2 separate lots of and construction of (2) new family residence, as well as a new accessory building designated as a gym. This report was completed on May 9, 2021.

Tasks performed include:

- An aerial site map was marked indicating subject property and impacted surrounding properties.
- visual inspection of (13) off-property and (12) on property trees was performed, and notes were collected on health and structural condition.
- Tree height and canopy spread was estimated to the nearest metre.
- A scaled survey map provided by the landscape design team is included with tree protection overlaid for reference.
- Photos of the site and trees.

Summary

1737 Rockland Ave. Tree Impact Summary					
TREE STATUS	# of Protected Trees	# of Trees to be Removed	# of Replacement Trees	# of Other Trees	**Net Change**
Onsite trees	9	-7	14	0	16
Offsite Trees	13	0	0	0	13
Municipal Trees	0	0	0	0	0
Unprotected Trees	7	-1	0		6
TOTAL	29	-8	14	0	35

Tree Inventory

1737 Rockland Ave. Inventory of Trees												
#	Species	cm/DBH	Height/m	Spread	PRZ/m	Structure	Health	Bylaw protected	Retain/Remove	Reason for Removal	Additional Comments	Impact
134	*Quercus garryana*	59	12	6	7	Good	Good	Yes	Retain		No impacts anticipated	none
135	*Cedrus deodar*	115	22	18	14	Good	Good	Yes	Retain		Moderate pruning expected for access. Excavation for services in PRZ.	moderate
136	*Ulmus americana*	53	16	14	6	Poor	Good	Yes	Remove	Regrading for driveway		severe
137	*Ulmus americana*	60	16	12	7	Fair	Fair	Yes	Remove	Regrading for driveway		severe
138	*Ulmus americana*	31	16	6	4	Poor	Fair	Yes	Remove	Regrading for driveway		severe
139	*Ulmus americana*	90	20	15	11	Fair	Fair	Yes	Remove	Regrading for driveway		severe
140	*Ulmus americana*	50	15	12	6	Poor	Fair	Yes	Remove	Regrading for driveway		severe
141	*Pseudotsuga menziesii*	65	10	19	8	Poor	Poor	Yes	Remove	Regrading for driveway		severe
278	*Laburnum anagyroides*	31	8	5	4	Poor	Fair	Yes	Remove	Regrading for driveway		severe
279	*Pinus nigra*	6	4	2	1	Good	Good	No	Retain		No impacts anticipated	none
280	*Magnolia grandiflora*	6	3	1	1	Good	Good	No	Retain		No impacts anticipated	none
281	*Cornus kousa*	16	5	2	2	Good	Good	No	Remove	Widening Driveway Entrance		severe
OP1	*Quercus garryana*	70	15	10	8	Fair	Good	Yes	Retain		Excavation S side for foundation, stump removal. Landscaping.	moderate
OP2	*Aesculius hippocastanum*	80	16	12	10	Good	Good	Yes	Retain		Excavation N side for sewer/storm, foundation, patio. Landscaping.	moderate
OP3	*Abies grandis*	40	14	10	5	Good	Good	Yes	Retain		Excavation N side for storm, foundation, patio. Landscaping.	moderate
OP5	*Betula pendula*	35	20	9	4	Good	Good	Yes	Retain		Excavations for hydro/tel/cable trench	minor
OP6	*Cedrus deodar*	35	20	9	4	Good	Good	Yes	Retain		No impacts anticipated	none
OP7	*Sorbus aucuparia*	20	6	4	2	Fair	Good	No	Retain		No impacts anticipated	none
OP8	*Prunus laurocerasus*	37	8	8	4	Fair	Good	Yes	Retain		No impacts anticipated	none
OP9	*Quercus garryana*	70	16	13	8	Good	Good	Yes	Retain		No impacts anticipated	none
OP10	*Sequoiadendron giganteum*	8	6	3	1	Fair	Poor	No	Retain		No impacts anticipated	none
OP11	*Thuja plicata*	15	8	3	2	Fair	Good	No	Retain		No impacts anticipated	none
OP12	*Thuja plicata "zebrina"*	96	9	9	12	Fair	Good	Yes	Retain		Excavation in the PRZ radially from west. Landscaping.	moderate
OP13	*Betula papyrifera*	25	8	5	3	Fair	Good	No	Retain		Excavation in the PRZ radially from north	minor
OP14	*Aesculus hippocastanum*	59	9	9	7	Fair	Good	Yes	Retain		Excavation in the PRZ NE corner. Landscaping.	moderate

DBH-Diameter at Breast Height. Measured at 1.4m from the point of germination. Where the tree is multi-stemmed at 1.4m, the DBH shall be considered 100% of the stems rounded to the nearest cm.

PRZ-Protected Root Zone. The PRZ shall be considered 12x the DBH radially, rounded to the nearest whole meter.

- Subdivision of the property in to (3) lots and construction of (2) new residence and (1) fully serviced accessory building (shared gym) will impact the Protected Root Zone of (25) trees.
- There are (9) bylaw protected trees and (3) unprotected trees on the property at 1737 Rockland Ave.
- There are (13) bylaw protected trees off property.
- (7) on property bylaw protected trees require removal.
- (1) on property unprotected tree requires removal.
- (1) on property tree may require modest pruning for clearance for construction access.
- Construction can proceed following the recommendations in this report.

Site Description

1737 Rockland Ave. is a large residential property on a gently eastward sloping lot that is landscaped formally and well maintained in the front (westerly) and has been largely unmaintained in the back (easterly). It has a collection of trees in generally fair condition, most of which are due for some maintenance.

Tree Protection Plan

The Protected Root Zone (PRZ) of all protected trees recognized in this report shall be 12 times the diameter of the tree.[1]

[1]Best Management Practices (BMP) - Managing Trees During Construction, Second Edition by Kelby Fite and E. Thomas Smiley

General

- Fencing will be erected for trees #135, OP2, OP3 and OP14
- Equipment traffic in and out of the site is expected to utilize the existing driveway for construction. Access will be from the west off Rockland Ave.
- Foot and vehicle traffic on the property during excavation and construction may impact some protected trees to be retained.
- Root armoring is recommended on the north side of trees #OP2 and OP3.

During construction protection fencing will be installed, the construction and location of which will be approved by the project arborist. Tree protection fencing must be anchored in the ground and made of 2x4 or similar material frame, paneled with securely affixed orange snow fence or plywood and clearly marked as TREE PROTECTION AREA- NO ENTRY (See appendix A for an example). The area inside the fence will be free of all traffic and storage of materials. Because the property is fenced on all sides that border properties with off property trees contained in this report, and because the PRZ of those trees is impacted to the fence in a variety of situations, no additional fencing or root armouring is anticipated. Areas outside the tree protection fence but still within the protected root zone (PRZ) may be left open for access, as work areas and for storage of materials. These areas will be protected by vehicle traffic with 3/4" plywood. The existing driveway/road base serves as a suitable root armouring for the trees impacted on the northwest side of the project and will be retained for as long as possible. If the existing brick-lock driveway is removed, an assessment of the base below is required to ascertain its suitability as root armouring. Tree protection measures will not be amended in any way without approval from the project arborist. Any additional tree protection measures will be documented in a memo to the municipality and the developer.

Material staging

- Root armoring is recommended on the north side of trees #OP2 and OP3.

In any case where materials need to be stored temporarily or permanently inside the PRZ of a protected tree Root armouring must be used. Root protection will be ¾" plywood. Any material that is "cribbed" underneath (e.g. stacked lumber or pipe) must still rest on plywood.

Lot Clearing and Grading

- The site will be stripped of all vegetation by an excavator. The removal of stumps will impact the PRZ of retained trees #OP1, OP2 and OP3.
- The removal of the existing pool will impact the northerly aspect of the PRZ of tree #OP2.
- Grading of the site pre-excavations will impact the PRZ of #OP2, # OP3, #135, #OP1, and #OP12.
- Arborist supervision is required for all the above activities.

All clearing and stump removals that take place inside the PRZ of protected trees will be supervised by the project arborist. All significant root impacts to retained trees will be documented in a memo with accompanying photos.

Blasting and Excavations

- Blasting is required in the central area of the southerly property line, largely in the area of the "Accessory Gym Building" and potentially in the westerly area of "Strata Lot A", and will impact the PRZ's of trees #OP2, #OP3, #OP14, and possibly #135.
- Excavation for the "Accessory Gym Building" will impact the PRZ of #OP3 and #OP14.
- Excavation for "Strata Lot A" will impact the PRZ of #OP2 and #OP3.
- Excavation for "Strata Lot B" will require the removal of trees #140 and 141 and will impact the PRZ of #OP1 and #OP12.
- Arborist supervision is required for all the above activities.

Blasting will be required in the central area of the southerly property line, largely in the "Accessory Gym Building" and potentially in the westerly area of "Strata Lot A". Blasting must be done with dynamite only utilizing the smallest blast area possible. ANFO will not be used for blasting in protected trees.

Excavation inside the Protected Root Zone of any tree identified in this plan for any reason will take place under the supervision of the project arborist or their designate. Working radially inward toward the tree, the excavator will remove the soil incrementally with a non-toothed shovel allowing any exposed roots to be pruned to acceptable standard by the project arborist. Roots that have been pruned are to be covered with a layer of burlap and kept damp for the duration of the project. Any excavation of the stump of a tree inside a PRZ must be supervised by the project arborist. As well, any excavation for underground services inside a PRZ will be supervised by the project arborist. Where applicable, a hydro-vac or Airspade® may be employed to expose critical roots and services.

Excavation for the new foundations for (3) buildings (accessory building, lot A and Lot B) will require supervision in impacted PRZ's This includes #OP1, #OP12, #OP2, #OP3, and #OP14. Amendments or revisions to this plan due to unanticipated changes will be documented in a memo to the developer and the district for approval before the start of excavation, and the Tree Preservation Plan will be revised and resubmitted. All significant root impacts to retained trees will be documented in a memo with accompanying photos.

It is anticipated that some excavations will creep beyond the foundation excavations for lot servicing and grading for patio areas and landscaping.

Lot Servicing

- Stormwater service for all (4) buildings (existing house, accessory building, lot A and Lot B) is expected to run along the south property line and tie into an easement main on the southeast corner. Stormwater service will impact the PRZ of #OP2, #OP3, #OP12, # OP13, and #OP14.
- Sewer service for (3) buildings (accessory building, lot A and Lot B) is expected to run along the south property line and tie into an easement main on the southeast corner. Stormwater service will impact the PRZ of #OP2, #OP3, #OP12, # OP13, and #OP14. Sewer service for the existing residence on the west side for the property is tied into the sewer main on Rockland to the west and no upgrades are anticipated.
- Water service, electrical and gas services for (3) buildings (accessory building, lot A and Lot B) is expected to run along the north under the existing and proposed driveway. These services will impact the PRZ of #OP5, #135 and require the removal of #136-140.

- Hydroexcavation in the driveway for water and hydro/tel/cable is required to the extent of the PRZ of tree #135
- Arborist supervision is required for all the above activities.

Water, hydro, and tel services are expected to come into the property from the northwest of Rockland Ave. This will impact #OP5, #OP8, #OP9, and Tree #135 on the north side of the existing driveway. Hydrovac excavation will be required in this area and will be supervised by the project arborist. Sewer and storm laterals are expected to run along the south side of the properties and tie into a southeasterly easement main. This will impact the PRZ of #OP2, #OP3, #OP12, # OP13, and #OP14. Much of the excavation can be undertaken with a machine during the excavation for foundations. If the root impacts are significant, a hydro-vac or Airspade® may be employed.

Driveway

- Widening of the southerly portion of the existing driveway will require the removal of #281 which is not protected under the bylaw.
- A new driveway will continue east of the existing driveway along the north property line.
- #136 and 137 will be removed due to Their location in the footprint of the new driveway.
- #138-139 will be removed due to the impacts of regrading and excavations for new base materials compromising approximately 50% of the PRZ of the trees.

The existing driveway requires the removal of #281 to accommodate widening. Tree #135 will also be impacted by driveway/sidewalk widening and will require supervision for excavation activities on the south side of the existing driveway. This driveway may be repaved, but it is anticipated that the base materials are suitable for retention/reuse and impacts in this area are expected to be low.

Pruning

- Some pruning on tree #135 to a height of 6m will require the removal of branches up to 20cm in diameter to accommodate equipment access.

Any pruning of protected trees will be performed by an ISA (International Society of Arboriculture) certified arborist, to internationally recognised best management practices.

Landscaping

- Landscaping will require the removal of #278 to accommodate the repair/retention of the existing fence and a paved patio area.
- Landscaping will impact the PRZ of #OP2, #OP3, #OP14, #135, #OP1, and #OP12.

Tree removals

Tree #136 is an American Elm with a DBH of 53cm (co-dominant stems measuring 39cm and 33cm), is 16m high and has an approximate canopy spread of 14m. The two stems are pushing against each other beginning at grade and there is no bark ridge apparent. The smaller stem wraps around the larger stem on the east side. This tree was topped at 5 m many years ago and the canopy is made up entirely of regrowth from that activity. This tree will be impacted by excavation for the foundation of “Strata Lot B” and the driveway. These excavations will impact upwards of 50% of the PRZ of the tree. The canopy

would be impacted by the new building as well. It is a poor candidate for retention not only because of its poor structure but because American elm responds to over pruning and root damage with aggressive suckering and epicormic growth. They are a poor choice of tree to plant in paved areas because of root heave.

Tree #137 is an American Elm with a DBH of 60cm, is 16m high and has an approximate canopy spread of 12m. The tree exhibits fair structure and fair health. It has fairly low trunk taper and leans west as it is slightly subordinated by trees to the east. This tree will be impacted by excavation for the foundation of "Strata Lot B" and the driveway. These excavations will impact almost 50% of the PRZ of the tree. The canopy would be impacted by the new building as well. It is a poor candidate for retention not only because of its poor structure but because American elm responds to over pruning and root damage with aggressive suckering and epicormic growth. They are a poor choice of tree to plant in paved areas because of root heave.

Tree #138 is an American Elm with a DBH of 31cm, is 16m high and has an approximate canopy spread of 6m. The tree exhibits poor structure and fair health. The tree has poor taper and leans west, sweeping upward for a few meters before leaning west again. It is heavily subordinated by the tree to the east. This tree will be impacted by excavation for the foundation of "Strata Lot B" and the driveway. These excavations will impact almost 50% of the PRZ of the tree. The canopy would be impacted by the new building as well. It is a poor candidate for retention not only because of its poor structure but because American elm responds to over pruning and root damage with aggressive suckering and epicormic growth. They are a poor choice of tree to plant in paved areas because of root heave.

Tree #139 is an American Elm with a DBH of 90cm (co-dominant stems at approximately 60cm above grade measuring 60cm and 50cm), is 20m high and has an approximate canopy spread of 15m. The tree exhibits fair structure and fair health. There is a seam of inclusion on the west side that runs to the base of the tree with a very pronounced bark ridge on robust reaction wood. On the east side there is no ridge or reaction wood evident. A sounding mallet was utilized in this area with inconclusive results. The tree has abundant epicormic growth. This tree will be impacted by excavation for the foundation of "Strata Lot B" and the driveway. These excavations will impact almost 50% of the PRZ of the tree. The canopy would be impacted by the new building as well. It is a poor candidate for retention not only because of its poor structure but because American elm responds to over pruning and root damage with aggressive suckering and epicormic growth. They are a poor choice of tree to plant in paved areas because of root heave.

Tree #140 is an American Elm with a DBH of 50cm, is 15m high and has an approximate canopy spread of 12m. The tree exhibits poor structure and fair health. The tree has an old wound and cavity on the north side that has not compartmentalized well. There is decay and what appears to be early-stage canker. It is ivy covered from approximately 2m up into the canopy and grows easterly as it has been subordinated by the neighbouring tree to the west. This tree will be impacted by excavation for the foundation of "Strata Lot B" and the driveway. These excavations will impact almost 50% of the PRZ of the tree. The canopy would be impacted by the new building as well. It is a poor candidate for retention not only because of its poor structure but because American elm responds to over pruning and root damage with aggressive suckering and epicormic growth. They are a poor choice of tree to plant in paved areas because of root heave.

Tree #141 is a Douglas fir with a DBH of 65cm, is 10m high and has an approximate canopy spread of 19m. The tree exhibits poor structure and poor health. The tree from the base up has overall good taper and appears cylindrical on the south and east sides but is remarkably flat on the north and west side. There is pronounced bark buckling on the west side at the base. On the north side there appears to be a lateral crack in the stem that reaches 3m from grade. A sounding mallet was employed and produced inconclusive results. There is strong tip dieback throughout the entire canopy indicating stress and decline in the tree's health. The tree has been impacted by excavations on the north and east sides by a development on that property. The PRZ will be impacted by excavations for the foundation of "Strata Lot B" including a semi submerged basement suite and perimeter drains. The tree is exposed to prevailing winds with some moderate buffers from other treed properties in the neighbourhood. No assessment of risk was undertaken because the impacts of development require removal.

Tree #278 is a Laburnum with a DBH of 31cm (co-dominant stems at approximately 60cm above grade measuring 20cm and 18cm), is 8m high and has an approximate canopy spread of 5m. The tree exhibits poor structure due to the co-dominant attachment at the base as well as its buried flare, and fair health. There is no bark inclusion at the point of the co-dominant attachment and the area of reaction wood has clearly separated and cracked leaving a visible void between the two stems. It is located on the south property line among (2) fences It is poorly located in the landscape. The PRZ of this tree will be impacted by stormwater and sewer servicing as well as excavation for the foundation of "Strata Lot A". It will require removal due to its location at the fence, and the potential impacts of excavations. Additionally, the tree would likely fail a risk assessment with the addition of a patio area below it. No assessment of risk was undertaken because the impacts of development require removal. There are no options for the retention of this tree.

Tree #281 is a Korean dogwood with a DBH of 16cm (co-dominant stems at approximately 60cm above grade measuring 11cm and 10cm), is 5m high and has an approximate canopy spread of 2m. The tree exhibits good structure and good health. It is located behind a stone pillar and surrounded by pavement. It will require removal due to its location in the new widened driveway area. There are no options for the retention of this tree.

Impacted Trees

Tree #135 is a Deodar cedar with a DBH of 115cm is 22m high and has an approximate canopy spread of 18m. It is in generally good health for the species with average taper in the trunk and main stems and reasonably good branch attachments. It appears to have been maintained for driveway clearance and some dead-wood pruning of the lower canopy in the past. The tree will be impacted by pre-construction activities as it requires clearance for access. Some pruning of branches up to 20cm in diameter to achieve a canopy height of 6m will be required for tree #135 to accommodate the access of large construction equipment and materials. This tree will also be impacted by excavations for water, and hydro/tel/cable, and may be slightly impacted by re-compaction of base material under the driveway.

Tree #OP1 is a Garry oak with a DBH of 70cm is 15m high and has an approximate canopy spread of 10m. It is in generally good health for the species with average taper in the trunk and main stems and reasonably good branch attachments. The canopy branches exhibit long lever arms and overall the canopy appears slightly lions-tailed. The tree will be impacted by construction including grading and excavations for the foundation of the Strata Lot B building.

Tree #OP2 is a Horsechestnut with a DBH of 80cm (becoming [4] co-dominant stems above the DBH area) is 16m high and has an approximate canopy spread of 12m. It is in generally good health for the species with average taper in the trunk and main stems, although the attachments of the co-dominant stems are tight and there may be areas of long bark inclusion. The tree will be impacted by construction including grading and excavations for the foundation of the Strata Lot A building, excavations for sewer and storm laterals from the east and landscaping. It may also be impacted by blasting for the accessory building and services.

Tree #OP3 is a Grand fir with a DBH of 40cm is 14m high and has an approximate canopy spread of 10m. It is in generally good health for the species with average taper in the trunk. The tree will be impacted by construction including grading and excavations for the foundation of the Strata Lot A building (outside the dig area but potentially impacted by bucket creep or machine positioning), excavations for sewer and storm laterals from the east and north and landscaping. It may also be impacted by blasting for the accessory building and services.

Tree #OP5 is a Silver birch with a DBH of 35cm, is 20m high and has an approximate canopy spread of 9m. It is in generally good health for the species with average taper in the trunk. The tree will be impacted by excavations for hydro/tel/cable service trenching from the West and south and landscaping. It may also be impacted by driveway widening activity.

Tree #OP12 is a “Zebrina” red cedar with a DBH of 96cm (co-dominant stems approximately 45cm, 45cm, and 40cm), is 9m high and has an approximate canopy spread of 9m. It is in generally good health for the species with average taper in the trunks and a vigorous crown. The tree will be impacted by construction including grading and excavations for the foundation of the Strata Lot B building, sewer and storm lateral installation from the west, and landscaping.

Tree #OP13 is a Paper birch with a DBH of 25cm, is 8m high and has an approximate canopy spread of 5m. It is in generally good health for the species with average taper in the trunk. The tree will be slightly impacted by excavations for sewer and storm drain excavations for connection to the easement main.

Tree #OP14 is a Horsechestnut with a DBH of 59cm (co-dominant stems approximately 20cm, 20cm, 15cm, 15cm, and 15cm) is 9m high and has an approximate canopy spread of 9m. It is in generally good health for the species with average taper in the trunk and main stems, although the attachments of the co-dominant stems are tight at the base of the tree. The overall structure is listed as fair, but the tree has never been maintained and there are long lever arms and crossing trunks and branches. The tree will be impacted by construction including blasting, grading and excavations for the foundation of the Accessory Gym building, excavations for sewer and storm laterals from the east and north, and landscaping.

Replacement Trees

The City of Victoria requires (2) replacement trees be planted for every bylaw protected tree removed. Replacement tree locations have been determined and a landscape plan is finalized. Should suitable locations not be available for any reason during the development, the developer may seek to donate the trees to a location determined by the municipality.

Role of the Project Arborist

No aspect of this Tree Protection Plan will be amended in whole or in part without the permission of the project arborist. Any amendments to the plan must be documented in memorandums to the municipality and the developer.
The project arborist must approve all tree protection measures before demolition and/or construction is to begin.
A site meeting including the project arborist, developer, project supervisor and any other related parties to review the tree protection plan will be held at the beginning of the project. Site meetings will occur at every stage of development to review plans and mitigate impacts of unanticipated changes.
The developer may keep a copy of the tree protection plan on site to be reviewed and/or initialed by everyone working inside or around the PRZ of trees.
The project arborist is responsible for ensuring that all aspects of this plan, including violations, are documented in memorandums to the municipality and the developer.

Recommended Actions Summary

- Site fencing will be constructed prior to any work on the property around tree #135 as per the site plan, will be approved by the Project Arborist, and will remain for the duration of all construction activities with removal or amendment only being approved by the Project Arborist.
- Trees to be removed will be flagged by the project arborist prior to the commencement of tree removal.
- The Project Arborist will be notified at least five (5) business days prior to any expected site supervision on the project.
- The Project Arborist will supervise excavation for all foundations and services in the areas adjacent to trees impacted.
- The Project Manager and the Project Arborist will be in contact prior to the beginning of every site servicing to review expectations and navigate any changes.
- Site inspections by the project arborist will occur on a regular basis to ensure the conditions of this report are being adhered to.
- Wherever required, memos from the Project Arborist will be provided regarding the impacts to trees from construction.

Thank you for the opportunity to comment on these trees. Should any issues arise from this report, I am available to discuss them by phone, email or in person.
Regards,

Darryl Clark
Certified Arborist PN-6523A
TRAQ Certified
ISA Tree Risk Assessor CTRA 459

Disclosure Statement

An arborist uses their education, training and experience to assess trees and provide prescriptions that promote the health and wellbeing, and reduce the risk of trees.

The prescriptions set forth in this report are based on the documented indicators of risk and health noted at the time of the assessment and are not a guarantee against all potential symptoms and risks.

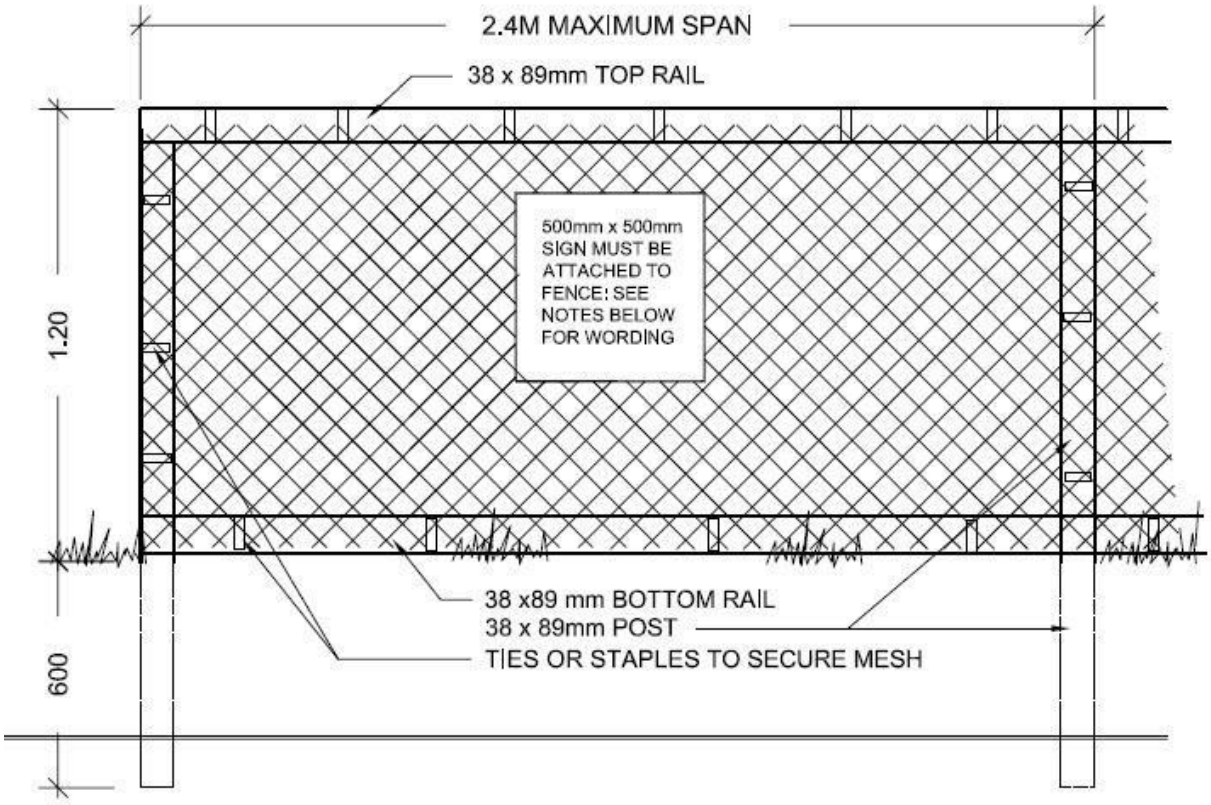
Trees are living organisms and subject to continual change from a variety of factors including but not limited to disease, weather and climate, and age. Disease and structural defects may be concealed in the tree or underground. It is impossible for an arborist to detect every flaw or condition that may result in failure, and an arborist cannot guarantee that a tree will remain healthy and free of risk.

To live near trees is to accept some degree of risk. The only way to eliminate the risks associated with trees is to eliminate all trees.

Assumptions and Limiting Conditions

- Altering this report in any way invalidates the entire report.
- The use of this report is intended solely for the addressed client and may not be used or reproduced for any reason without the consent of the author.
- The information in this report is limited to only the items that were examined and reported on and reflect only the visual conditions at the time of the assessment.
- The inspection is limited to a visual examination of the accessible components without dissection, excavation or probing, unless otherwise reported. There is no guarantee that problems or deficiencies may not arise in the future, or that they may have been present at the time of the assessment.
- Sketches, notes, diagrams, etc. included in this report are intended as visual aids, are not considered to scale except where noted and should not be considered surveys or architectural drawings.
- All information provided by owners and or managers of the property in question, or by agents acting on behalf of the aforementioned is assumed to be correct and submitted in good faith. The consultant cannot be responsible or guarantee the accuracy of information provided by others.
- It is assumed that the property is not in violation of any codes, covenants, ordinances or any other governmental regulations.
- The consultant shall not be required to attend court or give testimony unless subsequent contractual arrangements are made.
- The report and any values within are the opinion of the consultant, and fees collected are in no way contingent on the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, or any finding to be reported.

Appendix A



TREE PROTECTION FENCING

Tree Protection Fencing Specifications:

1. The fence will be constructed using 38 x 89 mm (2” x 4”) wood frame:

    - Top, Bottom and Posts. In rocky areas, metal posts (t-bar or rebar) drilled into rock will be accepted.
    - Use orange snow fencing mesh and secure to the wood frame with “zip” ties or galvanized staples. Painted plywood or galvanized fencing may be used in place of snow fence mesh.

Attach a roughly 500 mm x 500 mm sign with the following wording: **TREE PROTECTION AREA- NO ENTRY**. This sign must be affixed on every fence face or at least every 10 linear metres.


1737 Rockland Ave.
May 23, 2020
Tree #135 from west


1737 Rockland Ave.
May 23, 2020
Tree #136 from west


1737 Rockland Ave.
May 23, 2020
Trees #137, 138, 139, and 140 from south
#137
#138
#139
#140


1737 Rockland Ave.
May 23, 2020
Tree #141 from south


171 Rockland Ave.
February 22, 2021
Trees OP2 and OP3 from north
OP3
OP2
#278


1735 Rockland Ave.
January 23, 2021
#OP12 from the west side


1737 Rockland Ave.
January 14, 2021
#OP13 from the north side


1735 Rockland Ave.
January 23, 2021
#OP14 from the north side


1735 Rockland Ave.
January 14, 2021
#281 from the northeast side