


**GYE + ASSOCIATES**

Consultants in Urban Forestry and Arboriculture

February 5, 2019

**Jane Waters, BLA BFA**

Senior Park Planner

Parks and Recreation and Facilities Management

City of Victoria

1 Centennial Square,

Victoria BC V8W 1P6

Dear Jane:

**RE: 515 FOUL BAY ROAD – DEVELOPMENT PERMIT APPLICATION**

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

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

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

- The grades for the proposed house have been set to allow for a floating slab foundation that will rest on pier footings above the tree root horizon, minimizing soil displacement within the protected root zone of the affected trees. A cross-section detail excerpted from the Architect's drawing set is attached, illustrating how this system will be applied.
- Similarly, improvements to the driveway access to both the proposed and the existing houses are designed to "float" above the root horizon, with porous stormwater pavers facilitating the infiltration of rainwater into the growing soils beneath.
- G&A have worked with the civil engineers for the project (Islander Engineering) to move the corridor for underground services toward the mansion and as far away from Oak No. 25 and Arbutus No. 15 as possible in order to minimize tree root impacts.
- A proposed stone wall that encroaches into the protected root zones of Oak Nos. 25 and 30 will be founded on a reinforced grade beam supported by pier footings to minimize root impacts.



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- Call out notes have been added to the Tree Plan drawing indicating where minimal pruning may be required under supervision of the project arborist to relieve encroachment into the proposed house and around new utility lines.
- No impacts to adjacent tree canopies are anticipated by the proposed BC Hydro pole.
- A requirement for regular inspections and field memos to be sent to the City of Victoria and General Contractor are specified in the Tree Plan notes.

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

Respectfully submitted,

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

**Consulting Arborist** (Diploma, American Society of Consulting Arborists, 1997)  
**ISA Certified Arborist** (Certification No. PN-0144A)  
**ISA Municipal Specialist** (Certification No. PN-0144AM)  
**ISA Tree Risk Assessment Qualified**  
**Certified Master Woodland Manager** (Small Woodlands Program of BC)

Appendices



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## **APPENDIX-1**

### **House Sections & Elevations**



New House Cross Section South



New House Long Section East



New House Elevation South



New House Elevation East



New House Elevation West



New House Elevation North



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Title: New House Sections & Elevations	
Scale: 1:100	File:
Date: January 23, 2019	Sheet #
Drawn:	A3.1
Reviewed:	



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## **APPENDIX-2**

### **Tree Management Plan**





T-1

SHEET NO T-1