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Certified Arborist PN-6523A  
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Arborist Report for Development Purposes  
Re: Proposed Rezoning and Redevelopment

Site Location: 450 Dallas Rd., Victoria BC  
Darryl Clark PN-6253A TRAQ Qualified  
November 15, 2021

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For Reliance Properties  
111 Water St Suite 305, Vancouver, BC V6B 1A7  
Attn. Juan Piera  
Re. 450 Dallas Rd.- Proposed Rezoning and Redevelopment

## **Scope of Work**

D. Clark Arboriculture has been retained by Reliance Properties to provide comments on a tree impacted by a potential Rezoning and Redevelopment at 450 Dallas Rd., as well as a Tree Protection Plan for the properties as per the requirements of the City of Victoria.

## **Summary**

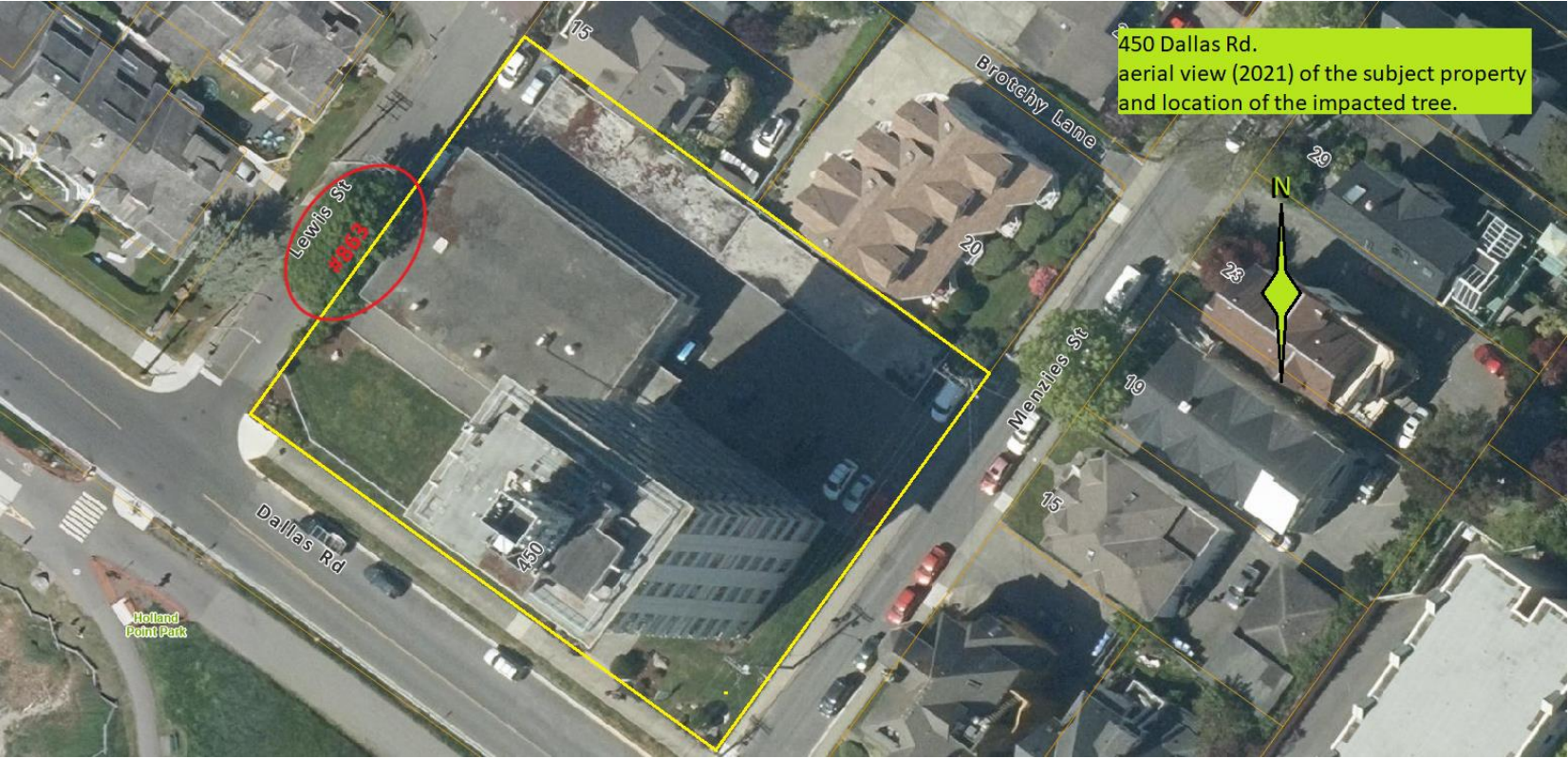
Construction of a new multi-unit residential building will impact the Protected Root Zone (PRZ) of (1) protected tree on the property requiring its removal. Construction can proceed following the recommendations in this report.

## **Introduction and Methodology**

I (Darryl Clark) visited the site on September 18, 2021, to perform an assessment of one on-property tree that will be impacted by proposed development. A design provided by our client indicates a new multi-unit residential building to be constructed. Site conditions surrounding affected trees were favorable, although a fence that abuts the tree on two sides impeded accurate trunk assessments somewhat. The tree diameter at 1.4 meters was impacted by large secondary stems, Due to their location at the trunk it was impossible to consider this a multi-stem tree. A diameter measurement was taken at 70cm above grade, and the tree measured 98cm in diameter at this point. This measurement was considered in calculating the tree's critical root zone. A previous report from Talbot Mackenzie and Associates dated December 27, 2020 was reviewed prior to this report being authored. This report is intended to be the sole report for the project, superseding the previous one. Due to the date of acceptance for this project at Building and Planning, the earlier iteration of the City's Tree Preservation Bylaw was applied. As per the City's acknowledgement the current bylaw does not apply to this report or the project in general. This report was completed on November 15, 2021.

Tasks performed include:

- An aerial site map was marked indicating tree location.
- visual inspection of (1) protected tree on the property and notes were collected on health and structural condition.
- An existing tree tag (#863) was utilized as the identifier for the tree
- Tree measurements (DBH) were calculated as per the bylaw at the time of development submissions (2019)
- The tree's protected rootzone (PRZ) and a critical rootzone (CRZ) are defined in the inventory.
- Photos were taken to document the site and affected on-property.
- Tree height was estimated to the nearest metre.
- A scaled survey map provided by the landscape design team is included with tree canopy and protected root zone overlaid for reference.



Tree Inventory

450 Dallas Rd. Inventory of Trees													
#	Species	cm/DBH	Height/m	Spread	PRZ/m	CRZ/m	Structure	Health	Bylaw protected	Retain/Remove	Reason for Removal	Additional Comments	Impact
863	<i>Acer pseudoplatanus</i>	160	12	19	19	10	Fair	Fair	Yes	Remove	demolition and construction impacts	tree encroaches city property between 1-2%	Severe

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 largest stem and 60% of the sum of the remaining stems, rounded to the nearest cm.

PRZ-Protected Root Zone. The PRZ shall be considered 12x the DBH, rounded to the nearest whole meter. CRZ-Critical Root Zone. The CRZ shall be considered 6x the DBH, rounded to the nearest whole meter.

## **Impacts of Demolition and Construction**

Tree #863 will require removal prior to demolition and construction.

Plans provided by the client indicate a larger footprint for a new building and underground parking accessed off the northwesterly side of the property off Lewis St. The outside edge of the underground parking is estimated to be 4.8m from the property line, and over-excavations will be required for formwork etc. potentially reaching as far as the property line. The current building is approximately 6m from the property line and roots were observed to be impacting the asphalt as far as 9m east of the tree into the existing building's parking area. On the west side it is anticipated that curb and potentially road improvements will be required for this project. The tree was observed to be heaving the city curb >5cm. The tree canopy currently extends over the existing building and comes within approximately 1m of the side of the building. The canopy would be heavily impacted by the new building requiring some large limb removal on the east side of the tree.

## **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.<sup>1</sup> The Critical Root Zone (CRZ) of all protected trees recognized in this report shall be 6 times the diameter of the tree.

There may be design changes throughout the rezoning and development application process. The Project arborist will review all design changes that may impact the tree's status as "Remove".

## **Ownership**

The tree is currently listed in the city inventory as #13645, implying that ownership may be considered shared. A property pin was located on the northwesterly side of the property on Lewis St., 35cm from the curb edge. Measurements taken at the westerly side of the tree and calculations made based on those measurements imply that approximately 1-3% of the tree's trunk occupies area on city property.

## **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.

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.

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<sup>1</sup>Best Management Practices (BMP) - Managing Trees During Construction, Second Edition By Kelby Fite and E. Thomas Smiley

## Replacement Trees

The City of Victoria requires two replacement trees be planted for every bylaw protected tree removed. Tree locations have been determined and a landscape plan has been finalized. Locations of the replacement trees have been added to the existing landscape plan.

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

## 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.



450 Dallas Rd.  
September 18, 2021  
tree #863 from the south side





450 Dallas Rd.  
September 18, 2021  
tree #863 from the west side

