

## **TALBOT MACKENZIE & ASSOCIATES**

## **CONSULTING ARBORISTS**

# **1030 Fort Street—Victoria, BC**

## Construction Impact Assessment &

## Tree Management Plan

PREPARED FOR:	Jon Floyd C/O Jawl Properties Ltd. 200 – 1515 Douglas Street Victoria, BC V8W 2G4
PREPARED BY:	Talbot, Mackenzie & Associates Robert McRae – Consulting Arborist ISA Certified # PN-7125A Tree Risk Assessment Qualified
DATE OF ISSUANCE:	September 17, 2021 Amended October 27, 2021

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### **APPENDICES**

- Appendix A Tree Management Plan
- Appendix B Tree Replacement Plan
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- Appendix D Site Photographs

### **REVISION RECORD**

REVISION	DESCRIPTION	DATE (YYYY-MM-DD)	ISSUED BY
0	Construction Impact Assessment and Tree Management Plan	2021-09-17	RM
1	Construction Impact Assessment and Tree Management Plan	2021-10-27	RM

## 1. INTRODUCTION

Talbot Mackenzie & Associates was asked to complete a tree inventory, construction impact assessment and management plan for the trees at the following proposed project:

Site:	1030 Fort Street
Municipality	City of Victoria
Client Name:	Jawl Properties Ltd.
Dates of Site Visit(s):	September 9, 2021; October 25, 2021
Site Conditions:	Flat commercial lot with open space and shed at rear; no ongoing construction activity.
Weather During Site Visit:	Clear and sunny; windy

The purpose of this report is to address requirements of the City of Victoria arborist report terms of reference, and Tree Preservation Bylaw No. 21-035. The construction impact assessment section of this report (section 8), is based on plans reviewed to date, including the Landscape Plan by Murdoch de Greef Inc. (dated August 4, 2021) and architectural plans from Cascadia Architects (dated August 3, 2021).

## 2. TREE INVENTORY METHODOLOGY

For the purpose of this report, the size, health, and structural condition of trees were documented. Trees located on neighbouring properties, the municipal frontage or in areas where access was restricted, were not tagged. Each tree was visually examined on a limited visual assessment basis (level 1), in accordance with Tree Risk Assessment Qualification (TRAQ) methods (Dunster *et al.* 2017) and ISA Best Management Practices.

## **3.** EXECUTIVE SUMMARY

Based on review of the architectural and landscape site plans and our understanding of the project scope, two onsite trees (#79 is bylaw protected) and one bylaw protected off-site tree (#80) are located where they require removal to facilitate construction of the new multi-storey residential complex.

Based on bylaw criteria, 3 trees are required for planting to meet the tree minimum (3) on a lot of this size (628.5m<sup>2</sup>). The Landscape Plan provided by Murdoch de Greef Inc. shows conceptual locations for 5 onsite replacement trees (to exceed the required 3 for the property). The project arborist shall be retained to perform the first inspection of replacements planted.

## 4. TREE INVENTORY DEFINITIONS

**Tag:** Tree identification number on a metal tag attached to tree with nail or wire, generally at eye level. Trees on municipal or neighboring properties are not tagged.

NT: No tag due to inaccessibility or ownership by municipality or neighbour.

DBH: Diameter at breast height - diameter of trunk, measured in centimetres at 1.4m above

ground level. For trees on a slope, it is taken at the average point between the high and low side of the slope.

\* Measured over ivy

~ Approximate due to inaccessibility or on neighbouring property

**Dripline:** Indicates the radius of the crown spread measured in metres to the dripline of the longest limbs. **Relative Tolerance Rating:** Relative tolerance of the tree species to construction related impacts such as root pruning, crown pruning, soil compaction, hydrology changes, grade changes, and other soil disturbance. This rating does not take into account individual tree characteristics, such as health and vigour. Three ratings are assigned based on our knowledge and experience with the tree species: Poor (P), Moderate (M) or Good (G).

**Critical Root Zone:** A calculated radial measurement in metres from the trunk of the tree. It is the optimal size of tree protection zone and is calculated by multiplying the DBH of the tree by 10, 12 or 15 depending on the tree's Relative Tolerance Rating. This methodology is based on the methodology used by Nelda Matheny and James R. Clark in their book "Trees and Development: A Technical Guide to Preservation of Trees During Land Development."

- 15 x DBH = Poor Tolerance of Construction
- 12 x DBH = Moderate
- 10 x DBH = Good

To calculate the critical root zone, the DBH of multiple stems is considered the sum of 100% of the diameter of the largest stem and 60% of the diameter of the next two largest stems. It should be noted that these measures are solely mathematical calculations that do not consider factors such as restricted root growth, limited soil volumes, age, crown spread, health, or structure (such as a lean).

#### Health Condition:

- Poor significant signs of visible stress and/or decline that threaten the long-term survival of the specimen
- Fair signs of stress
- Good no visible signs of significant stress and/or only minor aesthetic issues

#### **Structural Condition:**

- Poor Structural defects that have been in place for a long period of time to the point that mitigation measures are limited
- Fair Structural concerns that are possible to mitigate through pruning
- Good No visible or only minor structural flaws that require no to very little pruning

Suitability ratings are described as follows:

#### Rating: Suitable.

• A tree with no visible or minor health or structural defects, is tolerant to changes to the growing environment and is a possible candidate for retention provided that the critical root zone can be adequately protected.

#### Rating: Conditional.

• A tree with good health but is a species with a poor tolerance to changes to its growing environment or has a structural defect(s) that would require that certain measures be implemented, in order to consider it suitable for retention (ie. retain with other codominant tree(s), structural pruning, mulching, supplementary watering, etc.)

#### Rating: Unsuitable.

• A tree with poor health, a major structural defect (that cannot be mitigated using ANSI A300 standards), or a species with a poor tolerance to construction impacts, and unlikely to survive long term (in the context of the proposed land use changes).

#### **Retention Status:**

- Remove Not possible to retain given proposed construction plans
- Retain It is possible to retain this tree in the long-term given the proposed plans and information available. This is assuming our recommended mitigation measures are followed
- Retain \* See report for more information regarding potential impacts

	Тал	Surveyed	Location	Location	Bylaw	Name	lame		bh root zone diameter cm) radius (m) (m) He	Conditio	ņ	Retention Suitability				
Prev. Tag #	or ID #	? (Yes/No)	Shared, City)	(Yes/No)	Common	Botanical	dbh (cm)	diameter (m)		Health	Structural	(onsite Relativ trees) tolerand	Relative tolerance	General field observations/remarks	Tree retention/location comments	Retention status
30491	26189	Yes	Municipal	Municipal	Field maple	Acer campestre	35	4.2	13	Good	Fair		Moderate	Some decay in wounds in canopy. Some narrow stem unions with response growth. Roots lifting sidewalk.	In planting circle in sidewalk 3 foot diameter, metal edging. In front of 1038 Fort St., 3 metres from subject property ine.	Retain
	079	Yes	On	Yes	Black Locust	Robinia pseudoacacia	66	9.9	13	Good	Fair	Suitable	Good	Wounds where previous limbs and stems have failed.	Close to rear property boundary.	x
	80	Yes	Off	Yes	Douglas-fir	Pseudotsuga menziesii	32	4.8	8	Good	Good		Poor		Located on adjacent property at 1039 View Street. About 1 meter from property boundary, 4 meter canopy overhang.	x
	81	No	On	No	Prune plum	Prunus spp.	6,8,2,2,3	1.6	5	Good	Fair	Suitable	Moderate			X

## 5. SITE INFORMATION & PROJECT UNDERSTANDING

The development site consists of one commercial lot (1030-1036 Fort Street), in Victoria, B.C. It is our understanding that the proposal is to remove the existing building(s) and construct a new multi-storey residential complex. Below is a general observation of the tree resource, as it appeared at the time of our site visit:

## 6. FIELD OBSERVATIONS

The on-site tree resource consists of a mixture of nonnative tree species growing in ground, with one off-site native tree species growing in ground, as well as a municipal non-native species growing in tree grate (surrounded by hardscape)—see *figure 1*. Red highlighted areas indicate the areas and specific locations where the trees grow.



Figure 1: Site context air photo: The approximate boundary of the subject site is outlined in Yellow.

## 7. TREE RISK ASSESSMENT

During our September 9, 2021 site visit and in conjunction with the tree inventory completed same day, trees were assessed for risk, on a limited visual assessment basis (level 1), and in the context of the existing land uses. The time frame used for the purpose of our assessment is one year (from the date of the tree inventory update). Unless otherwise noted herein, we did not conduct a detailed (level 2) or advanced (level 3) risk assessment, such as resistograph testing, increment core sampling, aerial examinations, or subsurface root/root collar examinations.

#### **Existing Land Uses**

We did not observe any trees that were deemed to be moderate, high or extreme risk (in the context of the existing land uses, that would require hazard abatement to eliminate present and/or future risks (within a 1-year timeframe). Targets considered during this TRAQ assessment include: occupants of the existing building (constant use), occupants of vehicles travelling or parked on Fort St. (frequent use), pedestrians travelling along existing sidewalks (frequent use), hydro lines (constant use), occupants in adjacent courtyard at 1039 View St (occasional use).

## 8. CONSTRUCTION IMPACT ASSESSMENT

## 8.1. RETENTION AND REMOVAL OF ON-SITE TREES

The following on-site trees are located where they will be impacted by proposed onsite construction and are proposed for removal (shown on the attached Tree Management Plan):

#### Remove 2 on-site trees

- Black Locust (Robinia pseudoacacia) #79 (66cm DBH).
- Prune Plum (*Prunus spp.*) #81 (8,6,3,2,2cm DBH); not bylaw protected.

## 8.2. RETENTION AND REMOVAL OF PRIVATE OFF-SITE TREES

The following on-site trees are located where they will be impacted by proposed onsite construction and are proposed for removal (shown on the attached Tree Management Plan):

#### Remove 1 off-site trees

• Douglas-fir (Pseudotsuga menziesii) #80 (35cm DBH).

\*Prior written consent from the tree owner at 1039 View Street is required prior to the removal of any trees located on neighbouring properties.

## 8.3. RETENTION AND REMOVAL OF MUNICIPAL TREES

The following municipal trees (indicated by city ID#) are located where they are possible for retention providing that their critical root zones are adequately protected during construction. Recommended barrier fencing locations are shown on the tree management plan (T1) in *appendix A*:

#### Retain and protect 1 tree located on the municipal frontage

• Field Maple (*Acer campestre*) #26189 (35cm DBH)

### 8.4. TREE IMPACT SUMMARY TABLE

Pursuant to City of Victoria Tree Preservation Bylaw No. 21-035, the tree replacement calculations are as follows:

	Α	В	С	D	
Tree Status	Total # of	# Of Trees	# Of NEW or	# Of EXISTING	NET
	Protected	to be	REPLACEMENT	non-protected	CHANGE
	Trees	REMOVED	Trees to be	Trees Counted as	(A-B+C+D)
			Planted*	Replacements	
Onsite Trees	1	1	5	0	4
Private Offsite Trees	1	1	1	0	0
Municipal Trees	1	0	1 (excluded)	N/A	1 (excluded)
Total	5	5	6 (excluding	0	4
			municipal)		(excluding
					municipal)

Based on bylaw criteria, 3 trees are required on-site for planting to meet the 3-tree minimum required for a lot of this size (628.5m<sup>2</sup>). The landscape plan shows location/specifications for 5 replacements—a surplus of 2. It is our opinion that the neighbouring lot (1039 View St.) cannot accommodate the 1 required "Schedule E, Part 1" replacement tree, though several on-structure planting areas can accommodate 2 "Schedule E, Part 2" trees. Conceptual locations for these have been included with the Tree Management Plan. See also site photographs depicting concrete planters (Planting Areas OSA#1 & 2) at 1039 View St.

## **9.** DISCLOSURE STATEMENT

This arboricultural field review report was prepared by Talbot Mackenzie & Associates for the exclusive use of the Client and may not be reproduced, used or relied upon, in whole or in part, by a party other than the Client without the prior written consent of Talbot Mackenzie & Associates. Any unauthorized use of this report, or any part hereof, by a third party, or any reliance on or decisions to be made based on it, are at the sole risk of such third parties. Talbot Mackenzie & Associates accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report, in whole or in part.

Arborists are professionals who examine trees and use their training, knowledge, and experience to recommend techniques and procedures that will improve a tree's health and structure or to mitigate associated risks. Trees are living organisms whose health and structure change and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often

hidden within the tree structure or beneath the ground. The arborist's review is limited to a visual examination of tree health and structural condition, without excavation, probing, resistance drilling, increment coring, or aerial examination. There are inherent limitations to this type of investigation, including, without limitation, that some tree conditions will inadvertently go undetected. The arborist's review followed the standard of care expected of arborists undertaking similar work in British Columbia under similar conditions. No warranties, either express or implied, are made as to the services provided and included in this report.

The findings and opinions expressed in this report are based on the conditions that were observed on the noted date of the field review only. The Client recognizes that passage of time, natural occurrences, and direct or indirect human intervention at or near the trees may substantially alter discovered conditions and that Talbot Mackenzie & Associates cannot report on, or accurately predict, events that may change the condition of trees after the described investigation was completed.

It is not possible for an Arborist to identify every flaw or condition that could result in failure nor can he/she guarantee that the tree will remain healthy and free of risk. The only way to eliminate tree risk entirely is to remove the entire tree. All trees retained should be monitored on a regular basis. Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

Immediately following land clearing, grade changes or severe weather events, all trees retained should be reviewed for any evidence of soil heaving, cracking, lifting or other indicators of root plate instability. If new information is discovered in the future during such events or other activities, Talbot Mackenzie & Associates should be requested to re-evaluate the conclusions of this report and to provide amendments as required prior to any reliance upon the information presented herein.

## **10.** IN CLOSING

We trust that this report meets your needs. Should there be any questions regarding the information within this report, please do not hesitate to contact the undersigned.

Yours truly,

Talbot Mackenzie & Associates

Prepared by:

Robert McRae ISA Certified Arborist PN – 7125A Tree Risk Assessment Qualification Email: tmtreehelp@gmail.com

## 11. REFERENCES

Dunster, J.A., E.T. Smiley, N. Matheny, and S. Lily. 2017. Tree Risk Assessment Manual, International Society of Arboriculture (ISA). The City of Victoria Tree Preservation Bylaw No. 21-035.

#### APPENDIX A - TREE MANAGEMENT PLAN



--11 x 17 attached.

#### APPENDIX B - TREE REPLACEMENT PLAN



--11 x 17 attached.

REPLACEMENT TREE LIST (Off-site Trees)											
Plan Ref.	Common Name										
1 Small Size - Broadleaf Tree											
AT	2	6cm cal.	Acer truncatum	Shangtung Maple							
Current arbori health, form, ł	AT 2 6cm cal. Acer truncatum Shangtung Maple Current arboricultural best management practices and BCSLA/BCLNA standards apply to; quality, root ball, health, form, handling, planting, guying/staking and establishment care.										

Refer to landscape plan for on-site replacement tree specifications/locations.

--Soil volume table next page.

Construction Impact Assessment and Tree Management Plan for 1030 Fort Street Prepared for Jawl Properties

			Repla	acement	Trees					
					Proposed	k	Soil	Soil Volume Required (m		
Planting Area ID	Area (m2)	Soil volume multiplier	A. Estimated soil volume	B. # Small	C. # Medium	D. # Large	E. Small	F. Medium	G. Large	Total
				1	Onsite					
Planting Area 1-5	8.74m <sup>2</sup>	0.9	8.01m <sup>2</sup>	5	0	0	8m <sup>2</sup>	N/A	N/A	8m <sup>2</sup>
			Offs	site (excl	luding City	property	y)			
Planting Area OSA 1	12.5m <sup>2</sup>	1	12.5m <sup>2</sup>	1	N/A	N/A	8m <sup>2</sup>	N/A	N/A	8m <sup>2</sup>
Planting Area OSA 2	8m²	1	8m²	1	N/A	N/A	8m²	N/A	N/A	8m <sup>2</sup>
	Calculation Instructions									
Calculation							If B=1, Bx8 If B>1, Bx6	If C=1, Cx20, If C>1, Cx15	If D=1, Dx35, If D>1, Dx30	E E G
Calculation								Cx20, If C>1, Cx15	Dx35, If D>1, Dx30	E+F

Refer to landscape plan for on-site replacement tree specifications/locations.



#### TREE PLANTING NOTES

TREE PLANTING NOTES

Watering: Most tree species and most landscape conditions will not require permanent irrigation after establishment. However; interim watering of the root balls will be required for at least one growing season after planting. This should be completed by hand watering (from an on-site hose bit) or by; truck delivery, watering bag device, or a temporary interim irrigation system. The watering schedule should be adapted to suit the weather conditions as they change, and in response to monitoring the root ball soil hydrology. On a conceptual basis, we recommend watering intervals as follows: Immediately after planting: Day of and then 3 days later

February 1 to March 15:
Every two weeks

March 16 to June 30:
Once per week (may reduce to once every 2 weeks in sustained heavy rainfall conditions)

July 1 to Aug 30:
Once per week (may increase to twice per week in drought conditions)

Sep 1 to Sep 30:
Every two weeks

Based on the above, we normally expect approximately 30 to 35 watering events to be required during an average growing season.

Species selection: The species choices are for consideration only. If alternate species are desired by the owner, the species must conform to the municipal standards, and should contom to a comparable size and form of the tree species that was conceptually specified for that location (i.e. small, medium or large at maturity and/or columnar, pyramidal or normal (wide) spreading crown).

Site preparation: On disturbed sites or construction sites the sub-soil and planting soils in proximity to the planting sites may be damaged such that the soils are overly compacted, poorly d





## **APPENDIX C - TREE PRESERVATION SUMMARY**

Tree Preservation Summary										
City of	City of Victoria Project No: Unknown									
Addres	Address: 1030 Fort Street									
Arboris	t: Robert McRae									
Certific	ations/Qualifications: ISA Certified Arborist (P	N-7125A), Tree Risk	Assessment Qualified							
		Count	Multiplier		Total					
	ONSITE Minimum	replacement tree re	equirement							
Α.	Protected Trees Removed	X 1	Α.	1						
В.	Replacement Trees Proposed per		X 1	В.	5					
	Schedule "E", Part 1	0								
C.	Replacement Trees Proposed per		X 0.5	С.	0					
	Schedule "E", Part 2	0								
D.	Replacement Trees Proposed per		X 1	D.	0					
	Schedule "E", Part 3	0								
<b>E</b> .	Total replacement trees proposed (B+C+I	D) Round down to ne	earest whole number	Ε.	5					
F.	Onsite replacement tree deficit (A-E) Rec	cord 0 if negative nu	mber	<b>F</b> .	0					
	ONSITE Minimum trees	s per lot requirement	nt (onsite trees)							
G.	Tree minimum on lot*			G.	3					
H.	Protected trees retained (other than		X 1	H.	0					
	specimen trees)	0								
I.	Specimen trees retained	0	X 3	Ι.	0					
J.	Trees per lot deficit (G - (B+C+H+I) Record	d 0 if negative numb	er	J.	0					
	OFFSITE Minimum replace	ement tree requirer	ment (offsite trees)							
К.	Protected trees Removed	1	X 1	К.	1					
L.	Replacement trees proposed per		X 1	L.	0					
	Schedule "E", Part 1 or Part 3	0	X o F							
М.	Replacement trees proposed from	0	X 0.5	М.	1					
	Schedule "E", Part 2	2		NI	0					
N.	Total replacement trees proposed (L+ M)	Round down to near	rest whole number	N.	0					
0.	Offsite replacement tree deficit (K - N) Re	cord 0 if negative nu	ımber	0.	0					
	Cash-ii	n-lieu requirement								
Ρ.	Onsite trees proposed for cash-in-lieu En	ver is the greater	Ρ.	0						
Q.	Offsite trees proposed for cash-in-lieu En		Q.	0						
R		R.	0							
Summa	ary prepared and submitted by:									
Date: (	Date: Octobber 27, 2021									

#### **APPENDIX D - SITE PHOTOGRAPHS**







Photograph 1-3. Field Maple #26189 (looking west, upper left) with some decay in wounds and narrow branch unions.

Construction Impact Assessment and Tree Management Plan for 1030 Fort Street Prepared for Jawl Properties









Photographs 6-9 – Douglas-fir #80 in relation to north retaining wall and #79 (upper left and lower), root collar (upper right).



Photographs 10-13 – Concrete planters at 1039 View St. Planting Area OSA #1 & 2 below.



Construction Impact Assessment and Tree Management Plan for 1030 Fort Street Prepared for Jawl Properties

## TREE IMPACT SUMMARY

	A	В	С	D	
Tree Status	Total # of	# Of Trees	# Of NEW or	# Of EXISTING	NET
	Protected	to be	REPLACEMENT	non-protected	CHANGE
	Trees	REMOVED	Trees to be	Trees Counted as	(A-B+C+D)
			Planted*	Replacements	
Onsite Trees	1	1	5	0	4
Private Offsite Trees	1	1	1	0	0
Municipal Trees	1	0	1 (excluded)	N/A	1 (excluded)
Total	5	5	6 (excluding	0	4
			municipal)		(excluding municipal)

Based on bylaw criteria, 3 trees are required on-site for planting to meet the 3-tree minimum required for a lot of this size (628.5m2). The landscape plan shows location/specifications for 5 replacements—a surplus of 2. It is our opinion that the neighbouring lot (1039 View St.) cannot accommodate the required 1 "Schedule E. Part 1" replacement tree, though several on-structure planting areas can accommodate 2 "Schedule E, Part 2" trees. Conceptual locations for these have been included with the Tree Management Plan.

Tree Preservation Summary									
City of	City of Victoria Project No: Unknown								
Addres	Address: 1030 Fort Street								
Arboris	Arborist: Robert McRae								
Centific	ations/Qualifications: ISA Certified Arbonst (P	$\frac{1}{2}$	Assessment Qualified	1	Tatal				
		Count	wuitipiier		Total				
	equirement								
Α.	Protected Trees Removed	X 1	Α.	1					
В.	Replacement Trees Proposed per		X 1	В.	5				
	Schedule ''E'', Part 1	0							
С.	Replacement Trees Proposed per		X 0.5	C.	0				
	Schedule ''E'', Part 2	0							
D.	Replacement Trees Proposed per		X 1	D.	0				
	Schedule "E", Part 3	0							
<b>E</b> .	Total replacement trees proposed (B+C+I	D) Round down to ne	earest whole number	E.	5				
F.	Onsite replacement tree deficit (A-E) Rec	cord 0 if negative nu	mber	<b>F</b> .	0				
	ONSITE Minimum trees	s per lot requireme	nt (onsite trees)						
G.	Tree minimum on lot*			<b>G</b> .	3				
Н.	Protected trees retained (other than		X 1	Н.	0				
	specimen trees)	0							
١.	Specimen trees retained	0	X 3	1.	0				
J.	Trees per lot deficit (G - (B+C+H+I) Recon	d 0 if negative numb	er	J.	0				
	OFFSITE Minimum replac	ement tree requirer	ment (offsite trees)						
К.	Protected trees Removed	1	X 1	K.	1				
L.	Replacement trees proposed per		X 1	L.	0				
	Schedule "E", Part 1 or Part 3	0			•				
М.	Replacement trees proposed from		X 0.5	M.	1				
	Schedule "E", Part 2	2							
Ν.	Total replacement trees proposed (L+ M)	Round down to nea	rest whole number	N.	0				
О.	Offsite replacement tree deficit (K - N) Re	ecord 0 if negative nu	umber	0.	0				
	Cash-i	n-lieu requirement							
Ρ.	Onsite trees proposed for cash-in-lieu Er	ver is the greater	Ρ.	0					
Q.		Q.	0						
R.		R.	0						
Summa	ary prepared and submitted by:								
Date: 0	Date: Octobber 27, 2021								

				Repla	acement Propose	Trees d	So	il Volume R	equired (n	13)
Planting Area ID	Area (m2)	Soil volume multiplier	A. Estimated soil volume	B. # Small	C. # Medium	D. # Large	E. Small	F. Medium	G. Large	Total
				0	nsite					
Planting Area 1-5	8.74m <sup>2</sup>	0.9	8.01m <sup>2</sup>	5	0	0	8m <sup>2</sup>	N/A	N/A	8m <sup>2</sup>
			Offsite	(exclud	ina City n	opertv)				
Planting Area OSA 1	12.5m <sup>2</sup>	1	12.5m <sup>2</sup>	1	N/A	N/A	8m <sup>2</sup>	N/A	N/A	8m <sup>2</sup>
Planting Area OSA 2	8m²	1	8m <sup>2</sup>	1	N/A	N/A	8m <sup>2</sup>	N/A	N/A	8m <sup>2</sup>
			Ca	Iculatio	Instructio	ons				
							If B=1,			
							Bx8	If C=1,	If D=1,	
							If B>1,	Cx20,	Dx35, If	
					Ca	lculation	Bx6	If C>1, Cx15	D>1, Dx30	E+F+G



Current arboricultural best management practices and BCSLA/BCLNA standards apply to; quality, root ball, health, form, handling, planting, guying/staking and establishment care.

Plan Ref.

AT





		N N
LINE I YPE LE	-GEND	
	Property line	
	Right of Way	
	SPEA BAB Sotback	
、	Extent of Existing Treeline	
$\sim$	Extent of Page above	
	Extent of Root, above	
	Extent of Parkade, below	
	Rain garden - TOP OF POOL	
	Rain garden - BOTTOM OF POOL	
<i></i> /	Proposed Contour Line, 0.5m interval	
	Existing Contour Line, 0.5m interval	
	NTIFOTNE	
(Refer to Arborist Ref	INI LEGEND port and Tree Retention & Removal Plan for full	
details and managen	nent strategies).	
	Existing Tree to be retained	
( *# )		
	EGEND	
WAIERIALS L	EGEND	
	Hydropressed Slab Paver on Pedietals: Colours Shadow	
	Pattern: Stacked Bond	
	Concrete Unit Paving.	
	Belgarde-Moduline Series Plank Pavers, Colour: Grev.	
	Pattern: Stacked Bond	
	Soil Medium	
	Planting Area	
	600mm Depth	
	Privacy Screening	
0-0-0-	Guard Rail	
	Concrete Retaining Wall - On Grade	
	New Terrer, City of Vietoria Standard	1 DP 03/Aug/2021
	Trowel Joint Concrete;	rev no description date
	Cast in Place, Side Walk Fill & Frame	
	Natural Colour,	Murdeeh
	Fine Broom Finish,	Intraoch
	1200mm Scoreline pattern	de Greeff INC
	perpendicular to curb (Pattern to be adjusted to fit with tree	Landscape Planning & Design
	grate layout)	200 - 524 Culduthel Road Phone: 250.412-2891
	450mm concrete band along curb and	VILUNA, BC VOZ (G)
	back side of sidewalk (Property line)	
	back side of sidewalk (Property line) Control joints every 3rd planel of	
	back side of sidewalk (Property line) Control joints every 3rd planel of 450mm bands	WHICOLUMBIA SOCIAL
	back side of sidewalk (Property line) Control joints every 3rd planel of 450mm bands	MERISTERED
	back side of sidewalk (Property line) Control joints every 3rd planel of 450mm bands Tree Grate	Scott Murdook
	back side of sidewalk (Property line) Control joints every 3rd planel of 450mm bands Tree Grate	Scott Murdoch
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© * 7×	back side of sidewalk (Property line) Control joints every 3rd planel of 450mm bands Tree Grate Fire Hydrant	Scott Murdoch
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<b>0</b>	back side of sidewalk (Property line) Control joints every 3rd planel of 450mm bands Tree Grate Fire Hydrant Proposed Trees	COLUMBLA SCO REGISTERED SCOTT Murdoch 341 2021-08-03
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© © SITE FURNISH	back side of sidewalk (Property line) Control joints every 3rd planel of 450mm bands Tree Grate Fire Hydrant Proposed Trees	ColUMBIA SC REGISTERED Scott Murdoch 341 2021-08-04 2021-08-03 client Jawl Properties Ltd,
© © SITE FURNISH	back side of sidewalk (Property line) Control joints every 3rd planel of 450mm bands Tree Grate Fire Hydrant Proposed Trees	columars REGISTERED Scott Murcloch 341 2021-08-03 client Jawl Properties Ltd, 1515 Douglas St Suite 200, Victoria. BC
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