

DUNSTER & ASSOCIATES

Environmental Consultants Ltd.

Tree Management Plan for the subdivision proposed at 1905 Lee Avenue, Victoria, BC

August 29, 2022

Tree Management Plan
for the subdivision proposed at
1905 Lee Avenue, Victoria, BC

Background

The owner of the property located at 1905 Lee Avenue is proposing to divide the site into two lots and build a new house on the second lot. Dunster & Associates has been asked to document trees on site and design a management plan for the trees to be retained. Since the original application is quite old the previous tree bylaw will apply.

Figure 1 is an aerial view of the existing site.

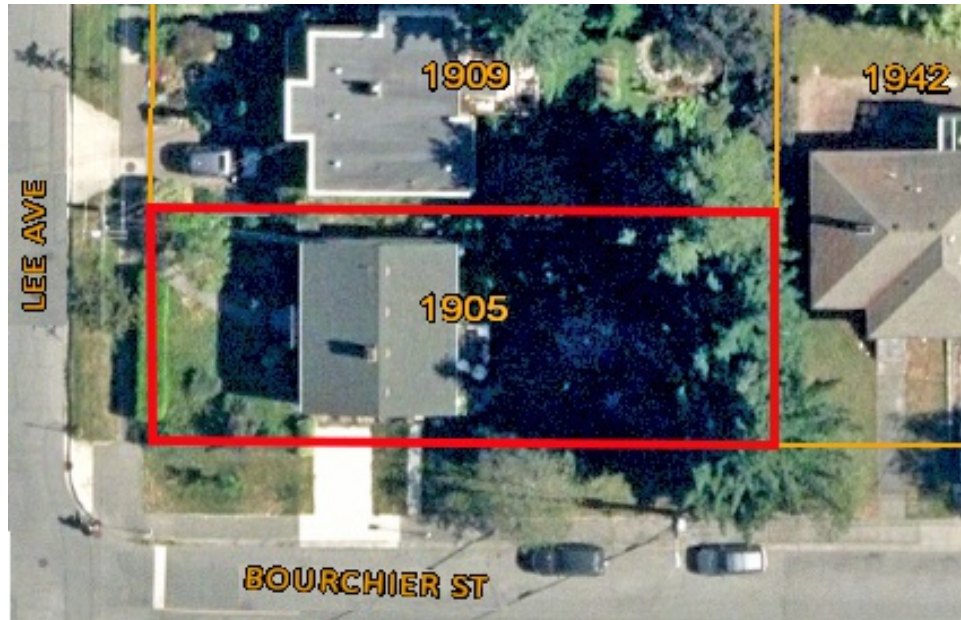


Figure 1. Aerial view of the site.

The site was visited on June 29th 2020 and tree diameters were confirmed. That data was passed on to McElhanney surveying to update the plans.

Conditions on Site

Figure 2 shows the location of trees on or adjacent to the site. The trees of interest for the subdivision proposed are the one street tree on Bouchier Street and the three conifers at the east end of the property. Table 1 provides details of the trees measured. None of the trees on site are tagged.

Tree #	Species	Trunk diameter (cm)	TPZ (m)	Bylaw Y or N	Retain Y or N	Health / Structure	Comments
1	Dogwood	27	4.86	Y	N	Almost dead	Street tree,
2	Yellow wood	5	0.90	N	Y	Fair	Newly planted street tree
3	Hawthorn	16	2.88	N	Y	Good	Street tree on Lee Avenue.
4	Cherry	16/10/5	4.50	N	Y	Good	On adjacent property.
5	White Pine	62	11.16	Y	Y	Good	On adjacent property. Crown spread to the south west is 4.5 metres.
6	Douglas-fir	50	9.00	Y	N	Good	Crown spread is 4.4 metres.
7	Douglas-fir	70	12.60	Y	Y	Good	Crown spread is 9.4 metres to the west.

Implications for the Trees

Figure 2 shows the tree locations, the proposed subdivision and new house.

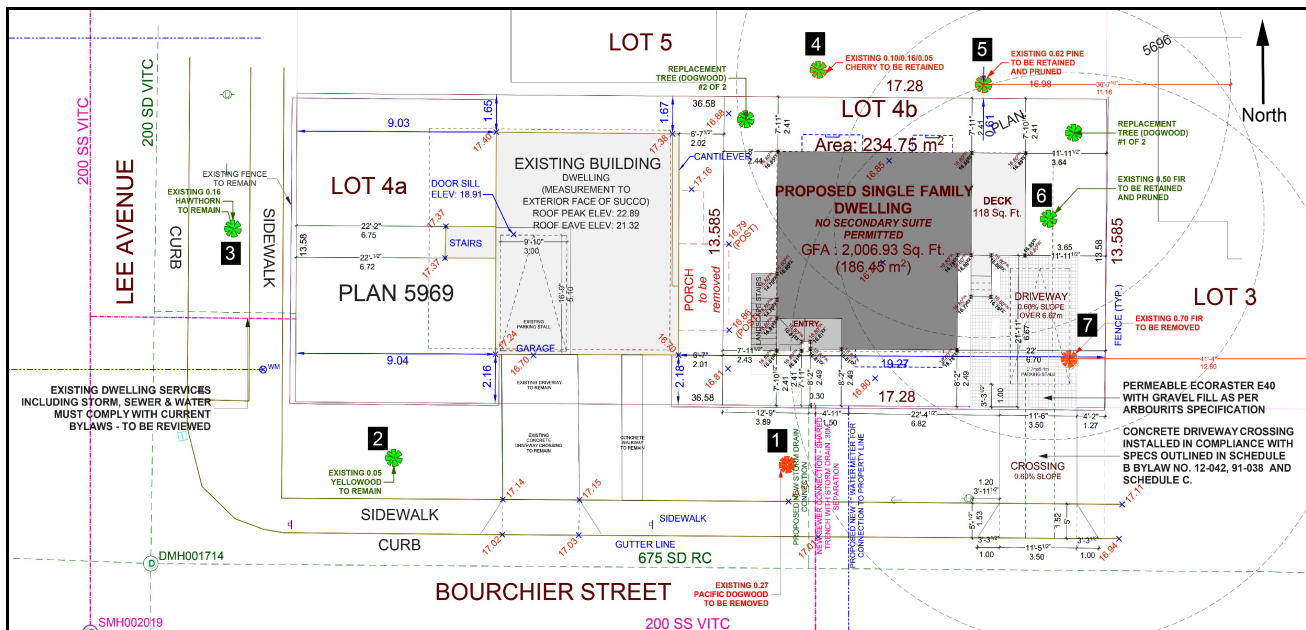


Figure 2. Location of trees in the proposed subdivision.

The plan is to remove tree # 7 on site and #1 in the boulevard. If the project gets approval the following items require specific actions. See Figure 3.

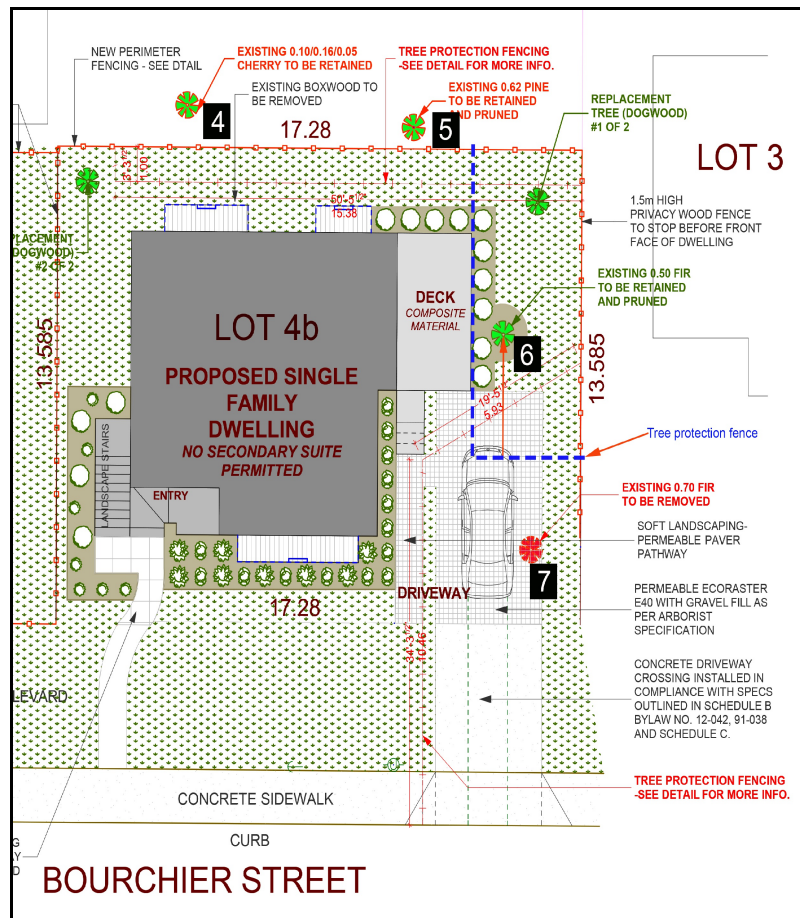


Figure 3. Fencing plan.

- 1 Before any other site work commences a tree protection fence shall be erected on site. Figure 3 shows the location of that fence (dashed blue line) in the north east corner around tree #6. That fence shall be placed 1.0 metre west of the base of the tree and 3.5 metres to the south, to start with.
- 2 Once the tree protection fence is in place and approved, have tree # 7 removed. It will require a permit from the City of Victoria. Pruning of tree 6 will be required to gain clearance over the proposed deck. A suggested clearance height 2.5 metres from the deck surface which is about 3 metres above existing grade. If pruning of tree # 5 is required be aware that the tree itself is owned by the neighbour. In order to remove the branches back to the tree trunk you will need a written agreement from the neighbour granting access over the property line to undertake that pruning work. If that access is denied then you may be able to prune the branches back but only to the vertical projection of the property line and no further, otherwise there will be a possible case for trespass.
- 3 The City may require removal of tree #1 be done by a contractor of their choice. Check to get written clarification on that tree removal.
- 4 All site work required for construction shall take place outside of the fenced areas. Within the fenced areas there shall be no storage of any materials, no machinery, no dumping of any materials.
- 5 The deck is to be built on a series of piers and these are shown in the design plans as sonotubes. All excavation work within 3 metres of the fir tree(#6) is to be by hand. If the tree protection fence needs to be moved back to allow for the construction of the deck that shall be done after consultation with the

project arborist. Once the deck has been constructed the fence shall be moved to be along the deck edge until the final landscape work is underway.

- 6 In order to assist the protection of the roots of tree 6 the new driveway needs to be porous and be floated over the ground so that there is no root damage. I have shown the required specification in Figure 4.

The process to retain tree # 6 will be:

- Move the tree protection fence back towards the base of the tree and reposition it at the edge of the new driveway area. Ensure that there is no machine traffic in the driveway area now revealed in the area previously fenced off. Lightly clean up all weeds and loose materials by hand in the area where the drive way is to be located.
- lay down the combi grid on the ground, and stretch it out to the extent of the driveway.
- add the specified gravel and additional grids as shown, and pack to create the new surface.
- install Ecoraster E40 grids on top of the packed gravel and fill the voids with washed gravel crush (not rounded river rock) containing no fines. Rake flat and lightly pack down. This becomes the finished driveway surface.

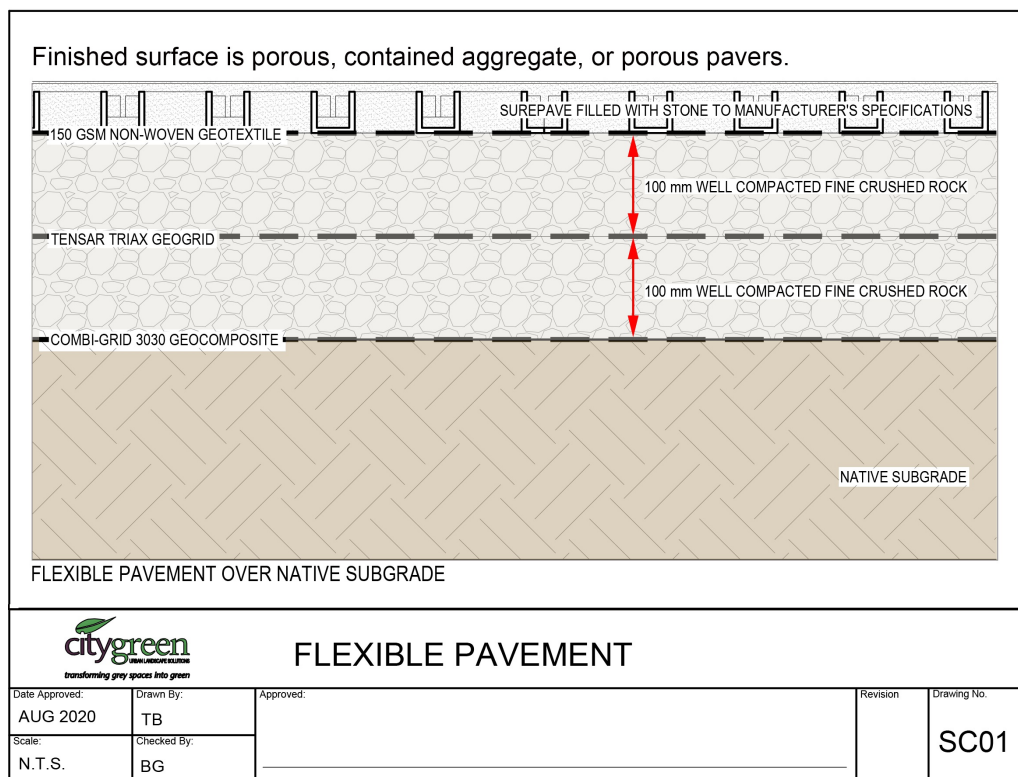


Figure 4. Detail of the floating drive required by tree 6.

Summary

On site the design calls for the removal of tree # 7, and the pruning of trees #5 and 6. That should be feasible. Tree # 1, is an almost dead municipal tree that needs to be removed. None of the other trees listed are affected by the application.

Yours truly,
On Behalf of Dunster & Associates Environmental Consultants Ltd.



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