

TALMACK

URBAN FORESTRY

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1055 Alston St. Victoria, BC

Construction Impact Assessment & Tree Management Plan

PREPARED FOR: Reyes Holding Inc.,
Attention: Dan Robbins
295 King George Terrace,
Victoria, BC, V8S 2J8

PREPARED BY: Talmack Urban Forestry Consultants Ltd.
Shannon Murray – Consulting Arborist
ISA Certified # PN-9024A
Tree Risk Assessment Qualified

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1. INTRODUCTION

Talmack Urban Forestry Consultants Ltd. was asked to complete a tree inventory, construction impact assessment and management plan for the trees at the following proposed project:

Site:	1055 Alston Street
Municipality	City of Victoria
Client Name:	Reyes Holdings Inc.
Client contact:	Dan Robbins
Dates of Site Visits	June 15 th , 2023, and June 20 th , 2023
Site Conditions:	1 urban lot. Existing commercial building, Proposed for rezoning and development
Weather During Site Visits:	Sunny, clear

The purpose of this report is to comply with the construction permit application requirements for an arborist report and tree management plan according to specifications of the City of Victoria Tree Protection Bylaw No. 21-035. For this report the site survey (August 9, 2022) prepared by Powell and Associates BC Land surveyors, the *servicing plan (March 14, 2023) prepared by Westbrook Consulting Ltd, the *architectural site plan (July 25, 2023) prepared by dHK Architects, and the *Landscape plan (October 23, 2023) prepared by 4Star Landscape Architecture were reviewed.

2. TREE INVENTORY METHODOLOGY

Prior to our site visit, we were provided the site survey including some tree locations. For the purposes of this report, the size, health, and structural condition of trees was documented. For ease of identification in the field, numerated metal tags were attached to the lower trunks of inventoried trees (except municipal trees along the Alston St municipal frontage).

3. *EXECUTIVE SUMMARY

The tree resources located on the subject site is composed of 4 protected and 7 non-protected trees. There is an additional protected size shared tree located on the southern property line. All on-site and shared trees are necessary for removal due to overlap with the proposed development and associated construction activities. It is to our understanding that the project manager has acquired written consent from the southern neighbours at 1035 Alston Street for the removal of shared tree #1961. Tree #1961 is necessary for removal due to the large critical

root zone (CRZ) overlapping with the proposed underground bike storage and surrounding foundational wall (details in section 9 of this report)

There is one off-site private tree, OS1, located on the northern neighbouring property (1075 Alston Street), within influencing distance of the proposed project. This tree is noted in the tree inventory as being particularly poor health and structure, and of consideration due to potential hazard posed by its compromised condition. If the project wishes to continue with the retention of this tree: the excavation for the parking and retaining wall proposed on the subject site is to be supervised by the project arborist and tree protection fencing is to be installed according to Appendix A. Additionally, we recommend the hazard reduction pruning outlined in section 9 of this report be completed prior to construction. This tree should continue to be monitored by a certified arborist for potential hazards as it continues to decay.

There are 3 municipal trees located along the Alston St. frontage (M1), within influencing distance of the proposed project. Municipal trees M1 may be possible for retention provided tree protection fencing be installed according to Appendix A, and the project arborist supervise excavation for proposed servicing, sidewalk, and driveway construction within its CRZ.

Two (2) municipal trees are located where they conflict with the proposed sidewalk construction, damage during removal of adjacent trees and regrading requirements. These trees are to be replaced at a 1:1 ratio and have the species and planting areas coordinated with the City of Victoria.

The subject site has a minimum tree requirement of 7 trees for its area of 1407.3m². There are 5 required replacement trees to offset the on-site (1954, 1955, 1956, 1960) and shared (1961) trees proposed for removal. As shown in the Landscape plan, there are 7 pyramidal Hornbeam Trees (*Carpinus betulus fastigiata*) proposed in a landscape bed along the Northern property line. This landscape bed has 108 cubic meters of soil, which is 15 cubic meters per tree, meeting the requirements of the City of Victoria tree protection bylaw No. 21-035 for medium trees, provided soil is irrigated.

TREE IMPACT SUMMARY TABLE

	A	B	C	D
Tree Status	Total # of protected trees	# of Trees to be REMOVED	# of NEW or REPLACEMENT Trees to be Planted*	# of EXISTING Non-protected Trees Counted as Replacements
On site trees	4	4	7	0
Off-site trees	1 (shared) 1 (offsite)	1 (shared)	N/A	N/A
Municipal trees	3	2	2	N/A
Total	9	7	9	0

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.

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 consider 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 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 (i.e. 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

Table 1. Tree Inventory (November 20, 2023)

Tag #	Surveyed ? (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected ? (Yes/No)	Name		DBH (cm)	crown radius (m)	Critical root zone radius (m)	Condition		Relative tolerance	General field observations/remarks	Tree retention/location comments	Retention status
				Common	Botanical				Health	Structural				
1949	No	On	No	Big Leaf maple	<i>Acer macrophyllum</i>	15, 6	3	2.6	Poor	Poor	Moderate		Located in proposed parking area, not suitable for retention	Remove
1950	No	On	No	European hawthorn	<i>Crataegus monogyna</i>	8,13	3	2.2	Fair	Fair	Good	Lean towards road	Located in proposed parking area, not suitable for retention	Remove
1951	No	On	No	Big Leaf maple	<i>Acer macrophyllum</i>	26	4	3.3	Poor	Poor	Moderate	Deadwood, ivy on lower trunk,	Located in proposed building footprint, not suitable for retention	Remove
1952	No	On	No	Bigleaf maple	<i>Acer macrophyllum</i>	13	2	1.6	Fair	Fair	Moderate	Asymmetrical crown, suppressed	Located in proposed building footprint, not suitable for retention	Remove
1953	No	On	No	Big Leaf maple	<i>Acer macrophyllum</i>	15	2	1.9	Good	Fair	Moderate	Suppressed, historical uproot, historical pruning with associated decay	Located in proposed building footprint, not suitable for retention	Remove
1954	Yes	On	Yes	Bigleaf maple	<i>Acer macrophyllum</i>	23,27, 30,43	8	12.5	Good	Fair	Moderate	Small deadwood, multiple stems from base	Located in proposed building footprint, not suitable for retention	Remove
1955	Yes	On	Yes	Big Leaf maple	<i>Acer macrophyllum</i>	31	4	3.9	Fair	Fair	Moderate	Large deadwood, corrected lean, asymmetrical crown	Located in proposed parkade ramp, not suitable for retention	Remove
1956	Yes	On	Yes	Big Leaf maple	<i>Acer macrophyllum</i>	27,27	3	6.8	Fair	Fair	Moderate	Deadwood, included union, suppressed, basal wounds from pruning	Located in proposed parkade ramp, not suitable for retention	Remove
1957	Yes	On	No	Bigleaf maple	<i>Acer macrophyllum</i>	24	4	3.0	Fair	Fair	Moderate	previous stem failure from base with response wood, asymmetrical crown, deadwood	Located in proposed let-down, not suitable for retention	Remove
1959	No	On	No	Big Leaf maple	<i>Acer macrophyllum</i>	13	2	1.6	Fair	Fair	Moderate	Ivy over base obstructing view of base,	Located in proposed water service routing, not suitable for retention	Remove
1960	Yes	On	Yes	Big Leaf maple	<i>Acer macrophyllum</i>	19,19, 26,	6	8.0	Fair	Fair	Moderate	Stems growing out of decayed stump with. Fruiting bodies, historical pruning, 7x12cm dead stems on roadside of stump	Significant CRZ with proposed building, not suitable for retention	Remove
1961	Yes	Shared	Yes	Big Leaf maple	<i>Acer macrophyllum</i>	35	5	4.4	Good	Fair	Moderate	Shared on PL, lean toward subject site, epicormics, mechanical damage on trunk, included union between leaders	Significant CRZ with proposed building, not suitable for retention	Remove
M1	Yes	City	Yes	Persian Ironwood	<i>Parrotia persica</i>	17	3	1.8	Good	Fair	Good	Mechanical damage around base from string trimmer, narrow canopy with multiple upright leaders	CRZ overlap with sidewalk. May be possible for retention provided project arborist supervise excavation within CRZ and tree protection fencing be installed according to <i>Appendix A</i> .	Retain
M2	Yes	City	Yes	Persian Ironwood	<i>Parrotia persica</i>	13	2	1.4	Good	Fair	Good	Asymmetrical crown, suppressed by 1960	*CRZ overlap with sidewalk.	Remove

Tag #	Surveyed ? (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected ? (Yes/No)	Name		DBH (cm)	crown radius (m)	Critical root zone radius (m)	Condition		Relative tolerance	General field observations/remarks	Tree retention/location comments	Retention status
				Common	Botanical				Health	Structural				
M3	Yes	City	Yes	Persian Ironwood	<i>Parrotia persica</i>	15	2	1.6	Good	Fair	Good	Narrow canopy with multiple upright leaders, asymmetrical crown	*CRZ overlap with sidewalk and onsite landscape bed.	Remove
OS1	Yes	Off	Yes	Big leaf maple	<i>Acer macrophyllum</i>	39	3	4.9	Poor	Poor	Moderate	Cavity with decay in main stem, large deadwood, blue dot painted on trunk, pruned recently by hydro	CRZ overlap with proposed parking area.	*Retain*

*CRZ calculated above and drawn as follows on Tree Management Plan: $CRZ + 0.5 * D.B.H.$ (drawn from the center of the stem)

5. SITE INFORMATION & PROJECT UNDERSTANDING

The site consists of one urban commercial lot in Victoria, B.C., with an existing commercial building adjacent to the North and South. It is our understanding that the proposal is to demolish the existing commercial building onsite and rezone the property to build a multi-unit residential/commercial building with underground parking.

:

6. FIELD OBSERVATIONS

The onsite protected resources consist of native and non-native deciduous species primarily located along the Tye Road end of the property. There are several municipal trees along the Alston Street frontage of the subject site which are considered within influencing distance of the proposed project. The subject site slopes downward toward the Tye Road frontage.



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

7. TREE RISK ASSESSMENT

During our June 15th and June 20th site visits and in conjunction with the tree inventory, on-site 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). 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 determined one (1) off-site bylaw protected tree (OS1) to be of high risk (in the context of the existing land uses, that would require hazard abatement to eliminate present and/or future risks (within a 6-month time frame)). Targets considered during this TRAQ assessment include occupants of vehicles travelling on Tye Road (occasional use), pedestrians travelling along Tye Road (occasional use), and hydro lines along Tye Road (constant use).

Tree OS1 is a codominant bigleaf maple with several large diameter dead stems/branches, a large cavity with associated decay near the union of the co-dominant stems and has been previously hydro pruned. To our understanding the homeowner does not want this tree to be removed, however we recommend they be notified of its pre-existing health condition, and associated risk.

8. CONSTRUCTION IMPACT ASSESSMENT

8.1. RETENTION AND REMOVAL MUNICIPAL TREES

There is one municipal tree (M1) along the Alston Street Frontage. Municipal tree M1 may be possible for retention provided tree protection fencing is installed according to Appendix A and the project arborist supervise excavation for proposed servicing, sidewalk, and driveway construction within its CRZ.

*Retain and protect one (1) municipal trees

- M1

Two (2) municipal trees are located where they conflict with the new proposed 1.8m sidewalk construction, damage during removal of adjacent trees and regrading requirements.

Remove two (2) municipal trees

- M2 & M3

8.2. RETENTION AND REMOVAL OF PRIVATE OFF-SITE TREES

*There is one shared-private tree located on the southern property line (1961) that is necessary for removal to accommodate the proposed development. It is to our understanding that written consent to remove this tree has been issued from the Southern neighbours (1035 Alston Street). There is an additional off-site Private tree (OS1) located beyond the Northern property line. To reduce potential construction impacts, the project arborist is to

supervise excavation within the CRZ of this tree and tree protection fencing is to be installed according to Appendix A.

It has been noted in the tree inventory for this site that this tree has poor health and structure. In order to accommodate the construction, tree OS1 requires clearance pruning back to the property line. It is to our understanding that the homeowner does not wish to remove this tree, however, to reduce the risk of failure as a result of its deteriorating condition, we recommend the pruning specifications outlined in section 9 of this report are carried out. Follow up monitoring by a professional arborist is recommended and should be proposed to the tree owner moving forward after construction project is completed. This monitoring work will help to manage potential hazard posed from the continuing decay of this tree on the surrounding targets, given that occupancy of future targets (proposed parking, etc.) the associated risk is likely to increase significantly in future years.

Remove

- 1961

Retain

- OS1

The following bylaw protected on-site trees (indicated by tag #) are located where they are likely to be impacted by proposed on-site construction and are proposed for removal

Remove seven (7) bylaw protected on-site trees

- 2396, 2397, 2409-2412, 2414

8.3. RETENTION AND REMOVAL OF ONSITE TREES

There are 11 onsite trees located on the subject property, 4 of which are bylaw protected (1954, 1955, 1956, and 1960). All on-site trees inventoried for this project are necessary for removal to accommodate the proposed development.

Remove:

- Protected: 1954, 1955, 1956, and 1960
- Non-protected: 1949, 1950, 1951, 1952, 1953, 1957, and 1959

9. IMPACT MITIGATION

Tree Protection Barrier: The areas, surrounding the trees to be retained should be isolated from the construction activity by erecting protective barrier fencing (see *Appendix A* for municipal barrier specifications). Where possible, the fencing should be erected at the perimeter of the critical root zone. The barrier fencing to be erected must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with flexible snow fencing. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.

Arborist Supervision: All excavation occurring within the critical root zones of protected trees should be completed under supervision by the project arborist. Any severed or severely damaged roots must be pruned back to sound tissue to reduce wound surface area and encourage rapid compartmentalization of the wound. In particular, the following activities should be completed under the direction of the project arborist:

- Excavation for building foundation and parking area within the CRZ of OS1
- Excavation for sidewalk and walkway installation within CRZ of M1,

Methods to Avoid Soil Compaction: In areas where construction traffic must encroach into the critical root zones of trees to be retained, efforts must be made to reduce soil compaction where possible by displacing the weight of machinery and foot traffic. This can be achieved by one of the following methods:

- Installing a layer of hog fuel or coarse wood chips at least 20 cm in depth and maintaining it in good condition until construction is complete.
- Placing medium weight geotextile cloth over the area to be used and installing a layer of crushed rock to a depth of 15 cm over top.
- Placing two layers of 19mm plywood.
- Placing steel plates.

Pruning and retention of OS1:

Pruning of off-site tree OS1 is required to provide clearance for the proposed construction. See image 7 for the recommended pruning to provide clearance for the proposed construction.

Outlined below is the recommended course of action in the previous rendition of this report. The information listed below is not required but is recommended to reduce potential risk from the proposed construction combined with the pre-existing condition of tree OS1. The owner of OS1 should be notified of the existing health condition and associated risk.

It is our recommendation that OS1 be modified or removed to eliminate any potential risk of failure as a result of its poor condition, during and following construction activities. Due to limitations with replacement requirements and ownership of the tree, it is our understanding that removal is not a possibility. As an alternative to removal, we recommend the pruning outlined below be completed. The purpose of this pruning is to centralize the weight distribution of the crown on the stem and removing dead tissue in order to reduce the likelihood of failure (for a limited time frame). This risk mitigation recommendation is in anticipation of the proposed project resulting in changes to the occupancy of the targets within striking distance of this tree throughout the proposed construction activity. All limbs proposed for reduction are dead, however this pruning will require a pruning permit from the city, and consent from the tree owner prior to performing the work. This work is to be completed by a certified utility arborist (due to proximity with primary electrical lines) and an ISA certified arborist according to industry best practices. It should be understood by the City and the client that this pruning is considered a short-term solution and eventually this tree will fail as a result of its deteriorating structure. This pruning has been devised in an effort to extend the amount of time before this inevitability occurs. Further analysis of its associated risk by means of a level 3 tree risk assessment may be used to predict the time frame in which the ultimate failure can be expected. We are limited to a visual level 1 inspection of this tree in the recording and analysis of its structural defects discussed herein. There may be additional defects discovered by the project arborist during the excavation supervision that may change its retention status outside the scope of this project that should be brought to the attention of the tree owner, as they are the manager of all risks associated with this tree.



Figure 2: Proposed risk reduction pruning for Maple OS1 (largest dead top and dead stem with multiple cavities leaning over sidewalk proposed for removal).

Tree Protection Fencing:

It was requested in the Parks review comments for this project (August 22, 2023) to provide measurements from the center of tree stems for the dimensions of all proposed tree protection fencing around trees proposed for retention. In an effort to not congest the tree management plan drawings, we provided the below scaled screenshots from the site plan that provides this information around all the trees for retention.

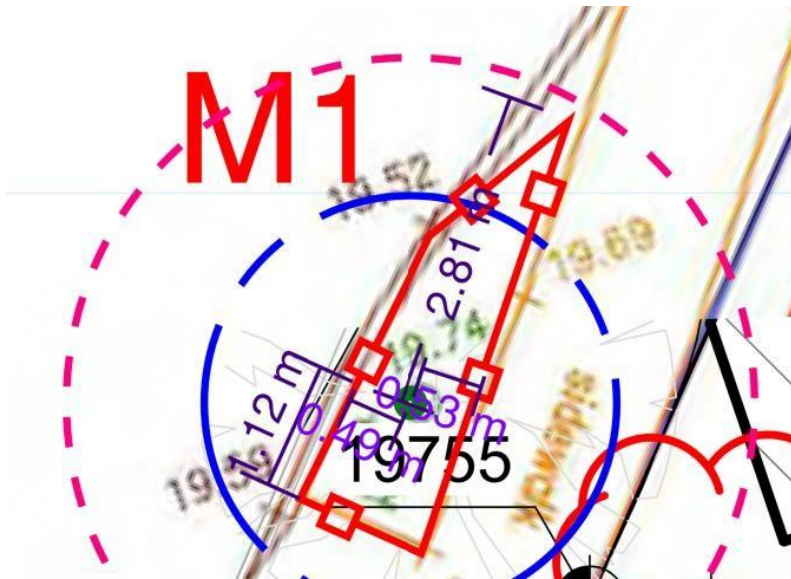


Figure 5: Tree protection fencing around municipal tree M1 proposed for retention (follows line of curb and sidewalk).

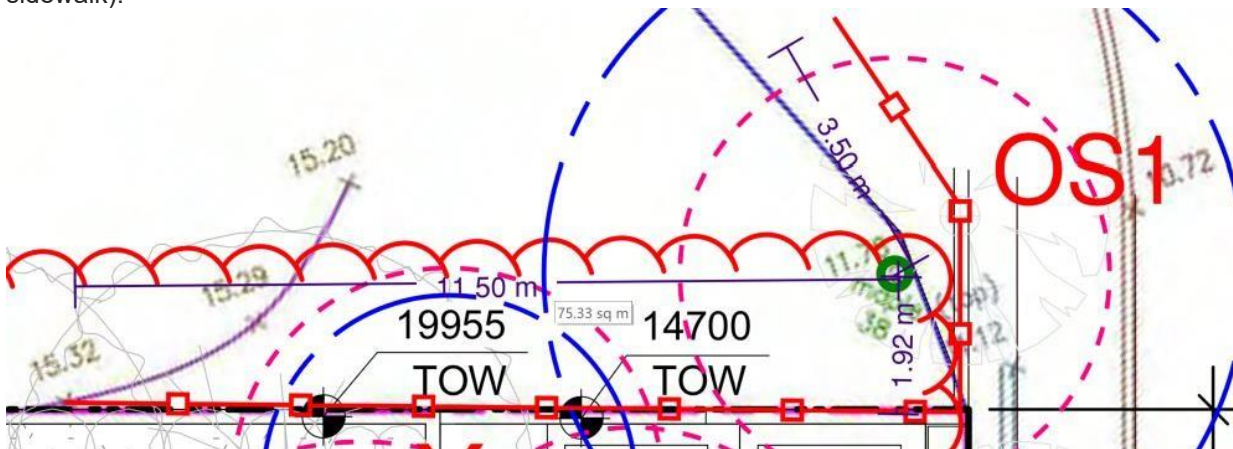


Figure 6: Tree protection fencing around offsite tree OS1 proposed for retention.

Retention of shared tree 1961:

The shared offsite protected tree #1961 is necessary for removal due to the proposed bike storage located in this tree's CRZ. Upon request for additional information from the Parks review comments, the grading details for the proposed bike storage located in the CRZ of this tree are provided below.

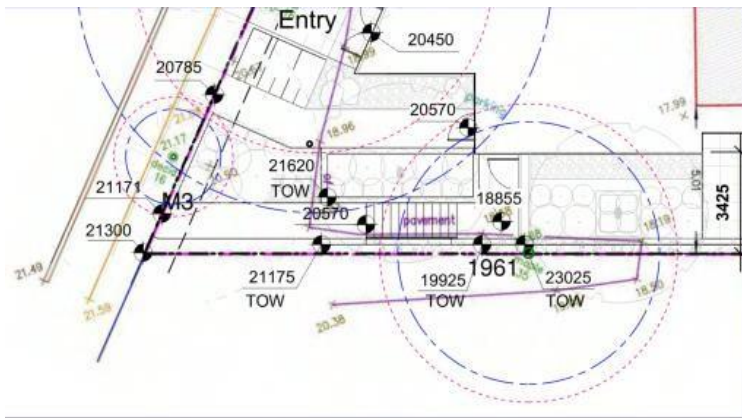


Figure 7: Grading information of built structures proposed in CRZ of shared tree #1961

The existing grade at the base of tree #1961 in the survey provided is 18.88m. The finished grade at the top of the retaining wall proposed on the landscape bed located in the CRZ of #1961 is 23.02. There is a staircase located along the Southern property margin, adjacent to #1961. It leads down to the bike storage area within CRZ of #1961. The finished grade of the top of the floor in the bike storage area is 18.85m. The excavation for the floor of the bike storage and the Southern structural wall of the bike storage located under the landscape retaining wall would likely remove roughly 50% of the roots of #1961. Due to the lean of the stem of 1961 toward the subject site, building a 4.1m tall wall right beside the stem would likely result in significant crown and stem tissue damage. The anticipated root and crown/stem impacts from the proposed structures located in the CRZ of this tree are not conducive to its survival and therefore it is necessary for removal.

Mulching: Mulching can be an important proactive step in maintaining the health of trees and mitigating construction related impacts and overall stress. Mulch should be made from a natural material such as wood chips or bark pieces and be 5-8cm deep. No mulch should be touching the trunk of the tree. See “methods to avoid soil compaction” if the area is to have heavy traffic.

Landscaping and Irrigation Systems: The planting of new trees and shrubs should not damage the roots of retained trees. The installation of any in-ground irrigation system must consider the critical root zones of the trees to be retained. Prior to installation, we recommend the irrigation technician consult with the project arborist about the most suitable locations for the irrigation lines and how best to mitigate the impacts on the trees to be retained. This may require the project arborist supervise the excavations associated with installing the irrigation system. Excessive frequent irrigation and irrigation which wets the trunks of trees can have a detrimental impact on tree health and can lead to root and trunk decay.

Arborist Role: It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:

- Locating the barrier fencing
- Reviewing the report with the project foreman or site supervisor
- Locating work zones, where required
- Supervising any excavation within the critical root zones of trees to be retained
- Reviewing and advising of any pruning requirements for machine clearances

Review and site meeting: Once the project receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any site clearing, tree removal, demolition, or other construction activity occurs and to confirm the locations of the tree protection barrier fencing.

10. DISCLOSURE STATEMENT

This arboricultural field review report was prepared by Talmack Urban Forestry Consultants Ltd. 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 Talmack Urban Forestry Consultants Ltd. 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. Talmack Urban Forestry Consultants Ltd. 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 Talmack Urban Forestry Consultants Ltd. 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, Talmack Urban Forestry Consultants Ltd. 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.

11. 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.

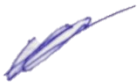
Yours truly,

Talmack Urban Forestry Consultants Ltd.

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12. 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

Vic Maps online GIS software

13. COMPANY INFORMATION

General Liability: Intact Insurance, Policy No. 5V2147122: \$5,000,000

APPENDIX A - TREE MANAGEMENT PLAN

APPENDIX B – PHOTOGRAPHS



Image 1- Crown of offsite tree OS1



Image 2- Collection of on-site trees along Tyee frontage (property line behind retaining wall pictured)



Image 3- Clump of trees along Alston Street frontage including municipal tree M2 and on-site Bigleaf maples 1959, & 1960



Image 4- Municipal tree M3 along Alston Street frontage.



Image 5- shared tree 1961



Image 6- Municipal tree M1 along Alston Street.

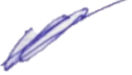


Image 7- Large cavity with associated decay in tree OS1 (red arrow)



Image 8- Crown of OS1, required pruning to provide clearance for proposed construction (red slash)

APPENDIX C – TREE PRESERVATION SUMMARY

Tree Preservation Summary			
City of Victoria Project No: Unknown			
Address: 1055 Alston Street			
Arborist: Craig Charlton			
Certifications/Qualifications: ISA Certified Arborist (PN9812A)			
	Count	Multiplier	Total
ONSITE Minimum replacement tree requirement			
A. Protected Trees Removed	4	X 1	A. 4
B. Replacement Trees Proposed per Schedule "E", Part 1	6	X 1	B. 6
C. Replacement Trees Proposed per Schedule "E", Part 2	2	X 0.5	C. 1
D. Replacement Trees Proposed per Schedule "E", Part 3	0	X 1	D. 0
E. Total replacement trees proposed (B+C+D) Round down to nearest whole number			E. 7
F. Onsite replacement tree deficit (A-E) Record 0 if negative number			F. 0
ONSITE Minimum trees per lot requirement (onsite trees)			
G. Tree minimum on lot*			G. 7
H. Protected trees retained (other than specimen trees)	0	X 1	H. 0
I. Specimen trees retained	0	X 3	I. 0
J. Trees per lot deficit (G - (B+C+H+I) Record 0 if negative number			J. 0
OFFSITE Minimum replacement tree requirement (offsite trees)			
K. Protected trees Removed	1 (shared)	X 1	K. 1
L. Replacement trees proposed per Schedule "E," Part 1 or Part 3	1	X 1	L. 1
M. Replacement trees proposed from Schedule "E," Part 2	0	X 0.5	M. 0
N. Total replacement trees proposed (L+ M) Round down to nearest whole number			N. 1
O. Offsite replacement tree deficit (K - N) Record 0 if negative number			O. 0
Cash-in-lieu requirement			
P. Onsite trees proposed for cash-in-lieu Enter F. or J., whichever is the greater number			P. 0
Q. Offsite trees proposed for cash-in-lieu Enter 0.			Q. 0
R. Cash-in-lieu proposed ((P+Q) X \$2,000)			R. 0
Summary prepared and submitted by: 			0
Date: January 30 th , 2024			