



## **Talbot Mackenzie & Associates**

Consulting Arborists

May 31, 2017

Lightdance Design Inc. - Agent for  
Stan and Rosalind Shortt  
205 - 2910 Cook Street  
Victoria, BC V8T 3S7

Attention: Gail Jaeger

Re: Report addendum for 1265 Vista Heights - Site Servicing

**Summary:** From the information compiled during our site visits, and based on our discussions and review of the plans that were supplied, in our opinion, the impacts on the root structures of the 28 cm Garry oak tree will make it difficult, if not impossible to mitigate. It may not be possible to retain and protect a sufficient portion of the critical root structures to have a reasonable expectation that it can be retained and will survive in future years.

**Review and Findings:** In our April 13, 2017 report, we examined the one bylaw-protected 28 cm d.b.h. Garry oak tree located in the rear garden of this property, and reviewed the potential impacts of the proposal to demolish the existing house and construct a replacement house on this property.

The 28 cm d.b.h. Garry oak tree *Quercus garryana* that was examined is a young healthy tree that has a relatively high tolerance to construction related impacts and a canopy spread of 8 metres in diameter. We defined a critical root zone area that extends a radial distance of 4 metres out from the centre of the tree trunk, as the area that would have to be protected from the construction activities to have a reasonable expectation that it can be retained and will survive in future years.

At the time this report was prepared, the servicing details were not available or reviewed; however, we did indicate that if the services were to connect at the location of an existing manhole in the southeast corner of the lot, most likely these services would encroach within the critical root zone of this tree, making it difficult to protect and retain. Since that time and during our May 25, 2017 site meeting, we reviewed the site servicing plans and the layout of these services on site.

During this site review it was confirmed that the service connections are at the manhole in the southeast corner of the lot, and both the storm and sanitary services will connect in this location. The services will extend from this location at the southeast corner of the lot to the southeast corner of the house footprint that is offset approximately 2 metres from the property boundary. In this location, the service trench will encroach within the critical root zone area as defined in our previous report.

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Given the depth and width of the excavation that will be required to accommodate both these services in one trench, the excavation will be within 1.0 metre of the base of the tree trunk and could possibly extend up to the base of the root collar. In our opinion, the servicing requirements will make it difficult, if not impossible, to successfully employ alternative excavation techniques such as hand digging or the use of an Airspade or hydro excavation equipment to expose and retain the root structures. Based on our discussions and the plans that were supplied, mitigation of these impacts is unlikely to be successful or permit the retention of this tree; therefore, we recommend it be removed prior to commencing any excavation or other construction related activity.

As this is still a relatively young tree, the replacement of its canopy function within the environment can be duplicated in a relatively short time frame by replanting replacement Garry oaks, and, if desired, an additional suitable faster growing tree species.

Please do not hesitate to call us at 250-479-8733 should you have any questions.

Thank you,

Talbot Mackenzie & Associates

Tom Talbot & Graham Mackenzie  
ISA Certified, & Consulting Arborists

#### Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve the health and structure of individual trees or group of trees, 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. 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.

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.