



GARDEN CITY

TREE & LANDSCAPE

Tree Preservation Plan

Prepared for Vernon Andres, vernonandres@hotmail.com Regarding

944 Heywood Ave, Victoria BC.

Prepared by Conan O'Dell. ISA Certified Arborist PN-7854-A

Qualified Tree Risk Assessor

Site visit: June 15, 2017, 10:00am

Site conditions: Residential property.

Weather at time of visit: light rain, clear visibility.

Executive Summary: The proposed development at 944 Heywood Ave. allows for the retention of some of the trees on site, but most are to be removed. One of the trees to be removed is protected under City of Victoria's tree preservation bylaw. As such it is to be replaced by 2 medium canopy trees to be determined at a later date. If mitigation measures are followed, negative impact to the retained trees is likely to be minimal.

Scope of report: This report has been commissioned to outline the tree protection strategy for the upcoming construction on the site at 944 Heywood. This report covers the retention and/or/ removal of trees on the site as well as mitigation measures during and after the construction.

Methodology: All trees were measured with diameter tape on site. The crown spread was measured using City of Victoria GIS maps. The root zone diameters have been estimated using the GIS map crown spread measurements, using the dripline as the root zone. The presence of non-porous hardscape (road) and the existing house was taken into consideration as inhibitors of root spread.

Site and Project Description: The site is currently a single house on the front portion of the lot. The project intends to divide the lot, demolish the house and build two separate houses. A sidewalk is to be installed along Pendergast St. and driveways will be installed from Pendergast St. as well.

Mitigation measures: Tree protection zones should be established in the critical root zones of any trees to be retained. This includes the two hawthorne at the north-east corner and the magnolia on the west boulevard. The protection zones will be no less than 2m radius where possible from the trunks of affected trees. These should follow the guidelines set forth in the City of Victoria Tree Protection Bylaw. The critical root zones of the trees shall be surrounded with fencing 2m high clearly marked with "Protected Root Zone-No Entry". If any excavation is to be done within the dripline of retained trees, a certified arborist should be on site to monitor for



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critical root damage. If any damage or root pruning occurs during the project the trees should be re-assessed by a qualified tree risk assessor within one year to determine scope of damage and level of recovery.

Recommendations: It is recommended that the mitigation measures set forth in this report be followed. Regarding the proposed sidewalk placement along Pendergast St., the placement of the sidewalk will necessitate the removal of all the laburnum, hawthorne and holly on the south property line. The multistemmed Douglas maple on the east side of the property should be removed as the proposed building will be located over 50% of the root zone and be within 1m of the trunk. The 72cm DBH Douglas maple, and the 64cmDBH (52/19cm multi stemmed) European ash are to be removed. These trees are likely to sustain significant damage during the construction if retained.

Role of the Project Arborist: The project arborist will be on site to supervise the erection of tree protection fencing, as well as to supervise excavation in the root zone areas not contained within the protection zones. The arborist will also be available to advise on courses of action if critical roots are damaged during construction.

Conan O'Dell
ISA Certified Arborist PN 7854-A

Appendices:
Page 1: Tree inventory.

101-4370 Interurban Road, Victoria BC V9E 2C4 Ph: 250-385-4858 Fax: 250-590-0063

info@victoriagardencity.ca ■ www.victoriagardencity.ca

Page 2: Photos taken during assessment. Attached PDF:

Site plan

Attached file: Labelled site plan to include tree locations and numbers as well as replacement tree locations.

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Species and Number	DBH	Health	Structure	Crown spread	Root Zone Spread	Protected	Retained	Public or private	Relative tolerance
1) Magnolia (Magnolia acuminata)	7cm	good	good	2m	<1m	no	yes	public	fair
2) Laburnum (Laburnum anagyroides)	7/7/7cm	good	good	2m	3m	no	no	unknown	good
3) Laburnum (Laburnum anagyroides)	7/6cm	good	good	2m	3m	no	no	unknown	good
4) Laburnum (Laburnum anagyroides)	9cm	good	good	2m	3m	no	no	unknown	good
5) Holly (Ilex aquafolium)	13/13cm	good	Fair (topped and hedged)	2m	2m	no	no	unknown	good
6) Laburnum (Laburnum anagyroides)	8/6cm	good	good	2m	3m	no	no	unknown	good
Hawthorne (Crataegus monogyna)	25cm	good	fair	4m	4m	no	no	unknown	good
8) Laburnum (Laburnum anagyroides)	13/18cm	good	good	3m	3m	no	no	unknown	good
9) Douglas Maple (Acer glabrum douglasii)	72cm	good	good	17.1m	10.5m	no	no	private	fair
10) European Ash (Fraxinus excelsior)	52/19cm	good	fair	13m	13m	no	no	private	fair
11) Douglas Maple (Acer glabrum douglasii)	19/34/34/34/13/43c	good	fair	14.34	14m	yes	no	private	fair
12) Hawthorne (Crataegus monogyna)	27cm	good	good	5m	5m	no	yes	private	good
13) Hawthorne (Crataegus monogyna)	33cm	good	good	4.5m	4.5m	no	yes	private	good

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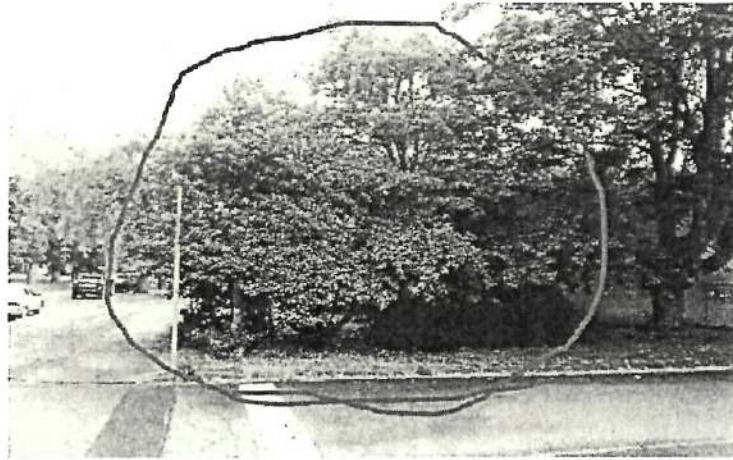


Photo I showing cluster of holly, laburnum and hawthorne (trees 2,3,4,5,6,7,8) at the south west corner of the property



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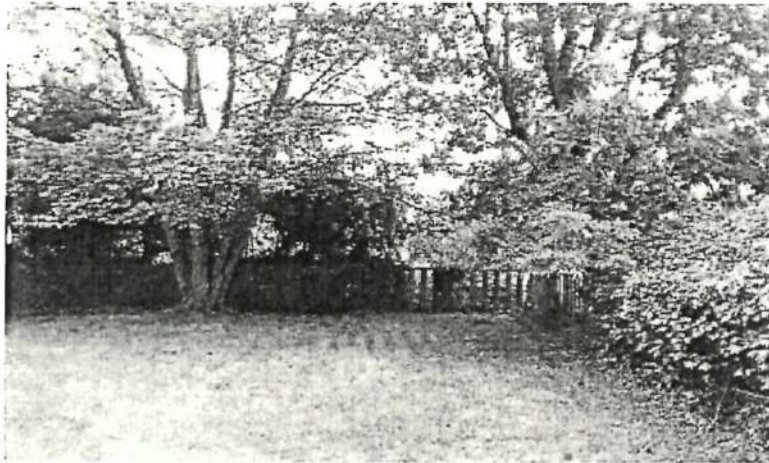


Phot02 showing South side of property showing tree #9) 7 1.5cmDBH Douglas maple

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Photo 3. South east corner of yard showing multi-stemmed tree #11) Douglas Maple on left and tree #10) European ash on right



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Proposed Subdivision Plan of:
Lot 32 of Lot 1694,
Victoria City, Plan 24.

Scale = 1:500

Dated 10th day of December, 2014.

Dimensions and elevations shown are in metres.

Boundaries are shown open points unless noted.



Heywood Avenue

31

Heritage Garage
Slab: 7.85
Peak: 12.05
Eave: 10.47

Main Floor (Door Sill): 9.65
Peak: 18.39
Eave: 15.47

Strata Plan VIS9032

6

Main Floor (Door Sill): 8.80
Peak: 14.70
Eave: 11.47

Pendergast Street

Vancouver Street

Way Heywood Land Surveying Inc.
www.wayheywood.com
100-1000 James Street West
Vancouver BC V6P 6E6
Telephone 604-681-4100
Fax 604-681-4102

Lot	Area (sq. m)	Area (sq. ft)	Area (sq. yd)
1	1.12	12.0	2.8
2	1.12	12.0	2.8
3	1.12	12.0	2.8
4	1.12	12.0	2.8
5	1.12	12.0	2.8
6	1.12	12.0	2.8
7	1.12	12.0	2.8
8	1.12	12.0	2.8
9	1.12	12.0	2.8
10	1.12	12.0	2.8
11	1.12	12.0	2.8
12	1.12	12.0	2.8
13	1.12	12.0	2.8
14	1.12	12.0	2.8
15	1.12	12.0	2.8
16	1.12	12.0	2.8
17	1.12	12.0	2.8
18	1.12	12.0	2.8
19	1.12	12.0	2.8
20	1.12	12.0	2.8
21	1.12	12.0	2.8
22	1.12	12.0	2.8
23	1.12	12.0	2.8
24	1.12	12.0	2.8
25	1.12	12.0	2.8
26	1.12	12.0	2.8
27	1.12	12.0	2.8
28	1.12	12.0	2.8
29	1.12	12.0	2.8
30	1.12	12.0	2.8
31	1.12	12.0	2.8
32	1.12	12.0	2.8
33	1.12	12.0	2.8
34	1.12	12.0	2.8
35	1.12	12.0	2.8
36	1.12	12.0	2.8
37	1.12	12.0	2.8
38	1.12	12.0	2.8
39	1.12	12.0	2.8
40	1.12	12.0	2.8
41	1.12	12.0	2.8
42	1.12	12.0	2.8
43	1.12	12.0	2.8
44	1.12	12.0	2.8
45	1.12	12.0	2.8
46	1.12	12.0	2.8
47	1.12	12.0	2.8
48	1.12	12.0	2.8
49	1.12	12.0	2.8
50	1.12	12.0	2.8
51	1.12	12.0	2.8
52	1.12	12.0	2.8
53	1.12	12.0	2.8
54	1.12	12.0	2.8
55	1.12	12.0	2.8
56	1.12	12.0	2.8
57	1.12	12.0	2.8
58	1.12	12.0	2.8
59	1.12	12.0	2.8
60	1.12	12.0	2.8
61	1.12	12.0	2.8
62	1.12	12.0	2.8
63	1.12	12.0	2.8
64	1.12	12.0	2.8
65	1.12	12.0	2.8
66	1.12	12.0	2.8
67	1.12	12.0	2.8
68	1.12	12.0	2.8
69	1.12	12.0	2.8
70	1.12	12.0	2.8
71	1.12	12.0	2.8
72	1.12	12.0	2.8
73	1.12	12.0	2.8
74	1.12	12.0	2.8
75	1.12	12.0	2.8
76	1.12	12.0	2.8
77	1.12	12.0	2.8
78	1.12	12.0	2.8
79	1.12	12.0	2.8
80	1.12	12.0	2.8
81	1.12	12.0	2.8
82	1.12	12.0	2.8
83	1.12	12.0	2.8
84	1.12	12.0	2.8
85	1.12	12.0	2.8
86	1.12	12.0	2.8
87	1.12	12.0	2.8
88	1.12	12.0	2.8
89	1.12	12.0	2.8
90	1.12	12.0	2.8
91	1.12	12.0	2.8
92	1.12	12.0	2.8
93	1.12	12.0	2.8
94	1.12	12.0	2.8
95	1.12	12.0	2.8
96	1.12	12.0	2.8
97	1.12	12.0	2.8
98	1.12	12.0	2.8
99	1.12	12.0	2.8
100	1.12	12.0	2.8

SITE DATA - LOT A

Lot	Area (sq. m)	Area (sq. ft)	Area (sq. yd)
1	1.12	12.0	2.8
2	1.12	12.0	2.8
3	1.12	12.0	2.8
4	1.12	12.0	2.8
5	1.12	12.0	2.8
6	1.12	12.0	2.8
7	1.12	12.0	2.8
8	1.12	12.0	2.8
9	1.12	12.0	2.8
10	1.12	12.0	2.8
11	1.12	12.0	2.8
12	1.12	12.0	2.8
13	1.12	12.0	2.8
14	1.12	12.0	2.8
15	1.12	12.0	2.8
16	1.12	12.0	2.8
17	1.12	12.0	2.8
18	1.12	12.0	2.8
19	1.12	12.0	2.8
20	1.12	12.0	2.8
21	1.12	12.0	2.8
22	1.12	12.0	2.8
23	1.12	12.0	2.8
24	1.12	12.0	2.8
25	1.12	12.0	2.8
26	1.12	12.0	2.8
27	1.12	12.0	2.8
28	1.12	12.0	2.8
29	1.12	12.0	2.8
30	1.12	12.0	2.8
31	1.12	12.0	2.8
32	1.12	12.0	2.8
33	1.12	12.0	2.8
34	1.12	12.0	2.8
35	1.12	12.0	2.8
36	1.12	12.0	2.8
37	1.12	12.0	2.8
38	1.12	12.0	2.8
39	1.12	12.0	2.8
40	1.12	12.0	2.8
41	1.12	12.0	2.8
42	1.12	12.0	2.8
43	1.12	12.0	2.8
44	1.12	12.0	2.8
45	1.12	12.0	2.8
46	1.12	12.0	2.8
47	1.12	12.0	2.8
48	1.12	12.0	2.8
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51	1.12	12.0	2.8
52	1.12	12.0	2.8
53	1.12	12.0	2.8
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55	1.12	12.0	2.8
56	1.12	12.0	2.8
57	1.12	12.0	2.8
58	1.12	12.0	2.8
59	1.12	12.0	2.8
60	1.12	12.0	2.8
61	1.12	12.0	2.8
62	1.12	12.0	2.8
63	1.12	12.0	2.8
64	1.12	12.0	2.8
65	1.12	12.0	2.8
66	1.12	12.0	2.8
67	1.12	12.0	2.8
68	1.12	12.0	2.8
69	1.12	12.0	2.8
70	1.12	12.0	2.8
71	1.12	12.0	2.8
72	1.12	12.0	2.8
73	1.12	12.0	2.8
74	1.12	12.0	2.8
75	1.12	12.0	2.8
76	1.12	12.0	2.8
77	1.12	12.0	2.8
78	1.12	12.0	2.8
79	1.12	12.0	2.8
80	1.12	12.0	2.8
81	1.12	12.0	2.8
82	1.12	12.0	2.8
83	1.12	12.0	2.8
84	1.12	12.0	2.8
85	1.12	12.0	2.8
86	1.12	12.0	2.8
87	1.12	12.0	2.8
88	1.12	12.0	2.8
89	1.12	12.0	2.8
90	1.12	12.0	2.8
91	1.12	12.0	2.8
92	1.12	12.0	2.8
93	1.12	12.0	2.8
94	1.12	12.0	2.8
95	1.12	12.0	2.8
96	1.12	12.0	2.8
97	1.12	12.0	2.8
98	1.12	12.0	2.8
99	1.12	12.0	2.8
100	1.12	12.0	2.8

** - TYPICAL ELEVATION

SITE DATA - LOT B

Lot	Area (sq. m)	Area (sq. ft)	Area (sq. yd)
1	1.12	12.0	2.8
2	1.12	12.0	2.8
3	1.12	12.0	2.8
4	1.12	12.0	2.8
5	1.12	12.0	2.8
6	1.12	12.0	2.8
7	1.12	12.0	2.8
8	1.12	12.0	2.8
9	1.12	12.0	2.8
10	1.12	12.0	2.8
11	1.12	12.0	2.8
12	1.12	12.0	2.8
13	1.12	12.0	2.8
14	1.12	12.0	2.8
15	1.12	12.0	2.8
16	1.12	12.0	2.8
17	1.12	12.0	2.8
18	1.12	12.0	2.8
19	1.12	12.0	2.8
20	1.12	12.0	2.8
21	1.12	12.0	2.8
22	1.12	12.0	2.8
23	1.12	12.0	2.8
24	1.12	12.0	2.8
25	1.12	12.0	2.8
26	1.12	12.0	2.8
27	1.12	12.0	2.8
28	1.12	12.0	2.8
29	1.12	12.0	2.8
30	1.12	12.0	2.8
31	1.12	12.0	2.8
32	1.12	12.0	2.8
33	1.12	12.0	2.8
34	1.12	12.0	2.8
35	1.12	12.0	2.8
36	1.12	12.0	2.8
37	1.12	12.0	2.8
38	1.12	12.0	2.8
39	1.12	12.0	2.8
40	1.12	12.0	2.8
41	1.12	12.0	2.8
42	1.12	12.0	2.8
43	1.12	12.0	2.8
44	1.12	12.0	2.8
45	1.12	12.0	2.8
46	1.12	12.0	2.8
47	1.12	12.0	2.8
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50	1.12	12.0	2.8
51	1.12	12.0	2.8
52	1.12	12.0	2.8
53	1.12	12.0	2.8
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66	1.12	12.0	2.8
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69	1.12	12.0	2.8
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72	1.12	12.0	2.8
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74	1.12	12.0	2.8
75	1.12	12.0	2.8
76	1.12	12.0	2.8
77	1.12	12.0	2.8
78	1.12	12.0	2.8
79	1.12	12.0	2.8
80	1.12	12.0	2.8
81	1.12	12.0	2.8
82	1.12	12.0	2.8
83	1.12	12.0	2.8
84	1.12	12.0	2.8
85	1.12	12.0	2.8
86	1.12	12.0	2.8
87	1.12	12.0	2.8