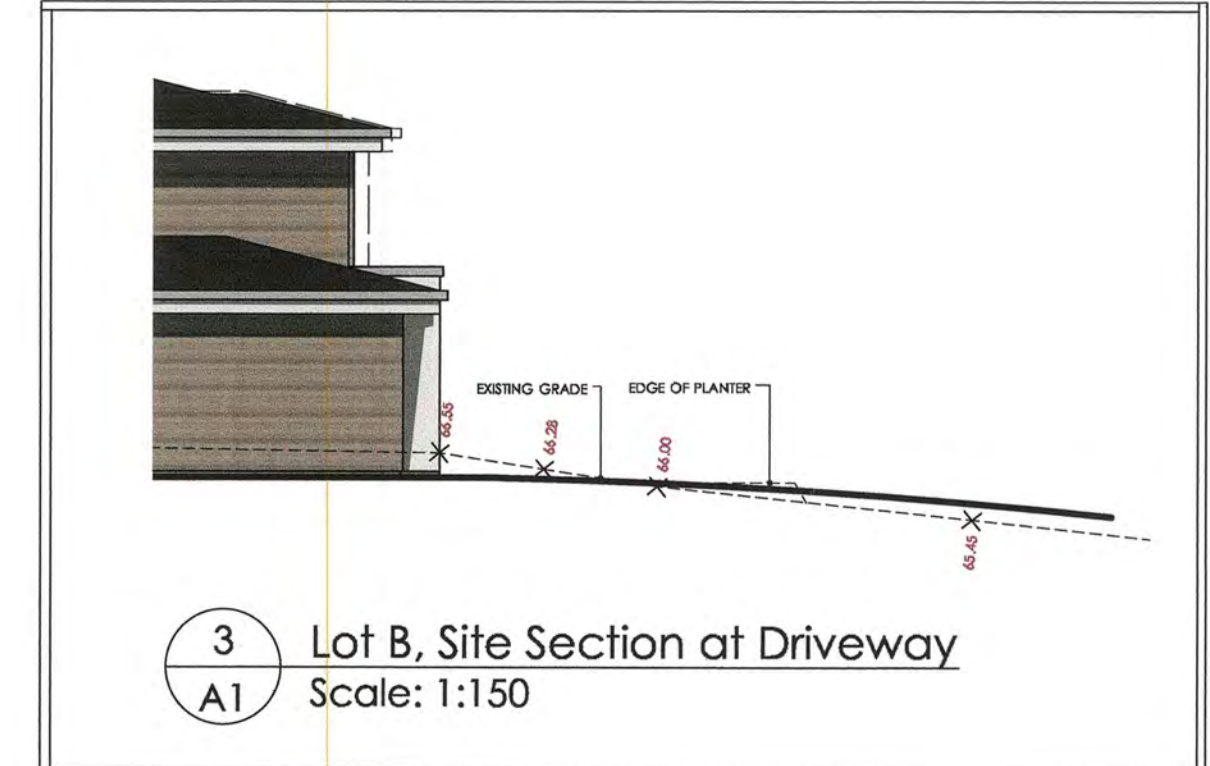
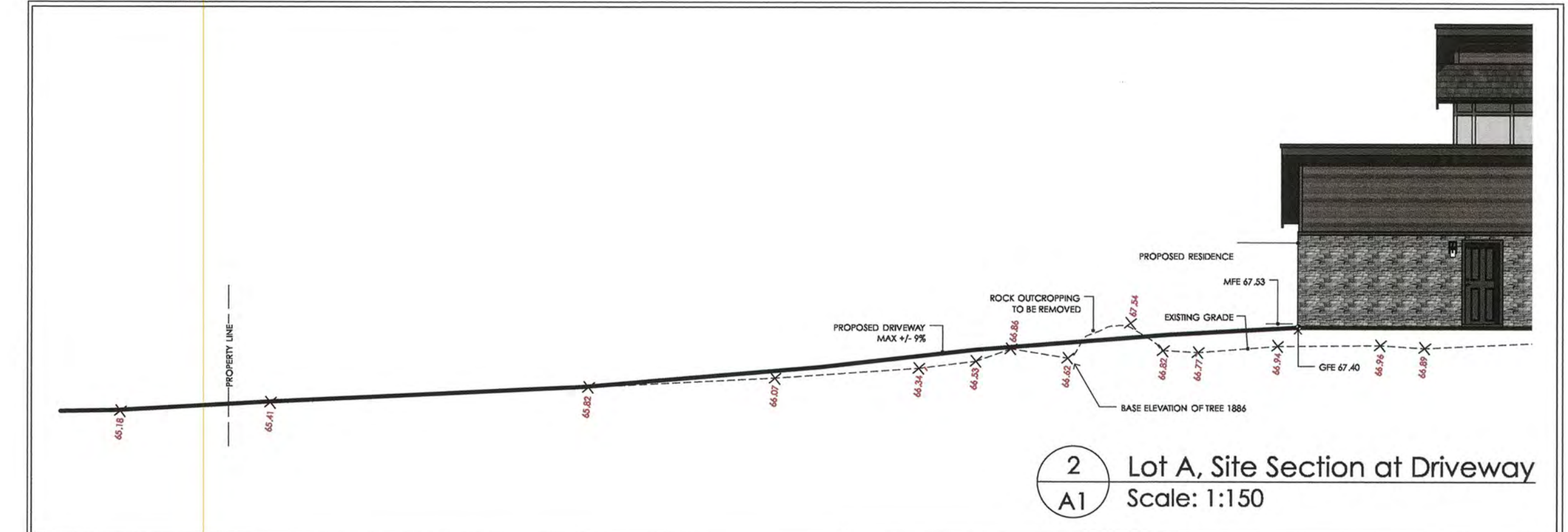


GARRY OAK 1986 (Looking south from street toward ex. house)



SUMMARY TREE STATISTICS

CATEGORY	# OF TREES
Total number of trees inventoried	26
(On-site Bylaw-protected Trees)	17
(On-site Non-bylaw Trees)	2
(Off-site Trees)	5
(Boulevard Trees)	2
Total number of trees to be removed at subdivision & site servicing phase	0
Total number of trees anticipated for removal at building permit phase	3
Total number of Replacement trees required for site servicing phase	0
Total number of Replacement trees anticipated at building permit phase	0



- GENERAL NOTES**
- There are no tree removals required as part of the site servicing and road engineering associated with this rezoning and subdivision application. It is anticipated that three protected Garry Oaks will be removed when Lot B is developed.
 - Each of the proposed lots is fronted by a healthy mature boulevard tree; hence, no new boulevard trees are proposed (District of Saanich Subdivision Bylaw, Schedule 1, Section 1.02 (a)).
 - At the behest of the Falaise Community Association and with the assistance of their arboricultural consultant, Mr. Ron Carter, a significant effort has been made to modify the original site plan in order to accommodate the greatest extent possible the mature Garry Oak No. 1986. A unique geological feature made the reconsideration of this tree's retention possible: exposed bedrock to the east of the tree has redirected root growth away from the building envelope for Lot A. A consequence of this feature is that much of the root growth for Oak 1986 is now concentrated in the building envelope of Lot B. For this reason, the proposed house footprint for Lot B has been moved to the back of the building envelope in order to spare as many of the roots associated with Oak 1986 as possible, particularly given the mature age of the tree.
 - A full-suite of protection measures in the design and construction of this project have been deployed in an effort to accommodate the Falaise Community Association's desire to see Oak 1986 preserved. The successful preservation of this tree remains technically challenging, given the proximity of the tree to the proposed building sites and the amount of associated servicing and site preparation required. For this reason, the proponent is prepared to contribute additional cash-in-lieu to support the immediate planting of three Garry oaks in the adjacent park in the event that the safe useful life expectancy of Oak 1986 is adversely affected.
 - It is not considered feasible to retain Oak 1992. Moving the house site for Lot B is not recommended for the reasons noted above. The Association's arborist had inquired whether the use of pier footings and grade beams might allow the accommodation of Oak 1992. It is the opinion of Gye and Associates that these special measures will not be sufficient to overcome the building impacts of new house construction proximate to the tree. In order to preserve Oak 1992, it would be necessary to adjust the site plan at the expense (and loss) of Oak 1986.
 - The main floor and driveway elevations for both lots have been raised in order to minimize disturbance to the roots of Oak 1986.
 - The house footprint for Lot A has also been moved further back to accommodate Trees 1984, 1985 and 1986; however, the revised location encroaches into the protected root zone of Park Oak 1999A. A modified foundation plan is proposed at the S.E. corner of the house to minimize impacts to the park oak. No impacts are anticipated to the crown of this tree due to its asymmetric form and height.
 - The driveways for both lots has been graded to bridge over the root horizon of affected trees. Proposed underground services and utilities have also been realigned on the tree plan in order to minimize impacts to the protected trees. The modified alignment is supported by Saanich Engineering in order to preserve protected trees and accommodate an underground hydro connection.

TREE BARRIER SIGNAGE (16X24")



Tree Protection Fencing Detail

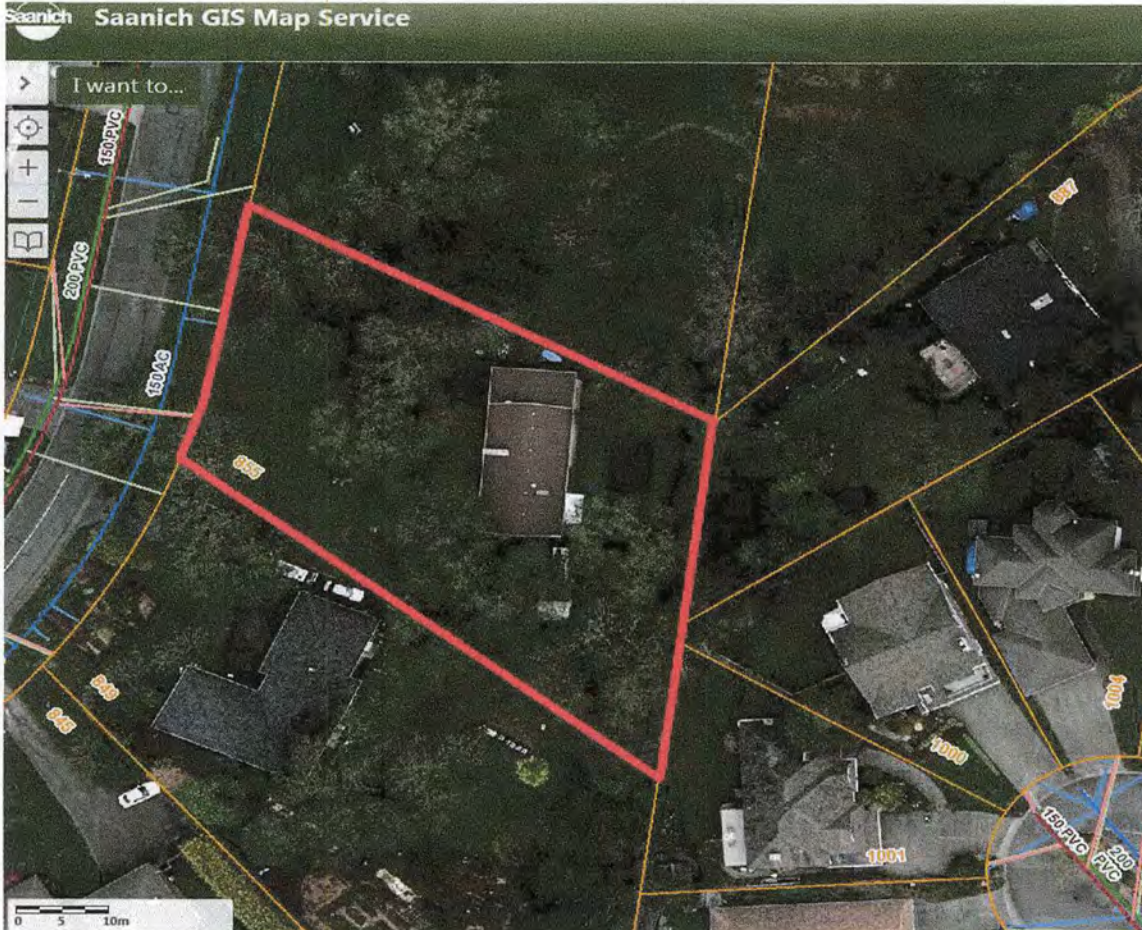
Modular steel panel fencing is recommended in order to reduce land-fill waste post-construction. Fencing panels shall be secured to the ground with rebar wired to panel frame.

16 x 24" all-weather signage will be attached with the following wording:
 For protected trees: **DO NOT ENTER** - Tree Protection Zone
 For replacement/landscape tree planting sites: **DO NOT ENTER** - Future Tree Planting Zone

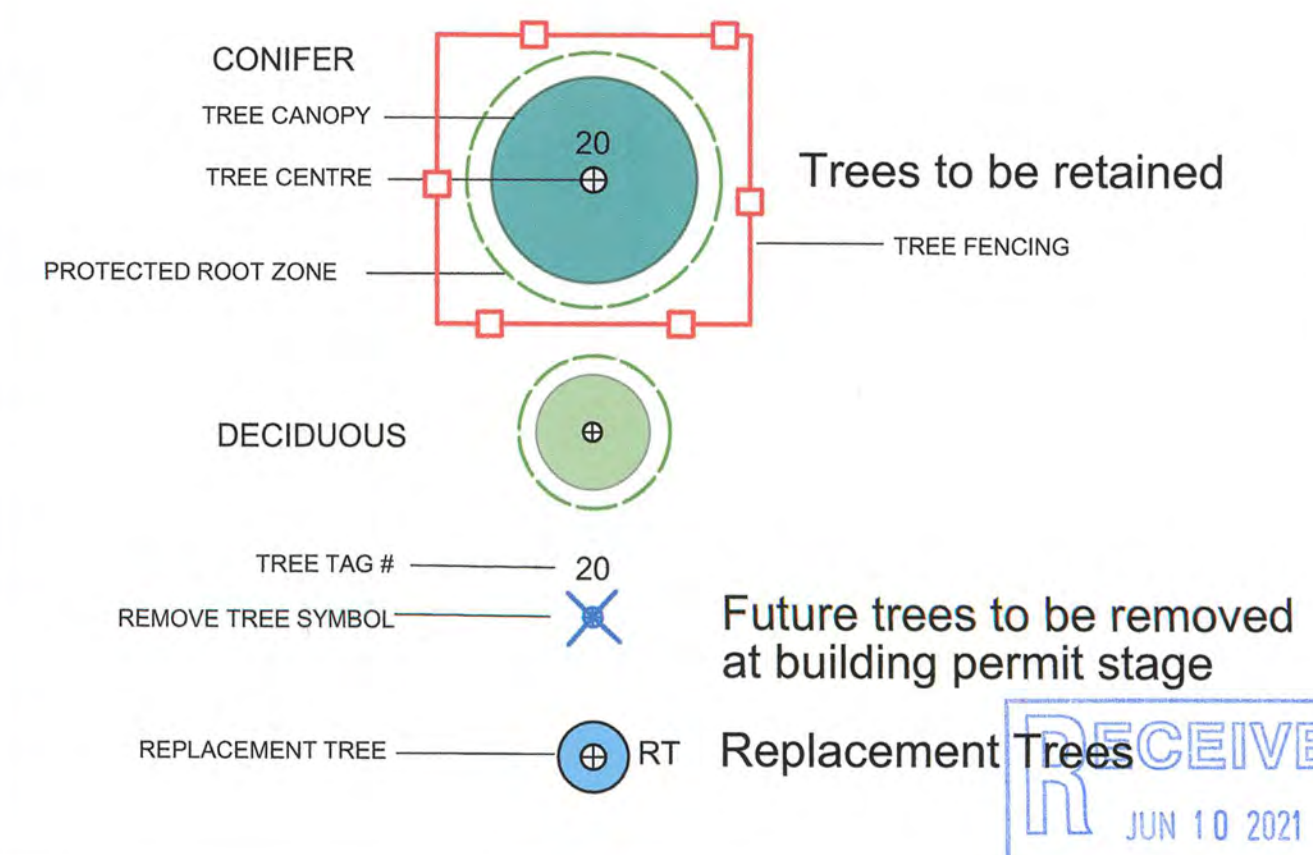
In cases where steel-panel fencing is not practical or available, fencing shall be constructed with a wooden 2x4 frame (side, top and bottom rails) and back-bracing supports as required to ensure robust placement. Snow-fencing will then be affixed to the frame using battens, zip-ties, staples, wire or nails.



AERIAL IMAGE OF THE SUBJECT PROPERTY (District of Saanich GIS)



LEGEND



TREE PRESERVATION MEASURES

- Before site work commences, the General Contractor shall meet with the arborist to review the Tree Protection Plan and associated measures.
- Tree barrier fencing is not shown at this time. Separate tree plans for site servicing, demolition and construction will indicate tree barrier fencing appropriate for each phase.
- Reduced u/g site servicing off-sets are recommended in order to minimize disturbance to protected tree habitat. (See General Note 7.)
- Temporary construction access within a Tree Protection Area (TPA) must be approved and supervised by the project arborist.
- If it should prove necessary to reduce the tree fencing, the exposed TPA outside the fencing shall be armoured with 3/4" plywood or a temporary cover of geo-textile and 200mm of road-base, moderately compacted with a plate compactor.
- All forms of disturbance to the protected trees or their habitat within the fenced protection areas (TPAs) is prohibited.
- No equipment, materials, waste products or excavated soil shall be placed or stored within the TPA. THIS PARTICULARLY INCLUDES HOARDING OF EXCAVATED SOILS NEEDED FOR BACKFILLING OF BUILDING FOUNDATIONS.
- The arborist shall be present to oversee digging, grading or trenching within, or adjacent to, the tree protection areas (TPAs).
- Any tree roots damaged shall be pruned back to undamaged tissue by the arborist.
- Rock removal and grading for the proposed driveways and house excavations is anticipated to be sensitive due to the potential for damage to the root habitat of protected trees. The general contractor and rock removal contractor shall meet with the Project Arborist to develop a work plan that avoids impacts to the protected trees.
- Due to the density of the existing tree canopy, Lot B cannot accommodate further tree planting. Cash-in-lieu is proposed for the three replacement trees required in mitigation of the removal of three protected oaks on this lot.
- The District of Saanich requires that the project arborist periodically monitor the site during construction to ensure ongoing and effective compliance with the tree protection measures.
- A full-size all-weather copy of the Tree Plan shall be posted in the site office in plain sight.
- A post-construction inspection and assessment of the site and protected trees shall be conducted by the Project Arborist in the company of the General Contractor. Any deficiencies will be identified. Once all deficiencies have been addressed to the satisfaction of the Project Arborist and the District of Saanich, a post-construction letter of completion will be prepared by the arborist and submitted to the District.



PROJECT
855 Falaise Crescent, Saanich, BC

SHEET TITLE
Tree Management Plan for Rezoning and DPA

REV NO	DESCRIPTION	DATE
3	FOR REZONING & SID	May 28, 2021
2	FOR INTERNAL REVIEW & COORDINATION	May 4, 2021
1	FOR REZONING & SID	June 9, 2020

PROJECT NO. 17-091
 DATE January 2, 2020
 SCALE 1:175
 DRAWN BY JG
 SHEET NO. T-1

