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820 Esquimalt Road, 833-837 Old Esquimalt Road—Esquimalt, BC

Construction Impact Assessment & Tree Management Plan

PREPARED FOR: Denciti Esquimalt LP
1620-1185 West Georgia Street
Vancouver, BC V6E 4E6

PREPARED BY: Talmack Urban Forestry Consultants Ltd.
Robert McRae – Consulting Arborist
ISA Certified # PN-7125A
Tree Risk Assessment Qualified

DATE OF ORIGINAL REPORT ISSUANCE: April 06, 2022

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Revision Record

REVISION	DESCRIPTION	DATE (YYYY-MM-DD)	ISSUED BY
F0	INITIAL DRAFT RELEASED TO CLIENT	2022-04-06	RM

1. INTRODUCTION

Talmack Urban Forestry (Talbot Mackenzie & Associates; Talmack) was retained by Denciti Development Corporation (Denciti) to complete a tree inventory, construction impact assessment and management plan for the trees at the following proposed project site:

Site:	820 Esquimalt Road, 833-837 Old Esquimalt Road
Municipality	The Corporation of the Township of Esquimalt
Client Name:	Denciti Development Corporation – Guadalupe Font
Client contact:	gfont@denciti.ca
Dates of Site Visits	March 23, 2022
Site Conditions:	Pre-Demolition, Inactive Site
Weather During Site Visits:	Partial Cloud

The purpose of this report is to address requirements of the Township of Esquimalt arborist report terms of reference, and Tree Protection Bylaw No. 2837. The construction impact assessment section of this report (section 8), is based on plans reviewed to date, including the survey plan (J.E. Anderson & Associates, File#: 33564, June 14, 2021), site plan (Integra Architecture, SK-03, March 08, 2022) and landscape concept plan (LADR Landscape Architects, March 08, 2022). At this time, we have not reviewed a civil servicing plan (e.g., showing proposed underground utility connection locations).

2. TREE INVENTORY METHODOLOGY

For this report, the size, health, and structural condition of onsite and offsite trees, within influencing distance of the proposed development was documented. Trees located on neighbouring properties and the municipal frontage were not tagged. Each onsite tree was visually examined on a limited visual assessment basis (level 1), in accordance with Tree Risk Assessment Qualification (TRAQ) methods (Dunster *et al.* 2017) and ISA Best Management Practices.

3. EXECUTIVE SUMMARY

Nine trees were documented on the subject site, of which five are bylaw protected and four are non-bylaw protected. There are two trees located on municipal property – fronting the subject site along Old Esquimalt Road and two private offsite trees within influencing distance of the proposed development. The position of the building envelope and subsequent excavation, driveway installation and re-grading of the lot to facilitate landscaping will require the removal of all onsite trees. The associated construction activities may impact the adjacent offsite, private trees (i.e., OS1 – Leyland Cypress and OS2 – Blue Spruce) and the municipal trees situated along the Old

Esquimalt Road frontage. Mitigation measures, such as tree protection fencing, could be installed to prevent negative impacts to these specimens.

4. TREE INVENTORY DEFINITIONS

Tag: Tree identification number on a metal tag attached to tree with a nail or wire, generally at eye level. Trees on municipal or neighboring properties are not tagged.

NT: No tag due to inaccessibility or ownership by municipality or neighbor.

DBH: Diameter at breast height – diameter of trunk, measured in centimeters 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 neighboring property

Dripline: Indicates the radius of the crown spread measured in meters to the dripline of the longest limbs. *** For this inventory, dripline is represented as a diameter.

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 vigor. 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 meters 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 (ie. 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

Tag or ID #	Surveyed? (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected? (Yes/No)	Name		DBH (cm)	Critical root zone radius (m)	Dripline diameter (m)	Condition		Retention Suitability (onsite trees)	Relative tolerance	General field observations/remarks	Tree retention / location comments	Retention status
				Common	Botanical				Health	Structural					
719	No	On-site	**Yes**	European Mountain Ash	*Sorbus Aucuparia*	19,17	4.5	6	Fair	Fair	Suitable	Poor	Lean east, codominant with included bark, possibly shared between 833/837 Old Esquimalt Road.	Within the building footprint	Remove
720	No	On-site	**Yes**	European Hawthorn	*Crataegus monogyna*	34	3.5	6	Fair	Fair-poor	Suitable	Good	Topped historically, large epicormic growth. Possibly shared between 833 and 837 Old Esquimalt Road.	Within the building footprint	Remove
721	No	On-site	**Yes**	Pear	*Pyrus spp.*	19,17	4.5	5	Fair	Fair-poor	Suitable	Poor	Trunk seam, decay in 17cm stem, extensive epicormic growth from base. Located in back yard of 833 Old Esquimalt Road.	Within the building footprint	Remove
722	No	On-site	**Yes**	English Holly	*Ilex aquifolium*	24,15,16,19, 12	8.5	6	Fair	Fair	Suitable	Good	Multiple stems, backyard at 837 Old Esquimalt Road.	Within the building footprint	Remove
723	No	On-site	**Yes**	English Holly	*Ilex aquifolium*	15,11,10	3.5	3	Fair	Fair	Suitable	Good	Multiple stems, backyard at 837 Old Esquimalt Road.	Within the building footprint	Remove
M1	Yes	Municipal	**Yes (municipal)**	European Hawthorn	*Crataegus monogyna*	24 below unions	2.5	5	Fair	Fair-poor		Good	Deadwood, epicormic growth, crossing branches. Boulevard tree on 823 Old Esquimalt frontage.	On the municipal frontage of 823 Old Esquimalt Road	Retain
M2	No	Municipal	**Yes (municipal)**	Flowering Crabapple	*Malus* 'Royal Raindrops'	4	1	1	Fair	Fair		Good	Bark splitting. Young tree on boulevard fronting 833 Old Esquimalt Road.	On the municipal frontage of 833 Old Esquimalt Road	TBD*
NT1	No	On-site	**No**	Cherry	*Prunus spp.*	~15 (and under)	1.5	3	Fair	Fair	Suitable	Moderate	Hedge row along east PL between 833 and 823 Old Esquimalt Road.	Along the east property line between 833 and 823 Old Esquimalt Road, Within the footprint of new landscaping	Remove
NT2	No	On-site	**No**	English Holly/ European Hawthorn/ Mountain Ash	*Ilex aquifolium/Crataegus monogyna/Sorbus aucuparia*	~22 (and under)	2.5	6	Fair	Fair	Suitable	Good/Good/ Poor	Mixed species hedge, possibly shared ownership between 833 and 837 Old Esquimalt Road. 9 stems ~22cm DBH or less.	Within the building footprint	Remove
NT3	No	On-site	**No**	Apple	*Malus spp.*	9	1	3	Fair	Fair	Suitable	Good	Two stems removed historically. Backyard at 837 Old Esquimalt Road.	Within the footprint of new landscaping	Remove

Tag or ID #	Surveyed? (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected? (Yes/No)	Name		DBH (cm)	Critical root zone radius (m)	Dripline diameter (m)	Condition		Retention Suitability (onsite trees)	Relative tolerance	General field observations/remarks	Tree retention / location comments	Retention status
				Common	Botanical				Health	Structural					
NT4	No	On-site	**No**	Apple	*Malus spp.*	12	1	3	Fair	Fair	Suitable	Good	Topped historically. Backyard at 837 Old Esquimalt Road.	Within the footprint of the new driveway/ landscaping footprint	Remove
OS1	No	Off-site	**No**	Leyland Cypress hedge	*Cuprocyparis leylandii*	~25	2.5	6	Good	Fair		Good	Hedge at 804 Esquimalt Road, approximately 25cm stem within 3m of PL with 820 Esquimalt Road.	On the adjacent property to the east of 820 Esquimalt Road	TBD*
OS2	Yes	Off-site	**Yes (if estimate iscorrect)**	Colorado Blue Spruce	*Picea pungens*	~30	4.5	6	Fair	Fair-poor		Poor	Neighbours at 826 Esquimalt Rd., within 3m of PL with 820 Esquimalt Road (approximately 2m below grade of existing parking lot). Codominant leaders, lean south.	On the adjacent property to the west of 820 Esquimalt Road	TBD*

5. SITE INFORMATION & PROJECT UNDERSTANDING

The development site consists of three lots in the Township of Esquimalt, B.C., of which two are residential use (837 Old Esquimalt Road and 833 Old Esquimalt Road) and one is commercial use (820 Esquimalt Road). It is understood that the proposal is to a remove the existing structures, rezone the subject lots, and construct a new multi-family residence and landscaping. At this time, we have not reviewed a site servicing plan.

6. FIELD OBSERVATIONS

The onsite tree resources were largely non-native (*Table 1*) and situated within the property lines of 837 Old Esquimalt Road and 833 Old Esquimalt Road (*Figure 1; Appendix A*). The 820 Esquimalt Road lot was elevated at the northern end and generally covered with asphalt and other structures that precluded tree growth. Two municipal trees (M1 & M2) were documented along Old Esquimalt Road (*Table 1; Appendix A*), with M2 situated immediately adjacent to the proposed development. Two offsite, private trees (OS1 & OS2) were documented adjacent to the east and west property lines of the 820 Esquimalt Road lot (*Table 1; Appendix A*). These offsite trees had a point of germination two meters below the pre-existing grade of the parking lot positioned at the north-end of 820 Esquimalt Road. The critical root zones of these offsite trees may be impacted depending on the extent of excavation along the east and west property lines.

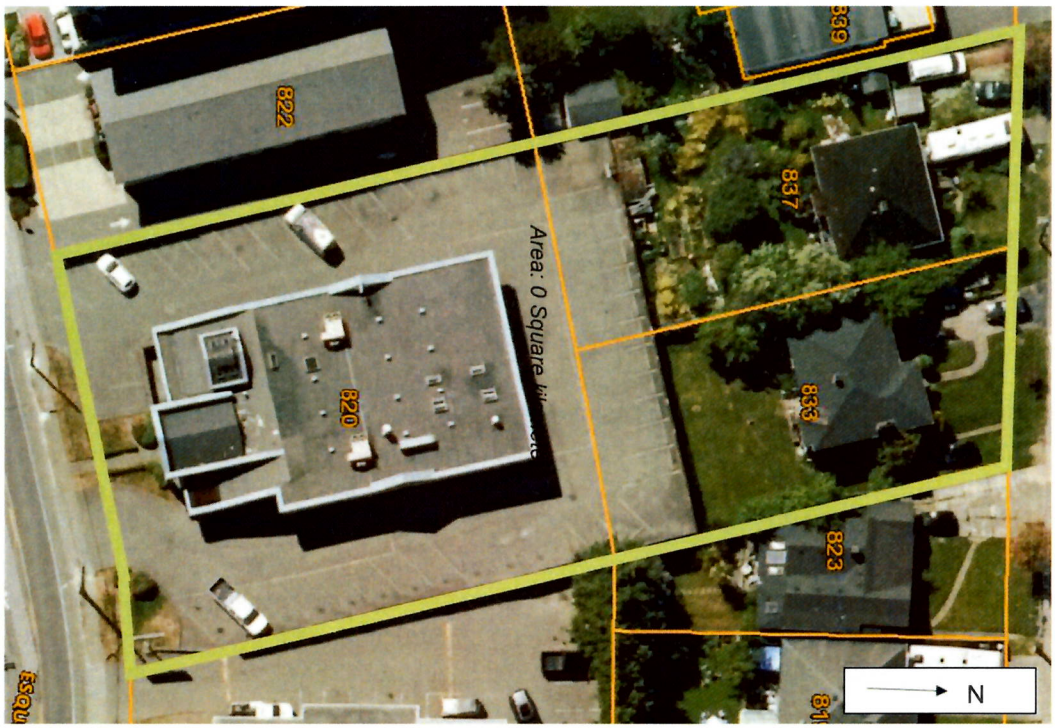

Figure 1: Site context air photo: The approximate boundary of the subject site is outlined in Green.

7. TREE RISK ASSESSMENT

During our March 23, 2022, site visit and in conjunction with the tree inventory, onsite 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 did not observe any trees that were deemed to be moderate, high, or extreme risk (in the context of the existing land uses, that would require hazard abatement to eliminate present and/or future risks (within a 1-year timeframe). Targets considered during this TRAQ assessment include future building site (frequent use), occupants of the existing neighboring residence (constant use), occupants of vehicles travelling on Esquimalt/Old Esquimalt Road (frequent use), pedestrians travelling along existing sidewalks (frequent use) and hydro lines (constant use).

8. CONSTRUCTION IMPACT ASSESSMENT

8.1. RETENTION AND REMOVAL OF MUNICIPAL TREES

The following municipal trees (indicated by ID #) are located where they are possible for retention providing that their critical root zones can be adequately protected during construction. The project arborist must be onsite to supervise any excavation or fill placement required within the critical root zone (shown on the tree management plan (T1) in *Appendix A*):

Retain and protect two municipal trees

- M1, M2

Due to the proximity to the proposed development and its health and structure, the retention status of M2 is "to be determined (TBD)" based on the proposed positioning of onsite works and construction practices. Currently, M2 is scheduled to be retained and protected until the proposed development is approved and such information can be confirmed.

8.2. RETENTION AND REMOVAL OF PRIVATE OFFSITE TREES

The following private offsite trees (indicated by ID #) are located where they are possible for retention providing that their critical root zones can be adequately protected during construction. The project arborist must be onsite to supervise any excavation or fill placement required within the critical root zone (shown on the tree management plan (T1) in *Appendix A*):

Retain and protect two privately owned off-site trees

- OS1, OS2

Due to the proximity to the proposed development and their health and structure, the retention statuses of OS1 & OS2 are "to be determined (TBD)" based on the proposed positioning of onsite works and construction practices.

Currently, OS1 & OS2 are scheduled to be retained and protected until the proposed development is approved and such information can be confirmed.

***Prior written consent from the neighbouring owner is required prior to the removal of any trees located on neighbouring properties.**

8.3. RETENTION AND REMOVAL OF ONSITE TREES

All on-site trees are proposed for removal and replacement due to the position of the building envelope and the subsequent excavation, drive-way installation, and final grading to establish landscaping. The following outlines which trees are considered onsite bylaw protected trees and those that are considered non-bylaw protected:

The following bylaw protected onsite trees (indicated by ID#) are located where they will be impacted by proposed construction and are proposed for removal:

Remove five bylaw protected on-site trees

- 719, 720, 721, 722, 723,

The following non bylaw protected onsite trees (indicated by ID#) are located where they will be impacted by proposed construction and are proposed for removal:

Remove four (not protected) trees

- NT1, NT2, NT3, NT4

9. IMPACT MITIGATION

Tree Protection Barrier: The areas, surrounding the trees to be retained (M1, M2, OS1, and OS2) 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:

- During the demolition phase, all excavation required within critical root zones to remove the existing structure foundations. If onsite bylaw protected trees are approved for removal prior to the demolition phase, supervision may not be required.

- All excavation required within critical root zones to expose, cap, or upgrade existing underground utilities.
- All excavation required within critical root zones of M2, OS1 and OS2 for the foundation of the proposed residence and underground parking.
- All excavation required within critical root zones of M2, OS1 and OS2 for the proposed site grading and landscaping.

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.

Demolition of the Existing Buildings: The demolition of the existing houses, driveways, and any services that must be removed or abandoned, must take the critical root zone of the trees to be retained into account. If any excavation or machine access is required within the critical root zones of trees to be retained, it must be completed under the supervision and direction of the project arborist. If temporarily removed for demolition, barrier fencing must be erected immediately after the supervised demolition.

Paved Surfaces Above Tree Roots:

If the new paved surfaces within the CRZ of trees to be retained require excavation down to bearing soil and roots are encountered in this area, this could impact their health and structural stability. If tree retention is desired, a raised and permeable paved surface should be constructed in the areas within the critical root zone of the trees.

The objective is to avoid root loss and to instead raise the paved surface and its base layer above the roots. This may result in the grade of the paved surface being raised above the existing grade (the amount depending on how close roots are to the surface and the depth of the paving material and base layers). Final grading plans should take this potential change into account. This may also result in soils which are high in organic content being left intact below the paved area.

To allow water to drain into the root systems below, we also recommend that the surface be made of a permeable material (instead of conventional asphalt or concrete) such as permeable asphalt, paving stones, or other porous paving materials and designs such as those utilized by Grasspave, Gravelpave, Grasscrete and open-grid systems.

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.

Blasting: Care must be taken to ensure that the area of blasting does not extend beyond the necessary footprints and into the critical root zones of surrounding trees. The use of small low-concussion charges and multiple small charges designed to pre-shear the rock face will reduce fracturing, ground vibration, and overall impact on the surrounding environment. Only explosives of low phytotoxicity and techniques that minimize tree damage should be used. Provisions must be made to ensure that blasted rock and debris are stored away from the critical root zones of trees.

Scaffolding: This assessment has not included impacts from potential scaffolding including canopy clearance pruning requirements. If scaffolding is necessary and this will require clearance pruning of retained trees, the project arborist should be consulted. Depending on the extent of pruning required, the project arborist may recommend that alternatives to full scaffolding be considered such as hydraulic lifts, ladders or platforms. Methods to avoid soil compaction may also be recommended (see "Minimizing Soil Compaction" section).

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 take into account 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 (Talbot Mackenzie & Associates) 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. 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 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 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 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 (Talbot Mackenzie & Associates)

Prepared by:

Robert McRae
ISA Certified Arborist PN – 7125A
Tree Risk Assessment Qualification
Email: Robbie@talmack.ca | tmtreehelp@gmail.com

12. REFERENCES

Dunster, J.A., E.T. Smiley, N. Matheny, and S. Lily. 2017. Tree Risk Assessment Manual, International Society of Arboriculture (ISA).

The Corporation of the Township of Esquimalt Bylaw No. 2837.

13. COMPANY INFORMATION

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

APPENDIX A - TREE MANAGEMENT PLAN (T1)

Tree Management Plan (T1) - 820 Esquimalt Road, 833-837 Old Esquimalt Road

OLD ESQUIMALT ROAD

PARKING ACCESS #1

Gutter line

Sidewalk

Water meter

Hydro pole

PROPERTY LINE

M1

M2

SECOND ENTRANCE

RAMP DN @ 5% SLOPE

RAMP DN @ 12% SLOPE

7.0M SETBACK LINE

4.6M SETBACK LINE

Existing Building

ROOF LEVEL 4

ROOF LEVEL 5

ROOF LEVEL 6

ADJACENT 2 STOREY HOUSE

ADJACENT 2 STOREY HOUSE

ADJACENT 2 STOREY HOUSE

Strata Plan 528

Plan 4225

4225

4861

NT1

NT2

NT3

NT4

T1

T2

T3

T4

OS1

OS2

Critical Root Zone: For retained trees, no construction equipment or personnel shall enter or complete active works within this zone without proper supervision from the project arborist.

Tree protection fencing must be installed as per the specification indicated in the bottom right corner of this document.

Prior written consent from the neighboring owner is required prior to the removal or manipulation of any trees located on adjacent properties.

FIRE WALL

ELEV.

EXIT

MAIN ENTRANCE

7.0M SETBACK LINE

ADJACENT 6 STOREY MULTI-FAMILY APARTMENT BUILDINGS

Roof Ridge = 28.37m

Shed

Esquimalt Road

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April 06, 2022

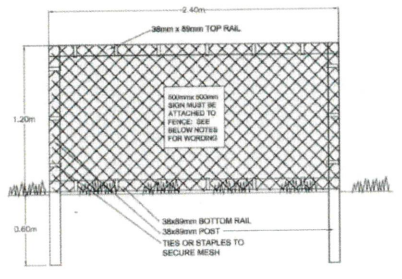
0 1.5 3 6 9 12 15

The intended plot size of this plan is 432mm in width by 560mm in height, (C size), when plotted, at a scale of 1:150.

Legend

- Critical Root Zone
- Drip Line
- Tree Protection Fencing
- X — Tree Removal

TREE PROTECTION FENCING



TREE PROTECTION FENCING

1. FENCE WILL BE CONSTRUCTED USING 38 mm X 89mm WOOD FRAME: TOP, BOTTOM AND POSTS * USE ORANGE SNOW-FENCING MESH AND SECURE THE WOOD FRAME WITH "ZIP" TIES OR GALVANIZED STAPLES.
2. ATTACH A 500mm X 500mm SIGN WITH THE FOLLOWING WORDING: PROTECTED ROOT ZONE - NO ENTRY. THIS SIGN MUST BE AFFIXED ON EVERY FENCE OR AT LEAST EVERY 10 LINEAR METERS.

* IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED