Capital Tree Service Inc.

Arborist Report

903 Admirals Rd,

Esquimalt BC V9A 2P1

September 9, 2025

Revised November 3, 2025

Prepared for:

Ramtar Developments

Prepared by:

Capital Tree Service Inc.

Capital Tree Service Inc.

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Summary/Scope of Work

Capital Tree Service Inc. (CTS) was contacted by Vijay Bhangu of Ramtar Developments (Client), a local design and building firm, regarding the development project at 903 Admirals Rd (the Site) in the Township of Esquimalt. The Client indicated they required an Arborist Report and Tree Protection Plan (TPP) to move forward with the permit application.

The Client has requested that CTS provide a Basic Visual Tree Assessment (BVTA) and TPP for the Site. CTS agreed to the complete the assessment and provide findings in an Arborist Report Form including a TPP.

A tree inventory is included as **Appendix 'A'**. Photographs and a Site Plan are included as **Appendix 'B'** of this report.

Methodology

The Site was entered on June 16th 2025 by CTS for the purpose of conducting tree assessments and collecting inventory. Rita Slanina, a consulting arborist and representative of CTS, provided the BVTA for the site. The weather that day was mixed sun/cloud, 19°, light to moderate wind 15km/h gutsing to 26km/h SW.

The Site was assessed from grade. No form of diagnostic tools or invasive techniques were used during the assessment, including excavation or assessment of roots below. Diameter at Breast Height (DBH) was measured approximately 1.4m above grade. Measurements and observations were recorded with the intent to provide a static representation of the area. A tree inventory is

included as **Appendix 'A'** of this report. Photographs and a Site Plan are included as **Appendix 'B'** of this report.

During the assessment, eight (8) off site and fifty-four (54) on-site trees were observed, forty-two (42) of which are protected under the current Township of Esquimalt Tree Protection Bylaw. Trees referenced in **Appendix 'A'** and located on the site have been tagged. Tags are located approximately 1.5-2m above grade on tree stems and were visible at the time of assessment. Off-site trees are not tagged and are labelled No Tag (NT) trees one (1) to seven (7) and one (1) off-site tree has been tagged #25 by a previous contractor. A hedge on-site that is not tagged is listed as H1.

Protected Root Zone calculations are based on the ISA recommended one foot for each one inch of trunk diameter (0.3m for each 2.5 cm). Matheny and Clark's 'Trees and Development' was used to assess relative tolerance to Development Impacts.

Observations/Discussion

During the assessment, a lot with an existing single-family home in a residential suburban neighborhood was observed. The Site was observed to be moderately treed with a mix of native and cultivated species. The Site appears to receive plenty of direct sunlight. The site consists of about one third bedrock and is believed to have limited soil volume where no bedrock is present. Replanting areas may need soil remediation prior to installing new trees.

The proposed new build will require the removal of thirty-three (33) trees including thirty-two (32) bylaw protected trees.

Out of fifty-four (54) trees observed on-site, twenty-one (21) trees are proposed for Retention and Protection including four (4) bylaw protected trees and seventeen (17) non-protected hedge trees.

Tree #24, a mature Garry oak in the north-east corner will be retained. The careful removal of nearby tree #23, a Douglas fir with myriad structural deficiencies will be required as several branches from the Oak have intertwined and fused with the Douglas fir. Once the Douglas fir is removed, pruning on the Oak to reduce the canopy to eliminate conflicts with the new building can occur. Deadwood removal and any other maintenance/health pruning may also be done at this time. The remaining stump from tree #23 shall remain in place as it likely has intertwined roots with tree #24. A slight design change may be required shifting the patio from the proposed unit from the north to the east side of the unit- this may be assessed after preliminary site preparation including removal of all other surrounding trees.

Tree #43/44, a mature two-stem Garry oak will be retained. Additional assessment after the removal of surrounding trees and preliminary site preparation has occurred may confirm if a cable installation is necessary to address the co-dominant structure. The patio design has been

altered to allow for the retention of this tree. Patio installation of this patio, all other patios, and hardscaping within the PRZs of retained trees is to adhere to the following procedure.

1. Remove top layer of organics with a mini excavator under arborist supervision.
2. Lay down a layer of geogrid (Combigrid 30/30).
3. Lay down base material for final surface.
4. Install final surfacing material.

Trees #53 and #54 will be retained. Tree #54 may require additional assessment as impacts are anticipated to be moderate to high for this tree with current servicing alignment. Hydrovac excavation under arborist supervision will be done in this area to minimize impact and retain as many roots as possible. If servicing alignments can be shifted, or their angle can be changed to minimize impacts to tree #54 efforts will be made to do so. Both trees #53 and #54 will receive deadwood removal pruning to help enhance the health, structure and safety of these trees.

Due to the large sections of bedrock on the site, some blasting may be required. Protection of retained trees on site as well as on neighbouring properties will be prioritised. Please see the section below in the Tree Protection Plan under 'Blasting' for a detailed breakdown of procedures to protect retained trees in these areas.

In areas where entire PRZs of retained trees (on and off-site) is not feasible or possible to fence off, anti-compaction measures (woodchips) will be required. This will also provide additional stress mitigation measures with the added benefit of moisture-retention and soil enrichment for retained trees PRZs. Please see the section below in the Tree Protection Plan under 'Compaction reduction' for a detailed breakdown of procedures to protect retained trees in these areas. These areas are marked on the attached site-plan.

Due to limited soil volume and space on site, a combination of replacement trees and cash-in-lieu may be required to meet requirements for replacement of trees removed.

Construction activities are expected to have a moderate impact on the trees proposed for retention.

Tree Dynamics

A tree inventory and tree replacement table are included as **Appendix 'A'** of this report.

Observed Tree Impacts

- Thirty-three (33) trees including thirty-two (32) bylaw protected trees will be removed.
- Sixty-six (66) replacement trees will be required.
- Roughly 24 replacement trees will fit on the site after construction is completed. Remaining replacement trees to be planted elsewhere or cash-in-lieu provided.
- Twenty-one (21) on-site trees including four (4) Bylaw protected trees and seventeen (17) non-protected trees will be retained and protected.

- Eight (8) protected trees, on neighbor's properties will be retained and protected.
- Construction impact to the retained trees is expected to be low to moderate.
- Assessment of the site may expose further tree issues or conditions. If this occurs the project arborist will contact Township staff for further recommendations.

Common and Latin Names

Gary Oak – *Quercus garryanna*

Douglas Fir- *Pseudotsuga menziesii*

Arbutus – *Arbutus menziesii*

Pacific Yew – *Taxus brevifolia*

Lawson cypress -*Chamaecyparis lawsoniana*

Deodar cedar -*Cedrus deodara*

Western red cedar- *Thuja plicata*

Hawthorn – *Crataegus sp.*

Cypress – *Cupressus sp.*

Tree Condition Ratings Summary

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 little pruning.

Species Relative Tolerance to Construction Impacts[1]:

Gary Oak – *Quercus garryanna* : Good

Douglas Fir- *Pseudotsuga menziesii* : Poor-good – "Tolerant of fill soil if limited to one-quarter of root zone. However, may decline slowly following addition of fill. Tolerates root pruning. Intolerant of poor drainage. Susceptible to bark beetles following injury."

Arbutus – *Arbutus menziesii* : Poor – "Intolerant of site disturbance."

Pacific Yew – *Taxus brevifolia*: data not available.

Lawson cypress -*Chamaecyparis lawsonianaI* : Good – "Show considerable resistance to 'contractor pressures.'"

Deodar cedar -*Cedrus deodara* : Good – "Tolerant of root and crown pruning. Intolerant of excessive soil moisture; leads to *Armillaria* and *Phytophthora*."

Western red cedar- *Thuja plicata*: Good or Poor-moderate – "Relatively windfirm. Intolerant of changes in water table/soil moisture." Or "Response is very site dependent, probably related to soil moisture. Intolerant of fill."

Hawthorn – *Crataegus sp.*: Moderate – "Intermediate tolerance to root loss and saturated soils."

Cypresses -*Cupressus* spp.: Good – "Show considerable resistance to 'contactor pressures.'"

Tree Protection Plan

Utilize Tree Protection Fencing (TPF) to restrict access to Tree Protection Zones, see Appendix C for fencing specifications. Provide signage on fencing which states: Tree Protection Area – No Admittance. Signage must be in a visible location attached to the fence. Signage must be attached to the outside of each Tree Protection Fencing area.

Contact CTS to mark locations for the Tree Protection Fencing. All Tree Protection Fencing must be installed in the locations indicated by CTS. CTS must provide inspection and verification of the fencing detail for District approval.

Each Tree Protection Zone (TPZ) must be vacated of all construction materials and/or equipment. At no time may the fencing be removed or modified unless the Project Arborist is contacted and approval given. In such cases the Project Arborist must assist fence removal

[1] Nelda P. Matheny and James R. Clark, *Trees and Development: A Technical Guide to Preservation of Trees during Land Development* (Champaign, Ill: International Soc. of Arboriculture, 1998).

and assess combined impacts which are required for construction completion. Capital Tree Service (250) 415-7244 – Five business days notice required.

Landing/Storage Area

All construction materials will be stored in areas identified as 'Landing/Storage' in site plans. These locations are indicated on the Site Plan.

Access

A single point of access shall be utilized. This shall be in the location marked 'Access' on the Site Plan. Contractors and workers shall be made aware of the Tree Protection Zones and Measures in place. CTS suggests the access be made along the existing driveway from Admirals Rd. **Tree Protection Zones and areas of the Site not under construction or within the Zone of Impact will be strictly off limits.** It is the responsibility of the Client to schedule a pre-job meeting with the Project Arborist to discuss Tree Protection Plans, Zones, and requirements.

Five business days notice required. Project Arborist. (250) 415-7244

Root Assessment and Observation

The Project Arborist must be on site for observation and assessment when working within the Protected Root Zone* of any Protected Trees. *Protected root zone can sometimes extend beyond tree protection fencing- contractors will be made aware of protected root zones. This shall include trees:

- #24
- #43/44
- #53
- #54
- #NT1-#NT7
- H1

Compaction Reduction

Utilize 'hog-fuel' (wood chips or a similar alternative), mats, steel plates or ¾"plywood in and around the PRZ's of trees **in locations where it is not practicable for TPF to protect the entire PRZ.** This must be done prior to any construction activities. This will reduce the impact to the tree's protected root zone. Hog-fuel or similar, to be placed at a depth of not less than 20cm.

Tree Pruning

Tree pruning required for access and egress, tree health and safety shall be performed by an International Society of Arboriculture (ISA) Certified Arborist without the use of climbing spurs. All tree pruning shall be performed in accordance with ANSI A-300 Standards for Tree Care Operations.

Blasting

The use of blasting for removal of rock may cause serious damage or death to nearby trees if not managed appropriately. CTS recommends the use of an expanding foam (e.g., Geobreak) to break the rock, if powder must be used, a low nitrogen and low velocity explosive should be utilized. Furthermore, we recommend the use of foam to strategically fracture the rock before using an excavator to breakup (using a hoe ram) and remove the rock. It is critical that ¾" plywood is used to protect (armour) retained trees and that heavy matting is used to dampen shockwaves if explosives are utilized. A removal plan for the rock will be developed with the blasting contractor and the Project Arborist. It is recommended that this plan is created prior to the blasting contractor providing a cost estimate.

Typical Excavation within PRZ Process Plan

1. Provide and schedule Project Arborist to assess site prior to construction.
2. Inventory and identify trees and hazards which could complicate excavation process.
3. Utilize hand tools and cutting equipment when large tree roots are anticipated.
4. When possible, utilize small, rubberized track excavation equipment which will reduce soil compaction.
5. Excavator operator must be well informed about dig site and goal to complete project.
6. Use shallow excavation sweeps across the site to establish a depth which roots can be easily identified. (3cm to 5cm in depth of soil for each sweep across the soil face)
7. Roots greater than 6cm in diameter shall be preserved and inspected by the Project Arborist. The project arborist will determine if roots should be pruned or cut.
8. All roots greater than 6cm in diameter should be identified and documented for project records.
9. Photos are highly recommended for documentation purposes.

Assessment of the site may expose further tree issues or conditions. If this occurs the project arborist will contact Township of Esquimalt Staff for further recommendations.

Role of the Project Arborist

As well as creating the Tree Preservation Plan, the Project Arborist must be on site to supervise work within or immediately adjacent to the tree protection areas identified on the attached tree plan. **This will include sidewalk, driveway and any improvements proposed for the municipal boulevard.**

The Project Arborist will be present to supervise landscaping operations and activity within the tree protection areas.

At completion of the project, the Project Arborist will confirm that any tree protection or remediation related deficiencies have been addressed by the owner and building contractor. Once all deficiencies (if any) have been remedied, the Project Arborist shall prepare a letter to the Township of Esquimalt confirming completion of the project.

Tree Protection Plan Summary

i. Provide a detailed sign specifying that tree protection measures are in place and will be followed during the project. Fines will be posted for malicious acts and can be placed on individuals who disregard the tree protection plan and its guidelines. Signs will be placed at each entrance of the project detailing what is expected when working in potentially high impact tree protection zones.

ii. Provide tree protection fencing for all trees identified with protection requirement in this report. This fencing shall be four (4ft) feet in height and made of orange plastic. If required, header and footer boards will be used to secure the protective fencing.

iii. Tree protection and root protection signs will be placed on the fencing (see Appendix C). No entry will be allowed, unless specified by the Project Arborist and in their presence while on site.

iv. Restrict vehicle traffic to designated access routes and travel lanes to avoid soil compaction and vegetation disturbances.

v. Make all necessary precautions to prevent the storage of material, equipment, stockpiling of aggregate or excavated soils within tree protection areas. No dumping of fuels, oils or washing of concrete fluids will be allowed in tree protection zones.

vi. Provide an onsite arborist when a risk of root damage, root cutting, or limb removal is required within the tree protection zone.

vii. Avoid alterations to existing hydrological patterns to minimize vegetation impacts to the site.

viii. The use of a Project Arborist is required to provide layout of tree protection zones. The Project Arborist(s) will provide pre-construction information to all parties involved with the project. The Project Arborist must be notified five (5) business days prior to construction activities in sensitive areas. The Project Arborist should be used to provide root and branch pruning when diameters are greater than 6cm.

ix. At no time will tree protection zones be removed from the project unless approved by the Project Arborist

The following is a summary of key roles of the Project Arborist.

- Participation in a site meeting prior to the commencement of works adjacent to Tree Protection Zones to discuss the preservation plan and tree protection measures in place. **It is the responsibility of the Client to schedule a pre-work site meeting. *5 business days Notice Required. CTS (250) 415-7244***
- The meeting will review the Tree Protection Plan, Tree Protection Zones and the specific measures required to protect the trees during the site preparation, construction, and landscape phases of construction.
- The Project Arborist will inspect the Tree Protection Fencing and any other tree protection measures prior to a tree permit being issued by the Township of Esquimalt and prior to work commencing on site.
- The Project Arborist will be on site during the following work within or immediately adjacent to the Tree Protection Areas as indicated on the attached Site Plan:

  - ❖ demolition
  - ❖ grading
  - ❖ excavation
  - ❖ rock removal or blasting
  - ❖ trenching for underground services and utilities
  - ❖ preparation of grade for the proposed driveways and parking areas
  - ❖ site inspections to insure adherence to Tree Protection Measures

Although this site has been assessed trees in the landscape are dynamic and changes could occur. This report is a static representation of the site during our assessment.

Keegan Durovich 2025-11-03
Capital Tree Service Inc.
ISA Certified Arborist TRAQ PN-9272A
B.A.Sc.

Rita Slanina
Capital Tree Service Inc.
ISA Certified Arborist TRAQ -PN10124A
WDTA-FA9536

Capital Tree Service Inc. (CTS)

CONDITIONS OF ASSESSMENT AGREEMENT

This Conditions of Assessment Agreement is made pursuant to and as a provision of CTS, providing tree assessment services as agreed to between the parties, the terms and substance of which are incorporated in and made a part of this Agreement (collectively the "Services").
Trees are living organisms that are subject to stress and conditions and which inherently impose some degree or level of risk. Unless a tree is removed, the risk cannot be eliminated entirely. Tree conditions may also change over time even if there is no external evidence or manifestation. In that CTS provides the Services at a point in time utilizing applicable standard industry practices, any conclusions and recommendations provided are relevant only to the facts and conditions at the time the Services are performed. Given that CTS cannot predict or otherwise determine subsequent developments, CTS will not be liable for any such developments, acts, or conditions that occur including, but not limited to, decay, deterioration, or damage from any cause, insect infestation, acts of god or nature or otherwise. Unless otherwise stated in writing, assessments are performed visually from the ground on the above-ground portions of the tree(s). However, the outward appearance of trees may conceal defects. Therefore, to the extent permitted by law, CTS does not make and expressly disclaims any warranties or representations of any kind, express or implied, with respect to completeness or accuracy of the information contained in the reports or findings resulting from the Services beyond that expressly contracted for by CTS in writing, including, but not limited to, performing diagnosis or identifying hazards or conditions not within the scope of the Services or not readily discoverable using the methods applied pursuant to applicable standard industry practices. Further, CTS' liability for any claim, damage or loss caused by or related to the Services shall be limited to the work expressly contracted for.
In performing the Services, CTS may have reviewed publicly available or other third- party records or conducted interviews and has assumed the genuineness of such documents and statements. CTS disclaims any liability for errors, omissions, or inaccuracies resulting from or contained in any information obtained from any third- party or publicly available source.
Except as agreed to between the parties prior to the Services being performed, the reports and recommendations resulting from the Services may not be used by any other party or for any other purpose. The undersigned also agrees, to the extent permitted by law, to protect, indemnify, defend and hold CTS harmless from and against any and all claims, demands, actions, rights and causes of action of every kind and nature, including actions for contribution or indemnity, that may hereafter at any time be asserted against CTS or another party, including, but not limited to, bodily injury or death or property damage arising in any manner from or in any way related to any disclaimers or limitations in this Agreement.
By accepting or using the Services, the customer will be deemed to have agreed to the terms of this Agreement, even if it is not signed.

Acknowledged by:

Name of Customer: Vijay Bhangu of Ramtar Developments, Site: 903 Admirals Rd Esquimalt B.C.

Authorized Signature: _____

Date: 2025-11-03

Appendix 'A' Tree Inventory/Tree replacements

Table 1. Tree Inventory for 903 Admirals Rd. Diameter at breast height (DBH) is measured in centimeters. Protected root zones (PRZ) are calculated using a 0.12 multiplier and represent the protected radius area around the tree in meters. Canopy spread is the radius of the dripline measured in meters.

Capital Tree Service Inc.								
Appendix A - Tree Inventory/Hazard Ratings Summary								
Location: 903 Admirals Rd, Esquimalt B.C. V9A 2P3								
Date: June 17, 2025								**Conditions: Mixed sun/cloud, 19° light to moderate wind 15km/h gutsing to 26km/h SW**
Tag #	Species	DBH (cm)	PRZ (m)	Canopy (r) (m)	Health/ Structure	Bylaw Protected	Action	Observations
23	Douglas fir	94	11	7	F-P/P	Yes	Remove	Resinosis. Included bark. Embedded branches from neighbouring Oak. Ivy surrounding base to 2.5m. Multi-dominant in crown. Broken top. Previous crown reduction or failures. Poor aspect ratios. Height: 12m
24	Garry oak	99	12	8	F-P/P	Yes	Retain	Co-dominant at 0.3m, 73+26 dbhs. Ivy around base/ to 3m. Sunken area on basal stem. Deadwood up to 10cm. Some Narrow angles of attachment in canopy. Branches intertwining Douglas fir neighbour #23.
25	Arbutus	53	6	8	F/P	Yes	Retain	OFF-SITE* Sweeping stem from grade. Good foliar colour. Uneven canopy. Ivy up trunk to almost 50% of height.
26	Garry oak	26	3	6	F-P/F-P	Yes	Remove	Phototropic lean. Surface roots. Uneven canopy. Raised canopy. Deadwood up to 10 cm.
27	Yew	29	3	3	F-P/P	Yes	Remove	Co-dominant 22+7 dbhs, One Co-dominant stem dead. Epicormics. Narrow angle of attachment at union. Cavity column suspected in basal stem/trunk. Supressed. Understory dieback.
28	Douglas fir	103	12	9	G-F/G-F	Yes	Remove	Large Deadwood. Hangers present. Deadwood 10cm+. Good foliar colour. Thick bushy canopy. Height: Over 12m
29	Garry oak	39	5	8	F/P	Yes	Remove	Growing over existing home. Phototropic lean/growth.
30	Garry oak	22	3	5	P/P	Yes	Remove	1 limb providing canopy spread. Poor LCR. Dead top. Deadwood over 10cm. Branch tip dieback.
31	Garry oak	30	4	7	F/P	Yes	Remove	Phototropic lean. Intertwined with lower canopy of tree#28. 10cm trunk wound. Uneven canopy. Deadwood 5-10cm.
32	Garry oak	32	4	5	F/F-P	Yes	Remove	Surface roots, growing on bedrock. Epicormics. Raised canopy. Deadwood to 5cm. Narrow angles of attachment in canopy. 2x previous limb failures at 5m.
33	Garry oak	20	2	4	F/F	Yes	Remove	Epicormics. Understory dieback. Good foliar colour. Moderate deadwood.
35	Garry oak	42	5	6	F/F	Yes	Remove	Raised canopy. Phototropic lean. Deadwood up to 5cm.
36	Garry oak	19	2	3	F/F-P	Yes	Remove	~40% live crown ratio. Small diameter Deadwood. Moderate amount deadwood. Good foliar colour. Ivy ~30% of height.
37	Garry oak	13	2	4	F/F	Yes	Remove	Epicormics. Deadwood(branch tip/twig dieback)
38	Garry oak	21	3	2	F/F-P	Yes	Remove	Ivy at base. Poor live crown ratio. Narrow angles of attachment in canopy. Good foliar colour.
39	Garry oak	25	3	3	F/F-P	Yes	Remove	Ivy at base. Poor live crown ratio. Narrow angles of attachment in canopy. Good foliar colour.
40	Garry oak	33	4	8	F/F	Yes	Remove	Uneven canopy. Phototropic lean. Recent limb failures. Over-extended branches. Embedded hardware. Poor previous pruning (uneven ridge on limb removal) Deadwood up to 10cm.
41	Garry oak	36	4	9	F-P/F-P	Yes	Remove	Significant thinning. Uneven canopy. Phototropic lean/growth. Narrow angles of attachment in canopy. .

42	Garry oak	19	2	5	F/P	Yes	Remove	Phototropic lean. Uneven canopy. Poor live crown ratio. 5cm+ Deadwood.
43/44	Garry oak	35	4	5	F/P	Yes	Retain	Co-dominant stem with #44. Poor live crown ratio. Narrow angles of attachment in canopy. 5cm+ Deadwood. Raised canopy. Uneven canopy. Possible decay at Co-dominant union.
		37	4	5	F/P			Co-dominant stem with #43. Poor live crown ratio. Narrow angles of attachment in canopy. 5cm+ Deadwood. Raised canopy. Uneven canopy. Possible decay at Co-dominant union.
45	Lawson cypress	72	9	9	F/P	Yes	Remove	Multi-dominant top. Narrow angles of attachment in canopy. Uneven canopy due to neighboring trees. Good foliar colour.
46	Lawson cypress	74	9	9	F/P	Yes	Remove	Multi-dominant top. Narrow angles of attachment in canopy. Uneven canopy due to neighboring trees. Good foliar colour.
47	Lawson cypress	35	4	6	F/P	Yes	Remove	Multi-dominant top. Narrow angles of attachment in canopy. Uneven canopy due to neighboring trees. Good foliar colour.
48	Garry oak	37	4	6	F/P	Yes	Remove	Ivy to ~20% height. Stem deflections. Narrow angles of attachment. Moderate dieback. Deadwood 10cm+
49	Garry oak	23	3	5	P/P	Yes	Remove	Sweeping stem. Epicormics. Dead top. Poor compartmentalization. Ivy to ~25% height. Majority of canopy=Epicormics. One limb providing canopy spread.
50/51	Douglas fir	60	7	5	F-P/P	Yes	Remove	Shard base with tree 51. Significant thinning. Moderate understory dieback. Upper canopy stem deflections. Height: Over 12m
		63	8	4	F-P/P	Yes		Shard base with tree 50. Resinosis. Bulge at base of shared union close to grade. Height: Over 12m
52	Deodar cedar	48	6	1	F-P/F-P	Yes	Remove	Moderate deadwood. Uneven canopy. Thick upper canopy/top weighted. Uncorrected lean/bow.
53	Garry oak	16	2	3	F/F-P	Yes	Retain	Dead top. Debris/fill in prz and next to trunk. 5cm+Deadwood. Epicormics.
54	Garry oak	22	3	6	F/P	Yes	Retain	Dead top. Debris/fill in prz and next to trunk. 5cm+Deadwood. Epicormics. Narrow angles of attachment
55	Garry oak	36	4	3	F/F-P	Yes	Remove	Narrow angles of attachment. Poor live crown ratio. Deadwood 5CM+.
56/57	Garry oak	36	4	3	F/F-P	Yes	Remove	DBH=16, 1 Co-dominant stem- attached to 57. Narrow angles of attachment. Poor live crown ratio. Deadwood 5CM+. Epicormics. Moderate deadwood. Ivy previously removed up to ~50% height.
								DBH=20, 1 Co-dominant stem- attached to 56. Epicormics. 5cm+ Deadwood.
58	Garry oak	16	2	3	F/F-P	Yes	Remove	Uneven canopy. Epicormics. Ivy to ~30% height.
59	Douglas fir	76	9	5	G/G-F	Yes	Remove	Bulge on lower trunk. Prev ivy removed to 5m. Uneven canopy. Epicormics. Understory dieback. Height: over 12m
60	Deodar cedar	60	7	7	F/G-F	Yes	Remove	Interior and understory dieback. Deadwood 5cm+. Moderate thinning.
61	Western red cedar	54	6	4	F/P	Yes	Remove	Some flagging. Hydro pruned. Extensive ivy covering trunk to 100% height. Height: 11.8m
62	Hawthorn	66	8	4	F-P/P	Yes	Remove	Co-dominant-25/20/10/11 dbhs. Ivy up to ~60% height. Understory dieback. Moderate deadwood.
63	Hawthorn	58	7	3	F/P	Yes	Remove	Co-dominant -20/20/18 dbhs. Epicormics. Moderate deadwood. 5cm+Deadwood. Extensive ivy covering trunk to ~90% of height.
64	Hawthorn	25	3	3	F/P	No	Remove	Extensive Ivy coverage of trunk up to ~80% of height. 5cm+ Deadwood.
NT1	Garry oak	20	2	4	F/F-P	Yes	Retain	Poor live crown ratio. Uneven canopy. Raised canopy. Bare stem top ~6m.
NT2	Garry oak	25	3	4	F/F-P	Yes	Retain	Poor live crown ratio. Moderate deadwood. Narrow angles of attachment in canopy.
NT3	Western red cedar	40	5	4	G-F/G-F	Yes	Retain	Uneven canopy(close neighboring tree), Good foliar colour. Minor flagging. Some interior thinning. Appears to be trimmed to edge of lawn on neighbouring property side.

NT4	Western red cedar	45	5	6	G-F/G-F	Yes	Retain	Uneven canopy(close neighboring tree), Good foliar colour. Minor flagging. Some interior thinning. Appears to be trimmed to edge of lawn on neighbouring property side.
NT5	Garry oak	60	7	6	F/F-P	Yes	Retain	10cm+Deadwood. Phototropic lean. Uneven canopy. Fruiting bodies at base of broken limb.
NT6	Douglas fir	80	10	7	F/G-F	Yes	Retain	Dieback on shady (site) side. Good foliar colour. Slight Raised canopy. Uneven canopy.
NT7	Arbutus	80	10	7	F-P/P	Yes	Retain	15cm+ Deadwood. Possible minor leaf blight. Sweeping stem from grade. Narrow angles of attachment in canopy.
H1	Cypress sp.	15	2	1	G-F/F-P	No	Retain	Established hedge system with 17 stems. Good foliar colour. Minor flagging. On property line. N side of house.

Table 2. Replacement tree requirements.

Protected Tree Species	Size of Tree to be Cut (DBH)	Number of Replacement Trees Required for Each Tree Cut
Big Leaf Maple, Garry Oak, Pacific Dogwood, Pacific Yew, Arbutus	<4 cm	0
	4 cm to 20 cm	1
	20 cm to 40 cm	2
	> 40 cm	3
Douglas Fir, Western Red Cedar, Grand Fir	< 1.2 m	0
	1.2 m to 6 m tall	1
	6 m to 12 m tall	2
	> 12 m tall	3
All Other Tree Species	< 30 cm	0
	30-45 cm	1
	45-60 cm	2
	> 60 cm	3

Table 3. Breakdown of tree replacement requirements.

Replacement trees required per species and size.				
Species and size class:		**Number removed**	**Replacements required**	**Totals**
Garry Oak, Yew,	**4cm-20cm**	**5**	**5**	**38**
	20cm-40cm	**15**	**30**	
	>40cm	**1**	**3**	
Douglas Fir, Western red cedar	**6-12m tall**	**2**	**4**	**13**
	>12m tall	**3**	**9**	
All other species: Deodar cedar, Hawthorn, Cypress	**30-45cm**	**1**	**1**	**15**
	45-60cm	**4**	**8**	
	>60cm	**2**	**6**	
Total number of replacement trees based on bylaw requirements				**66**

Appendix 'B' Site Plan, Preliminary replacement tree plan, photos

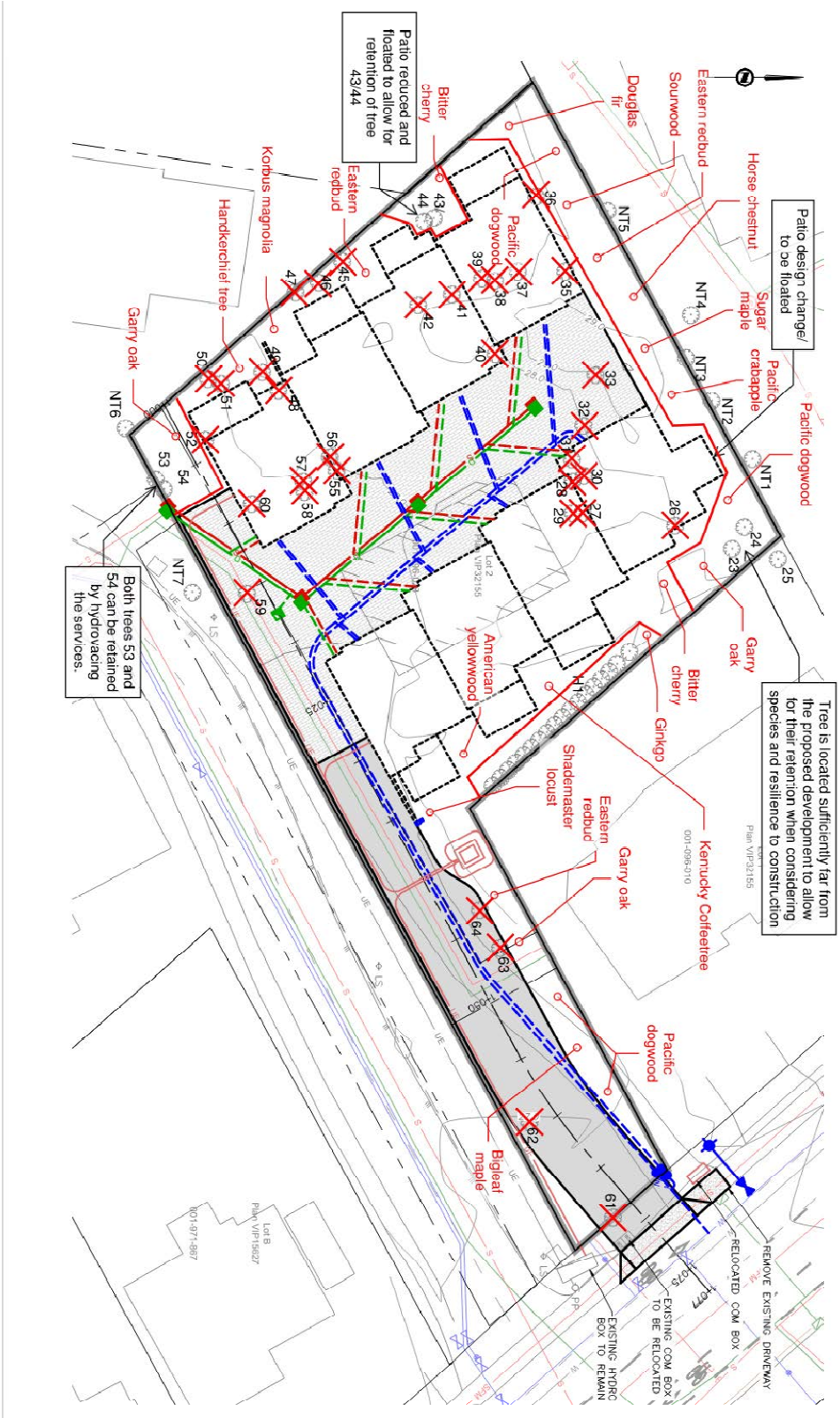

Figure 1. Site Plan. Red lines indicate Tree Protection Fencing. See Appendix C for Tree Protection Fencing specifications. Hatched brown indicated anti-compaction required.

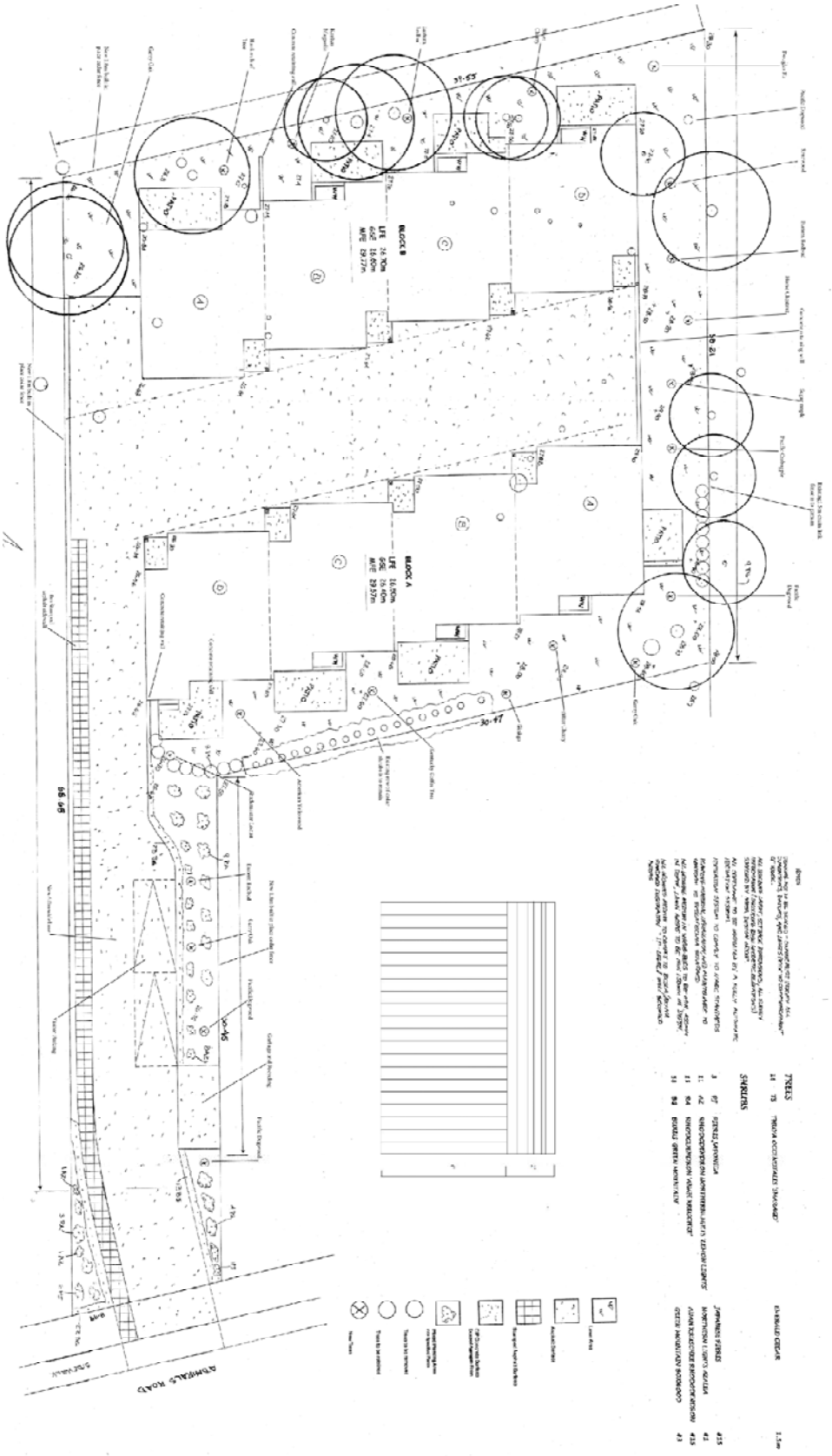

Figure 2. Planting Plan.

Figure 3. Streetview of 903 Admirals. Tree #61 above development sign.

Figure 4. View of Northeast corner of property. Trees 24, 23, 25 in frame.

Figure 5. Tree 43/44

Figure 6. View from driveway looking north.

Figure 7. View from driveway of southwest corner of property.

Appendix 'C' Tree Protection Fencing

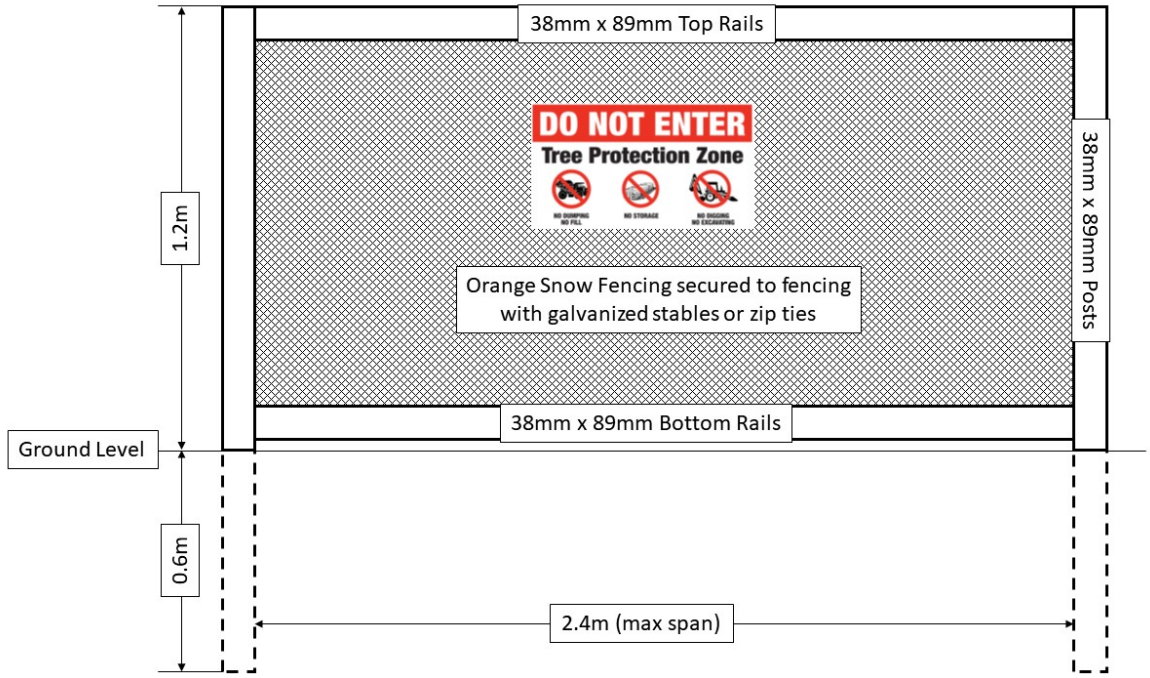

Figure 1. Tree Protection Fencing. In rocky areas, metal (t-posts or rebar) drilled into rick will be accepted instead of wooden posts.

Attach a sign with a minimum size of 407mm x 610mm (16"x24") with the following wording:

a) DO NOT ENTER – Tree Protection Zone (for retained trees) or;
b) DO NOT ENTER – Future Tree Planting Zone (for tree planting sites).

These signs must be affixed on every fence face or at least every 10 linear meters.

Patio design change/ to be floated

Tree is located sufficiently far from the proposed development to allow for their retention when considering species and resilience to construction

Patio reduced and floated to allow for retention of tree 43/44

Both trees 53 and 54 can be retained by hydrovacing the services.

Pacific dogwood
Horse chestnut
Sugar maple
Pacific crabapple
Garry oak
Eastern redbud
Sourwood
Douglas fir
Bitter cherry
Ginkgo
Kentucky Coffeetree
Shademaster locust
American yellowwood
Bigleaf maple
Korbus magnolia
Handkerchief tree

NT1 NT2 NT3 NT4 NT5 NT6 NT7 H1

REMOVE EXISTING DRIVEWAY
RELOCATED COM BOX
EXISTING COM BOX TO BE RELOCATED
EXISTING HYDRO BOX TO REMAIN

Legend

- Retention
- Removal
- Replacement Tree
- Tree Protection Fencing

1:250 0 5 15m

Tree Summary Table

	Retained trees	Tree Removals	Replacement	Cash-in-lieu
Onsite Trees	22	32	23	43
Offsite Trees	8	0	0	0
Total	30	32	23	43