September 5, 2025

Capital Tree Service Inc.

RECEIVED
SEP 17 2025
CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

Capital Tree Service Inc. (CTS) was contacted by CAS Island Developments, regarding a multi-family townhome project at 640 Lampson St (the Site) in the Township of Esquimalt.

Rita Slanina, arborist and representative of CTS entered the site to assess the proposed pathway area in relation to protected root zones of protected trees in the vicinity.

Findings and conclusions:

- The proposed change to allow two pathways to Fernhill Rd will greatly reduce impacts to retained trees 60, M8, and M4 (currently moderate to high impact) and allow the retention of trees 61, 62, 51, M3, M2 and M1 which were previously marked for removal under the originally approved pathway. *Please note that tree #51 will likely require removal regardless of design due to its condition.
- The moderate to high risk of impact that the currently approved pathway access to Lampson St. could cause to trees 60 and M8 may result in decline in the health of these trees, particularly tree #60 (a Douglas Fir) which is a species that has lower tolerance to construction impacts than M8 (Garry Oak). M8 may tolerate the construction of the currently approved pathway if no significant roots are found close to the surface during excavation on the pathway side. If structural roots are impacted (possible due to proximity of current pathway design being almost against the trunk) this tree may become destabilized and require removal.
- There appears to be sufficient space to route pedestrian pathways from the units to Fernhill Rd while keeping impacts to municipal trees low. Proposed alignments can maintain approximately 3 m clearance from the trunks of the trees most likely to be affected (M9 and M5). With soil-preserving methods—such as permeable surfacing over a geogrid base and shallow excavation—the pathway works should remain minimal in depth, limiting root disturbance and associated impacts.
- Installing controlled, hardscaped pathways provides a clear, durable route for visitors and minimizes damage to surrounding Garry oak ecosystems. When access is denied, people often create informal "desire lines" that spread trampling across larger areas, compacting

more soil, exposing roots, and reducing understory vegetation health. Research in North American urban forests has shown that well-designed formal trails significantly reduce the extent of soil compaction, vegetation loss, and tree damage compared to unmanaged foot traffic. Concentrating use on defined paths therefore protects the critical root zones of Garry oaks while still allowing for safe and predictable public access. Please see 'Appendix A' for referenced materials and research links.

- The benefits of the trees retained due to this design change apart from one dogwood tree in poor condition (51) will be aesthetic, ecological and environmental. Keeping these trees will allow a more visually interesting backdrop while providing privacy screening for residents. Retaining a greater variety of tree species will benefit multiple species including songbirds and pollinators. The canopy cover and foliage will help prevent excessive summer heat and help reduce moisture loss from the immediate area-contributing to reduced summer drought stress and healthier retained trees.
- To further ensure the wellbeing of retained municipal trees, the developer is willing to install additional permanent protection measures such as mulch rings or short line barriers to ensure use of pathways only. Please see 'Appendix B' for example photo.

This memo has been informed by the following documents:

Arborist report: Scotty Tree and Arborist Service Ltd. Dated 2025-02-15

Tree Management Plan: Scotty Tree and Arborist Service Ltd. Date 2024-11-04

Architectural: XV Architecture Dated: 2025-04-10

Architectural: XV Architecture Dated: 2025-08-13

Trees and Development- A Technical Guide to Preservation of Trees During Land Development By Nelda Matheny and James R. Clark Dated: 1998

Rita Slanina 2025-09-05
Capital Tree Service Inc.
ISA Certified Arborist PN-10124A
WDTA- FA9536

Appendix A- Links to resources re: Compaction reduction benefits of controlled vs informal pathways.

- (PDF) The impacts of trail infrastructure on vegetation and soils: Current literature and future directions
- Best Management Practices for Garry Oak & Associated Ecosystems
- Experimental trampling of vegetation. I. Relationship between trampling intensity and vegetation response

Appendix B- Example image re: additional tree protection on Ferndale Rd boulevard.

Figure 1. Example: Optional low-impact barrier to provide additional protection for municipal oaks adjacent to pathways.