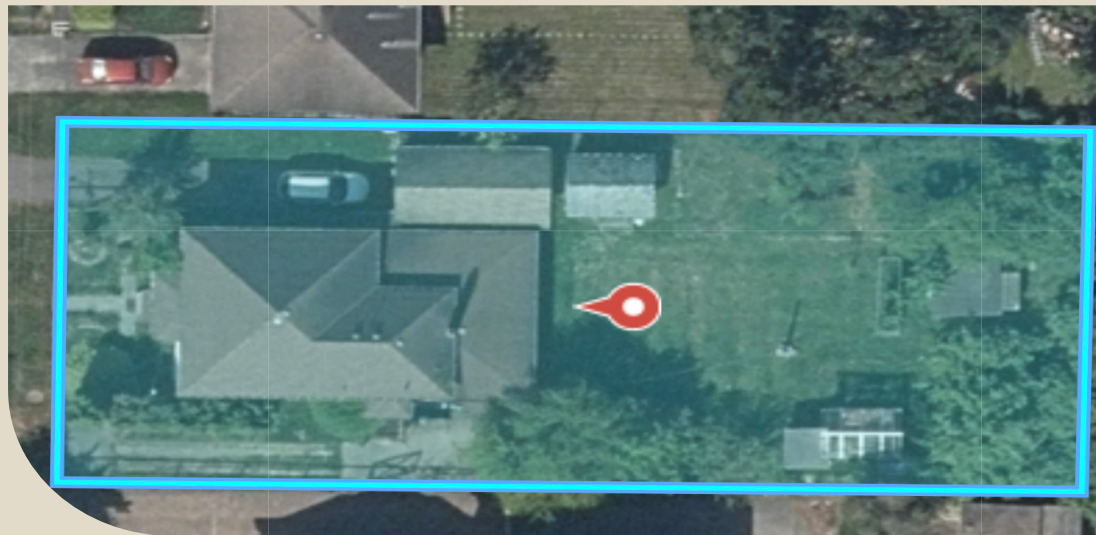




Scotty Tree & Arborist Service Ltd.

Tree Assessment and Development Report

Prepared for 868 Old Esquimalt Rd, Esquimalt BC
SUBMITTED
17 March 2025



Scott Mitchell
ISA Arborist PN-6138-A
Hazard Tree Assessor CTRA 309
TRAQ certified
250-220-9298

To whom it may concern,

By request, Scotty Tree & Arborist Service Ltd has assessed the trees on the property of 868 Old Esquimalt Rd, Esquimalt BC for a development project.

Executive Summary:

The proposed development replaces an existing home at 868 Old Esquimalt road with seven attached residential units. Four replacement trees are required (2 for the removal of a 59cm plum and 2 for the removal of a 60cm plum).

Table 1

Tree Impact Summary Table:

Tree Status	Total	To be Retained	To be Removed	To be Planted
On-site trees, bylaw protected	2	0	2	As directed by municipal arborist
Off-site bylaw protected	2	2	0	As directed by municipal arborist
On-site trees, non-bylaw protected	13	2 (TBD)	11	As directed by municipal arborist

Introduction:

Scotty Tree was contracted to assess the trees on this property to determine the impact of developing seven new homes on the property. The entire property was assessed, including neighboring private and municipal trees.

Methodology:

Detailed analysis of the proposed development plan was used to inform analysis of the trees and their retention or removal due to construction activities. Of prominent concern are the protected root zones of the neighbouring bylaw protected Garry Oak to the west of the lot and the bylaw protected holly tree on the east neighbouring lot. Due to the context of the proposed

development, all other affected trees are recommended for removal based on their conflict with proposed buildings and driveway with the exception of two apple trees on the northwest corner of the lot which may need to be removed if their critical roots are severely impacted by driveway excavations.

Scotty Tree used standard arboricultural observation and physical examinations to determine tree health and confirm rooting areas. Soil analysis was conducted by physical exploration. Consultation with the leading reference book *Trees and Development* (Matheny & Clark, 1998) was used to determine protected root zones based on species vitality, site conditions and tree health.

Observations:

- **Driveway excavations will necessitate the removal of trees NT1, #6, and NT8**

Driveway aisle excavations are proposed to cover a width of 6.75 meters extended from the west property line. This aisle extends from the road to the back of the property, providing access to each of the seven units. In addition to trees NT1, #6, and NT8, trees NT6 and NT7 will require sensitive excavations around root zones to a depth of 10 cm – 20 cm for placement of permeable surface materials such as driveway pavers.

- **Two trees of protected status based on their DBH are required for removal on site of proposed development.**

Trees #5 and #6 in the tree inventory table and tree management site plan are required to be removed due to their conflict with construction designs. Both trees are plum species with multiple stems. Severe reduction pruning to tree #5 has caused decreased tree vitality and decreased its tolerance to construction. Large pruning cuts not compartmentalized increase the tree's vulnerability to pests, pathogens, and decay (Figure 1).

Figure 1

Tree #5



Note. Severe reduction pruning of a major limb is evident.

Recommendations and Discussion:

- **Planting areas are afforded within site plan for the planting of 7 replacement trees which have adequate space to mature into medium sized trees. *See Tree Management Site Plan.***

Two bylaw protected trees are proposed to be removed for the purpose of development. Given the trees' DBH of 59 cm and 60 cm, four replacement trees are required per Esquimalt Tree Protection Bylaw No. 3076.

- **Trees NT6 and NT7 may be preserved during driveway excavations by redesigning surface material of driveway within the trees PRZ.**

Permeable surface materials may be used as a driveway material within the PRZ of adjacent trees NT6 and NT7. The decision for retention or removal of these two trees will be determined once driveway excavations are completed under project arborist direction and the integrity of the trees critical roots are determined. Preserving these trees would be valuable for their contribution to age and species class diversity of trees on the lot.

- **Root systems of off-site bylaw-protected trees not expected to be significantly interfered with. Arborist direction required for excavations and any potential root pruning that may be required.**

In the case of trees OS1 and OS2, arborist supervision is required for excavations occurring within either trees PRZ. *See Tree Management Site Plan.*

- **Existing fencing on the east and west property line may serve as tree protection fencing for trees OS1 and OS2.**

Existing fencing along the east and west property lines can be utilized as tree protection fencing for trees OS1 and OS2. The establishment of clearly marked tree protection zones is advised. These zones should be delineated with appropriate signage to ensure that construction access is restricted, and any entry into these areas is subject to the prior approval of an arborist. Further details and specifications regarding the tree protection zones are provided in the attached site plan.

- **Incorporate organic mulch ground cover around retained neighbouring trees to provide surface compaction mitigation during construction.**

The introduction of organic mulch, like a wood chip material, is recommended to be applied at a thickness of 20 cm in all PRZ's that are proximal to construction activities. Organic mulch will act as a compression material where machinery for excavations will be required to operate within tree PRZ's. Other protective measures to avoid surface compaction may also be applied by the project arborist's direction.

Table 2

Tree inventory table

Tree ID	Species	Status	DBH (cm)	PRZ* (m) Radius	Canopy Spread (m) Diam	Health	Structural Condition	Site specific Construction Tolerance	Retain or: removal - reason	Remarks / Recommendations
OS1	Holly	Bylaw	55	3.0	3	Good	Fair	Moderate	Retain	Adjusted DBH for PRZ calculation due to multiple stems influencing DBH measurement. Historic topping cuts to form hedge shape.

OS2	Garry Oak	Bylaw	155	10.2	15	Fair	Fair	Moderate	Retain	Adjusted DBH for PRZ calculation Codominant stems originating at ~ 4 m from root collar.
5	Plum	Bylaw	59	3.0	4	Fair	Fair	Moderate	Foundation excavations	
6	Plum	Bylaw	60	5.4	6	Good	Good	Good	Driveway excavations	
NT1	Holly	Non-Bylaw	19	2.3	3	Good	Good	Good	Driveway excavations	
NT2	Laurel	Non-Bylaw	10	1.8	2	Poor	Poor	Poor	Foundation excavations	Significantly pruned in past, compromising the structure and health of tree
NT3	Emerald Cedar (x6)	Non-Bylaw	25 (avg)	3.0 (per tree)	2	Good	Good	Good	Foundation excavations	
NT4	Laurel	Non-Bylaw	10	1.8	3	Poor	Poor	Poor	Foundation excavations	Severely pruned in past, compromising structure and health of tree
NT5	Apple	Non-Bylaw	13	1.6	2	Fair	Fair	Moderate	Foundation excavations	
NT6	Apple	Non-Bylaw	15	1.8	2	Good	Good	Moderate	Retain – TBD	
NT7	Apple	Non-Bylaw	15	1.8	2	Good	Good	Moderate	Retain – TBD	
NT8	Plum	Non-Bylaw	10	1.8	2	Poor	Poor	Poor	Driveway excavations	Severely declining/senescent

Note. PRZ - Protected Root Zone (12 to 1 for Good-Moderate construction tolerance & healthy trees / 18 to 1 for Poor construction tolerance or poor health)

For further clarifications feel free to text @ 250 220 9298 or leave an electronic message at scottytreet@me.com. Scotty tree Service is insured through Northbridge insurance of Canada, Policy CP 4181105 00.

Sincerely,

Scott Mitchell

Scott Mitchell
Submitted
17 March, 2025

ISA Arborist, PN-6138-A, PNW CTRA 309, TRAQ certified
Scotty Tree & Arborist Service
#7 10075 Fifth St, Sidney BC, V8L-2X8

TREE MANAGEMENT SITE PLAN

MODIFIED FROM CLIENT PROVIDED SITE PLAN

For informational purposes only

15 March, 2025

Scotty Tree and Arborist

#7 10075 Fifth St

Sidney, BC, V8L 2X8

✳✳ Root zone diameter adjusted by assesment

Underground service area

Tree as per development plans

Protected Root Zone established by DBH or assessments

Canopy Spread

Tree to be removed

Potential Tree Replacement soil Zone

Anti-compaction Zone (2 X 19mm plywood/20cm wood chips)

Protective Fencing

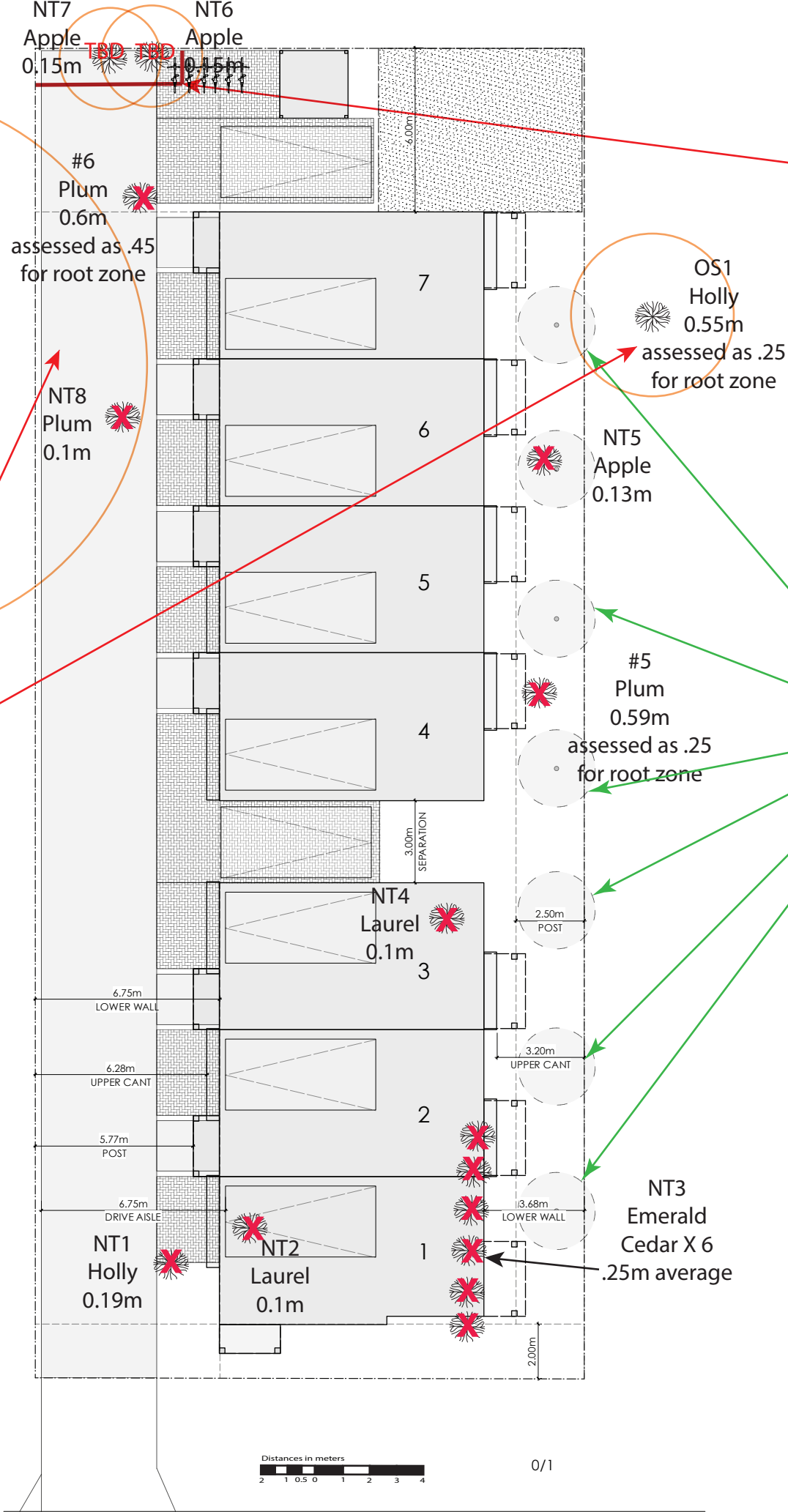
Unfenced protected area - no storage of material or contruction activities without arborist supervision. No transiting machinery or vehicles without arborist supervision and/or anti-compaction measures.

Hedges / shrubs as per development plans

Replacement tree area as per development plans

Meaningful root loss not expected for off site by law protected trees. Arborist direction required for excavations(and root pruning (if required). Protection signage on property line fence.

If trees to be retained, 10-20 cm surface excavations to large root horizon (>5cm) for permeable surface such as pavers 1.5m from property line. Arborist direction Recomend. Optional protection fence.



EA = 10554 ft2
LOT AR

