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PLANNING DEPT.
DISTRICT OF SAANICH



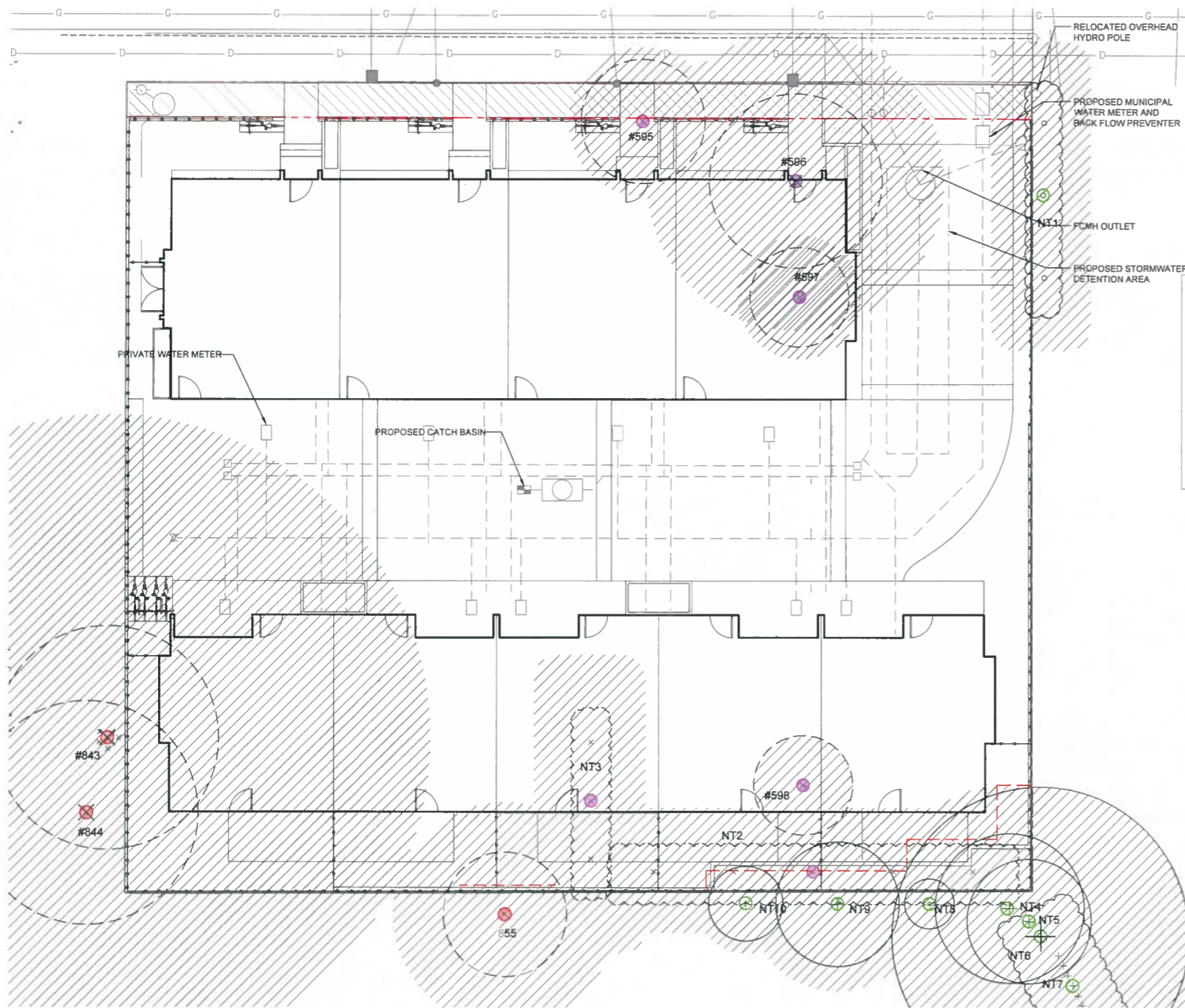
ISSUED FOR DEVELOPMENT
PERMIT
June 01, 2022

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L1 Landscape Site
Plan

DATE: June, 2022



LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING TREE STATUS TO BE DETERMINED
- EXTENT OF CRITICAL ROOT ZONE
• SEE ARBORIST REPORT PREPARED BY TALBOT MACKENZIE & ASSOCIATES
- PROTECTED TREE FOR REMOVAL
• PROPOSED TO BE REMOVED UNDER 3405 SHELBOURNE APPLICATION
- TREE FOR REMOVAL
- TREE TO BE RETAINED
- TREE PROTECTION FENCING
• TO OUTSIDE OF DRIFLINE WHERE POSSIBLE (AS SHOWN)
• TO BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION
• TO MUNICIPAL STANDARD

NOTE: THE REMOVAL AND REPLACEMENT OF PROTECTED TREES #843 AND #844 IS ADDRESSED IN 3405 SHELBOURNE ST DEVELOPMENT PERMIT APPLICATION.

Inventory date: January 24, 2020 revised April 28, 2022
1661 and 1663 Freeman Ave, Saanich
Tree Resource Spreadsheet

Tree ID	Common Name	Latin Name	DBH (cm) - approximate	Crown Spread (meters)	CRZ (radius in meters)	Relative Tolerance (good, medium, poor)	Health	Structure	Remarks and Recommendations	Bylaw Protected	Retention Status	Impacts
595	Malus species	Malus species	25.0	5.0	3.0	M	Good	Fair	Canopy historically reduced, 5m tall with vigorous upright growth	No	Removal	Within pathway
596	Cherry	Prunus species	49 below union	7.0	6.0	M	Good	Fair	40cm and 26cm diameter stems above union (bylaw protected if measured above union at DBH). Canopy reduced historically	No	Removal	Within 1m from building
597	Rhododendron	Rhododendron species	12, 10, 9, 9	4.0	2.5	G	Good	Fair	Growing beside house, 30cm from foundation	No	Removal	Within building
598	Magnolia	Magnolia species	11, 10	4.0	2.0	M	Good	Fair	Codominant unions	No	Removal	Within building
843	Western Red Cedar	Thuja plicata	43, 40, 32, 13	9.0	13.0	P	Fair	Fair/poor	On neighbouring property (also owned by Abstract Developments). Historically topped at 6m with multiple deflected codominant leaders arising from topping location	Protected	Removal (to be removed under 3405 Shelbourne application)	Foundation excavation
844	Douglas-fir	Pseudotsuga menziesii	49	9	7.5	P	Fair	Poor	On neighbouring property (also owned by Abstract Developments). Historically topped at 6m with 2 large deflected codominant leaders arising from topping location	Protected	Removal (to be removed under 3405 Shelbourne application)	Foundation excavation
NT 01	Pyramidal Cedar hedge	Thuja occidentalis 'Pyramidalis'	Multistem	1.0	2.0	M	Fair	Good	Neighbour's hedge near east property line of 1661 Freeman Ave in front yard 2.5m tall	No	Retain	Driveway, SW 1/4
NT 02	Leyland Cypress hedge	Cupressus x leylandii	10-25cm	2.0	2.5	G	Fair	Fair	Sheared hedge 3m tall. Along south property line	No	Removal	Patio and landscaping
NT 03	Western Red Cedar hedge	Thuja plicata	10-30cm	1.0	4.5	P	Fair	Fair	Sheared hedge 3m tall. Along west property line of 1663 Freeman Ave.	No	Removal	Within building
NT 04	Leyland Cypress	Cupressus x leylandii	~45	6.0	5.0	G	Good	Fair	Neighbour's. At end of row of overgrown Leyland Cypresses. Asymmetric canopy. Limb against trunk from #5	No	Retain	Retaining wall, building clearance pruning
NT 05	Leyland Cypress	Cupressus x leylandii	~15	5	2.0	G	Fair	Fair	Neighbour's. Between two larger Cypresses. limbs growing into trunk of #4	No	Retain	Retaining wall, building clearance pruning
NT 06	Leyland Cypress	Cupressus x leylandii	54	12	6.0	G	Good	Fair	Neighbour's. Within row of Leyland Cypresses	No	Retain	Retaining wall
NT 07	Leyland Cypress row	Cupressus x leylandii	~20-40cm	10	4.0	G	Good	Fair	Neighbour's. ~6 trees at end of row farthest from subject property	No	Retain	
NT 08	Apple	Malus species	~7	2	2.0	M	Poor	Poor	Neighbour's. 30cm from fence. Sparse canopy. Competing for light under Cypress canopy	No	Retain	Retaining wall
NT 09	Apple	Malus species	~30cm at top (above union)	5	3.5	M	Fair	Fair	Neighbour's. 30cm from fence. Asymmetric sparse canopy. Pruning wounds	No	Retain	Retaining wall
NT 10	Apple	Malus species	~15	3	2.0	M	Fair	Fair/poor	Neighbour's. 30cm from fence. Asymmetric sparse canopy. Possible removal wound at 1m	No	Retain	Retaining wall
855	Douglas-fir	Pseudotsuga menziesii	30	5	4.5	P	Fair	Poor	Located on adjacent vacant lot at 3399 Shelbourne Street	Yes	Future Removal	Underground parking adjacent property

Prepared by:
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TREE TOTALS

NUMBER OF BYLAW PROTECTED ONSITE TREES: 0
 NUMBER OF BOULEVARD TREES: 0
 NUMBER OF NON-BYLAW PROTECTED TREES: 4 TREES 2 HEDGES ON SITE, 6 TREES 2 HEDGES OFFSITE
 NUMBER OF BYLAW PROTECTED TREES ONSITE TO BE REMOVED: 0
 NUMBER OF BOULEVARD TREES TO BE REMOVED: 0
 NUMBER OF NON-BYLAW PROTECTED TREES TO BE REMOVED: 4 TREES 2 HEDGES ON SITE

TOTAL TREE REMOVALS: 4 TREES 2 HEDGES

NUMBER OF REPLACEMENT TREES REQUIRED ON SITE: 0

NUMBER OF TREES SHOWN TO BE PLANTED ON THE SUBJECT PROPERTY: 4
 NUMBER OF BOULEVARD TREES SHOWN TO BE PLANTED: 4

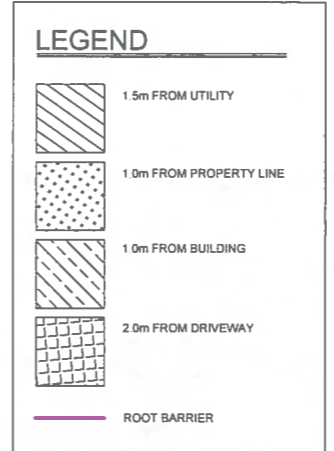
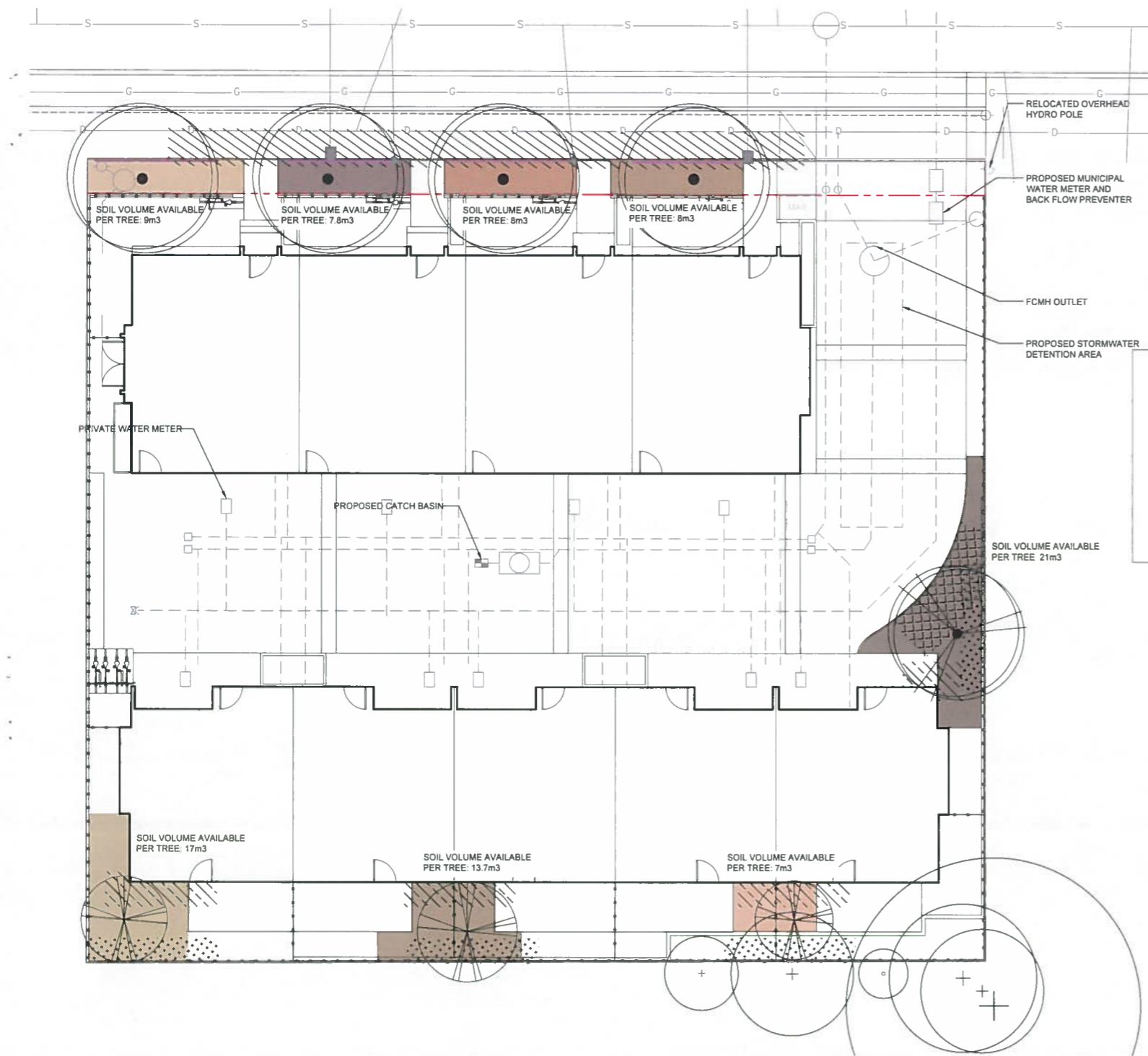


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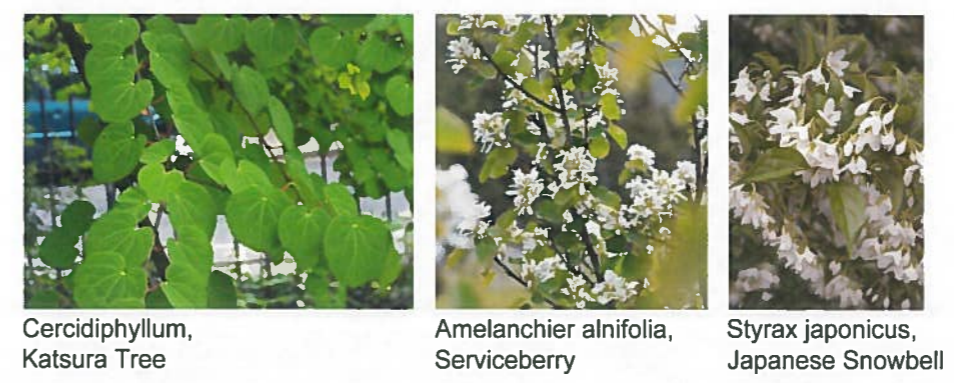
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L2 Tree Removal and Protection Plan

DATE: June, 2022



TREE PLANTING



TREE PLANT SCHEDULE

ID	Quantity	Symbol	Latin Name	Common Name	Category	Height at Maturity (m)	Spread at Maturity (m)	Container	Caliper
Ck	1		Cercidiphyllum	Katsura	Tree	15m	12m	B&B	60mm
Ac	3		Styrax japonicas	Japanese Snowbell	Tree	6-9	6-9	B&B	50mm
Ag	2		Amelanchier alnifolia	Serviceberry	Tree	3-4.5	3-4.5	B&B	40mm



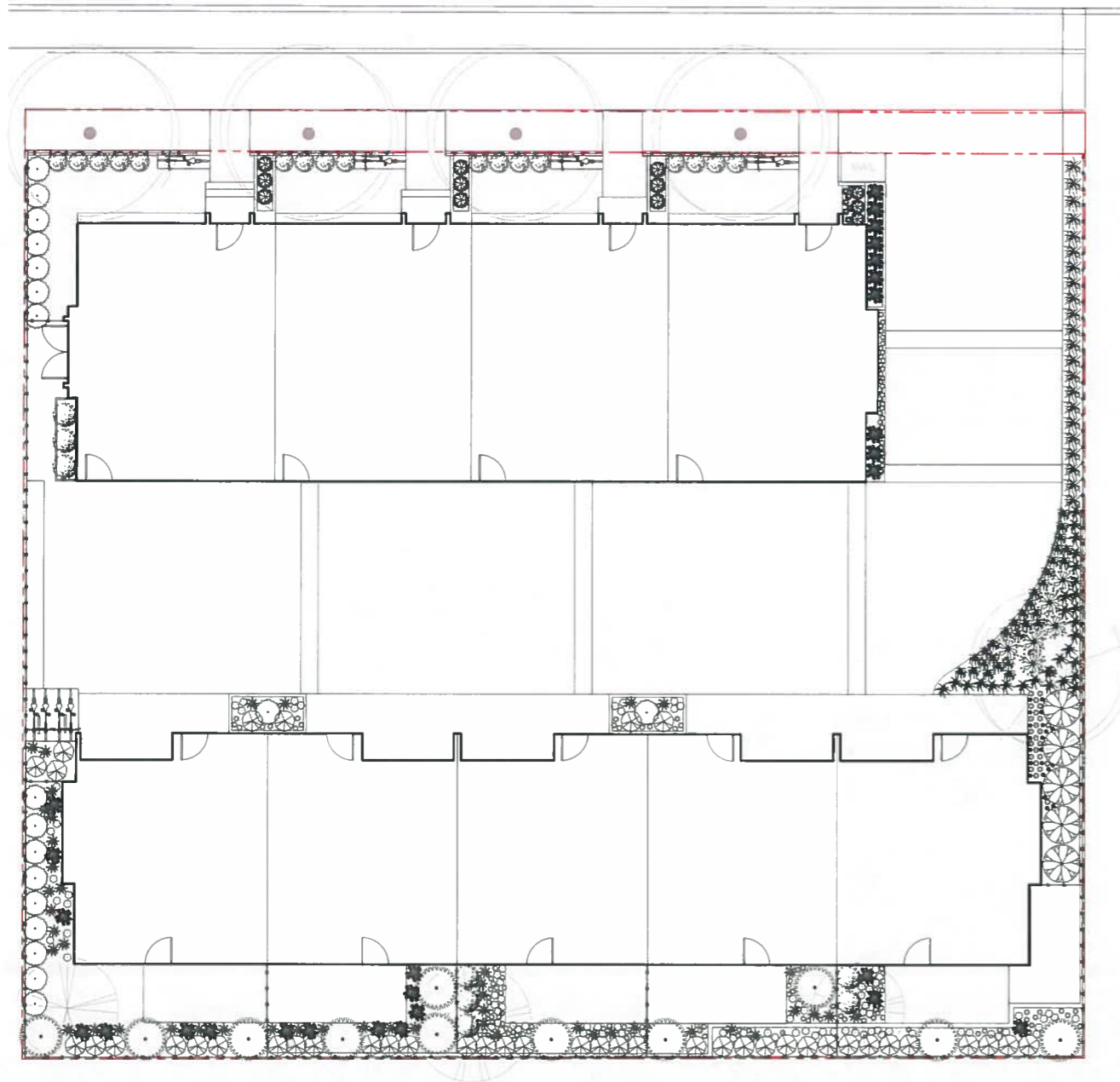
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L3 Tree Planting Plan

DATE: June, 2022



SHRUB PLANT SCHEDULE									
ID	Quantity	Symbol	Latin Name	Common Name	Category	Height at Maturity (m)	Spread at Maturity (m)	Container	Native
Sh	21	☉	<i>Sarcococca hookeriana</i> var. <i>humilis</i>	Sweet box	Shrub	0.90	0.70	#3	
Rg	5	⊗	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	Shrub	1.30	1.30	#7	Yes
Au	192	⊙	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	Groundcover	0.25	0.9-1.8	#1	Yes
Ic	14	☾	<i>Ilex crenata</i>	Japanese holly	Shrub	0.6-0.9	0.6-0.9	#3	
Co	54	✱	<i>Achillea millefolium</i>	Common Yarrow	Perennial	0.9	0.90	#1	Yes
Ca	75	•	<i>Cornus canadensis</i>	Creeping dogwood	Groundcover	0.1-0.2	0.15-0.3	#1	Yes
As	33	✱	<i>Astilbe</i>	False goat's beard	Perennial	1.50	0.60	#1	
Os	12	⊙	<i>Oemleria cerasiformis</i>	Indian Plum	Shrub	2.40	2.40	#3	Yes
Dt	37	⊗	<i>Symphoricarpos albus</i>	Common Snowberry	Shrub	0.9-1.8	0.9-1.8	#3	Yes
Ep	68	○	<i>Epimedium grandiflorum</i>	Bishop's hat	Perennial	0.30	0.20	#1	
Pt	19	☉	<i>Pittosporum tenuifolium</i> 'Golf Ball'	Golf Ball Pittosporum	Shrub	0.50	0.40	#3	
Tm	18	⊙	<i>Philadelphus lewisii</i>	Mock Orange	Shrub	3	0.9	#7	Yes
Cs	32	✱	<i>Juncus effusus</i>	Soft Rush	Grass	0.3	0.5	#1	Yes
Ef	7	✱	<i>Iris douglasiana</i>	Douglas Iris	Perennial	1.8	0.9	#1	Yes
Pr	18	✱	<i>Pennisetum orientale</i>	Karley rose	Grass	0.6	0.6	#2	
Hs	28	✱	<i>Helictotrichon sempervirens</i>	Blue oat grass	Grass	0.6-1.5	0.3-0.6	2	



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CLIENT NAME
ABSTRACT developments

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1661-1663 Freeman Ave
Saanich, BC

DESIGNED BY
Bianca Bodley

DRAWN BY
KT

RAIN GARDEN PLANTS



Sarcococca hookeriana var. *humilis*, Sweet box



Pittosporum tenuifolium 'Golf Ball', Golf Ball Pittosporum



Cornus canadensis, Creeping dogwood



Philadelphus lewisii, Lewis' Mock-orange



Ilex crenata, Japanese Holly



Iris douglasiana, Douglas Iris



Juncus effusus, Soft Rush



Epimedium grandiflorum, Bishop's Hat



Oemleria cerasiformis, Indian Plum



Vaccinium ovatum, Evergreen Huckleberry



Symphoricarpos albus, Common Snowberry



Arctostaphylos uva-ursi, kinnikinnick



Achillea millefolium, Common Yarrow



Helictotrichon sempervirens, Blue Oat Grass



Pennisetum orientale 'Karley Rose', Fountain Grass



Astilbe, False Goat's Beard



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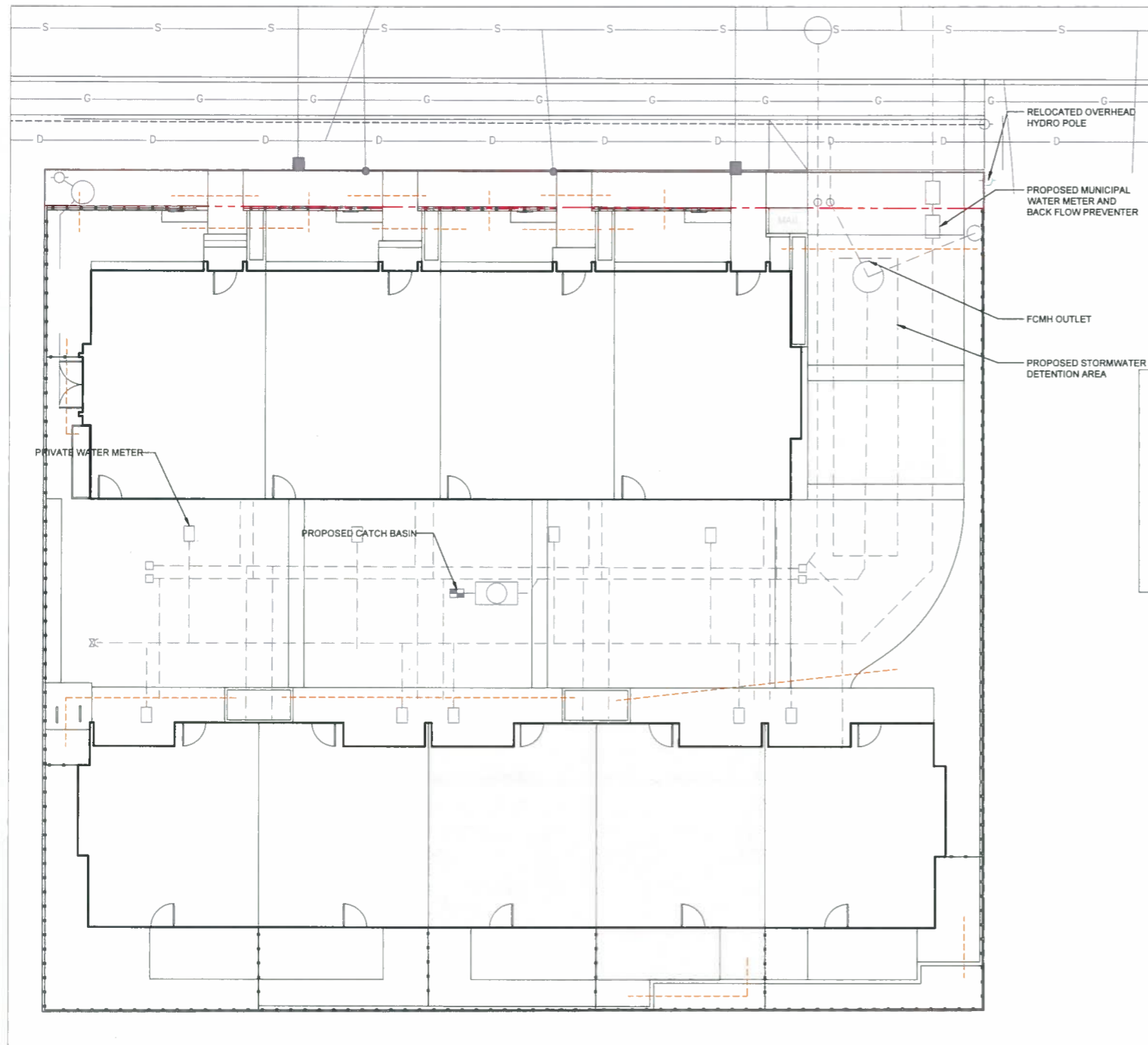


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L4 Shrub Planting Plan

DATE: June, 2022



LEGEND

IRRIGATION SLEEVE

- NOTE
1. ALL LANDSCAPE AREA TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM DESIGNED AND INSTALLED TO CURRENT IABC STANDARDS
 2. MUNICIPAL BOULEVARD TO BE IRRIGATED ON A SEPARATE ZONE CONNECTED TO THE DEVELOPMENT IRRIGATION SYSTEM.

