

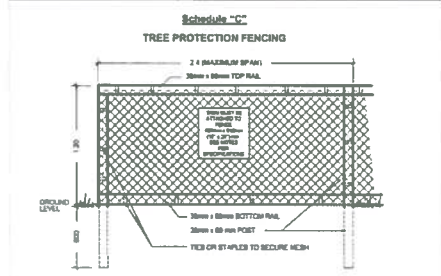
LEGEND

- PROPERTY LINE
- HIGH WATER MARK
- 10 m SPEA LINE
- 30 m SOPA LINE
- EXTENT OF CANOPY OF EXISTING TREE TO REMAIN
- EXTENT OF CANOPY OF EXISTING TREE TO BE REMOVED
- EXTENT OF CRITICAL ROOT ZONE
- TREE PROTECTION FENCING
- PROTECTED TREE FOR REMOVAL
- MUNICIPAL TREE FOR REMOVAL
- NON PROTECTED TREE FOR REMOVAL
- TREE TO BE RETAINED

TREE IMPACT SUMMARY TABLE

TREE STATUS	TOTAL	To be RETAINED	To be REMOVED	REPLACEMENTS REQUIRED	To be PLANTED
ON-SITE TREES BYLAW PROTECTED	18	6	10	30	30
ON-SITE TREES NOT BYLAW PROTECTED	1	1	0	0	0
MUNICIPAL TREES	5	0	0	10	12
NEIGHBORING TREES BYLAW PROTECTED	3	0	0	0	0
NEIGHBORING TREES NOT BYLAW PROTECTED	0	0	0	0	0
TOTAL	25				

REPLACEMENT TREES REQUIRED: 30
REPLACEMENT TREES PROPOSED: 30
REPLACEMENT TREE SHORTFALL: 0



Tree Protection Fencing Specifications:

- The fence will be constructed using 38 x 89 mm (2" x 4") wood frame:
 - Top, Bottom and Posts.
 - Use orange snow fencing mesh and secure to the wood frame with "zip" ties or galvanized staples.
- Attach a sign with minimum size of 407 mm x 810 mm (16" x 24") with the following wording:
 - DO NOT ENTER- Tree Protection Zone (For retained trees) or
 - DO NOT ENTER- Future Tree Planting Zone (For tree planting sites)

The sign must be affixed on every fence face or at least every 10 linear metres.

*In rocky areas, metal posts (1-bar or rebar) drilled into rock will be accepted.

DATE: November 2019
SCALE: 1:11

February 27, 2019
Updated June 20, 2019
Updated September 15, 2020

Tree Reserve
528 Normandy Road

Tree ID	Common Name	Latin Name	DBH (cm) -approximate	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Bylaw Protected
0297	Silver (European) Birch	Betula pendula	15.10	4	3.0	Poor	Good	Fair	Primary stem previously failed, decaying.	N
0461	Douglas-fir	Pseudotsuga menziesii	47	10	7.0	Poor	Good	Fair	Decayed in lower crown	Y
0461	Plum	Prunus spp.	Multi-stem	8	4.0	Moderate	Good	Fair	Located within SPDA area. Largest three stems: 3x15cm DBH	Y
0462	Pear	Prunus spp.	29 below unions	6	3.5	Moderate	Good	Fair	Located within SPDA area	Y
0463	Grand Fir	Abies grandis	10	2	1.5	Poor	Fair	Good	Located within SPEA area. On neighbour's property	Y
0464	Arbutus	Arbutus menziesii	47	9	6.5	Poor	Fair	Fair	Located on municipal frontage. Smaller stem that leans low and the base poorly attached to the main stem. Canker infecting main stem at and above stem union.	Y
0464	Douglas-fir	Pseudotsuga menziesii	Multi-stem	15	9.5	Poor	Good	Fair	41 cm in diameter at root collar. May have been topped as a young tree. Side of canopy pruned for clearance from 3rd floor hydro primary conductor. May require pruning away from new building footprint.	Y
0464	Douglas-fir	Pseudotsuga menziesii	39	8	4.0	Poor	Good	Fair	May be located on shared municipal property boundary. Grows within canopy of larger Douglas-fir tree.	Y
0464	Golden Willow (exotic)	Salix alba	50-50	18	9.0	Moderate	Good	Fair/poor	Located within SPEA area. Stem previously approved. One damaged portion of stem hanging in canopy. Canopy spread measured in one direction. Canopy may extend into new building footprint.	Y
0461	Golden Willow (exotic)	Salix alba	50-50	17	9.0	Moderate	Good	Fair	Located within SPEA area. Canopy spread measured in one direction. Canopy may extend into new building footprint.	Y
0299	Golden Willow (exotic)	Salix alba	30-29-19	8	9.0	Moderate	Fair	Fair	Appears to originate outside SPEA, possibly on adjacent property to the north. Stems lean into SPEA.	Y
0300	Golden Willow (exotic)	Salix alba	20,10,13,11,10	10	9.0	Moderate	Fair	Fair/poor	Appears to originate outside SPEA, possibly on adjacent property to the north. Stems lean into SPEA and have taken root.	Y
0462	Golden Willow (exotic)	Salix alba	23/26/50-50	15	12.0	Moderate	Good	Fair/poor	Located within SPEA area. Stem previously approved. Canopy may extend into new building footprint. (Our tag #0842 and survey tags #546 & 547 are stems growing from the same rootplate; therefore, we consider them to be a single tree.)	Y
0461	Golden Willow (exotic)	Salix alba	50	15	7.0	Moderate	Good	Fair/poor	Located within SPEA area and along property boundary with 526 Normandy. Stem previously approved. Canopy spread measured in one direction.	Y
0464	Golden Willow (exotic)	Salix alba	41, 42	10	7.0	Moderate	Good	Good	Located outside SPEA area and along property boundary with 526 Normandy.	Y
0467	Plum	Prunus spp.	61 (below unions)	10	7.5	Moderate	Fair	Fair	Included bark in unions	Y
0468	Plum	Prunus spp.	30, 25, 18	12	6.5	Moderate	Fair	Fair		Y
0469	Plum	Prunus spp.	25, 25, 23	12	6.5	Moderate	Fair	Fair		Y
N71	Shubert Chokeberry	Prunus virginiana	10	4	2.0	Moderate	Fair	Poor	Located on Elk Lake Drive municipal frontage. Main stem of original tree dead. Multiple suckers grow from root system.	N
N72	Shubert Chokeberry	Prunus virginiana	10	4	2.0	Moderate	Fair	Poor	Located on Elk Lake Drive municipal frontage. Main stem of original tree dead. Multiple suckers grow from root system.	N
N73	Shubert Chokeberry	Prunus virginiana	10	6	2.0	Moderate	Fair	Fair	Located on Elk Lake Drive municipal frontage. Multiple suckers grow from root system. Removal of sucker growth recommended.	N
N74	Norway Maple	Acer platanoides	14	4	2.0	Moderate	Fair	Fair	Located within SPDA area. Topped as a younger tree.	Y
N75	Norway Maple	Acer platanoides	35	7	4.0	Moderate	Fair	Fair/poor	Located within SPEA area. Heavy trunk lean toward street. Limb from #540 conflicting.	Y
N76	Norway Maple	Acer platanoides	10	4	1.5	Moderate	Good	Good	Located within SPDA area.	Y
N77	Plum	Prunus spp.	20 below unions	4	2.5	Moderate	Good	Fair/poor	Located on municipal frontage	Y

RECEIVED
JUN 21 2021
PLANNING DEPT.
DISTRICT OF SAANICH



LEGEND

- PROPERTY LINE
- ROOF OVERHANG
- UNDERGROUND PARKING SLAB
- OVERHEAD POWER LINE
- HIGH WATER MARK
- 10 m SPEA LINE

- 10 m STREAMSIDE PROTECTION AND ENHANCEMENT AREA (SPEA)
 - INVASIVES REMOVAL AND RIPARIAN PLANTING WITH NATIVE TREES, SHRUBS AND GROUNDCOVER
- AT GRADE LANDSCAPE AREA
 - 600 mm DEPTH 1L GROWING MEDIUM (BCLS) AND SHRUBS
 - 75 mm DEPTH MULCH
- AT GRADE ON SLAB LANDSCAPE AREA
 - 450 mm MIN - 3.0 m MAX DEPTH 1L GROWING MEDIUM (BCLS)
 - 75 mm DEPTH MULCH
- RAISED PLANTER LANDSCAPE AREA
 - 450 mm DEPTH PLANTER
 - GROWING MEDIUM
 - 50 mm DEPTH MULCH
- RAINGARDEN
 - 600 mm DEPTH 1P GROWING MEDIUM (BCLS) AND SHRUBS
- ENHANCED PAVING
 - CONCRETE PAVERS
 - COLOUR: MULTI GREY
 - LARGE FORMAT
- ENHANCED PAVING
 - CONCRETE PAVERS
 - COLOUR: MULTI GREY
- CONCRETE WALKWAY
- DRIVE AISLE
- MUNICIPAL BOULEVARD AREA
 - 600 mm DEPTH 1L GROWING MEDIUM (BCLS) AND SOOD / BOULEVARD TREES
- MUNICIPAL SOOD
 - 150 mm DEPTH 1L GROWING MEDIUM (BCLS) AND SOOD
- MUNICIPAL BANK RESTORATION
 - TOPORESS ALL DISTURBED AREAS WITH 50 mm DEPTH 1L GROWING MEDIUM (BCLS) AND SEED
- MUNICIPAL SIDEWALK

EXISTING TREE (+)

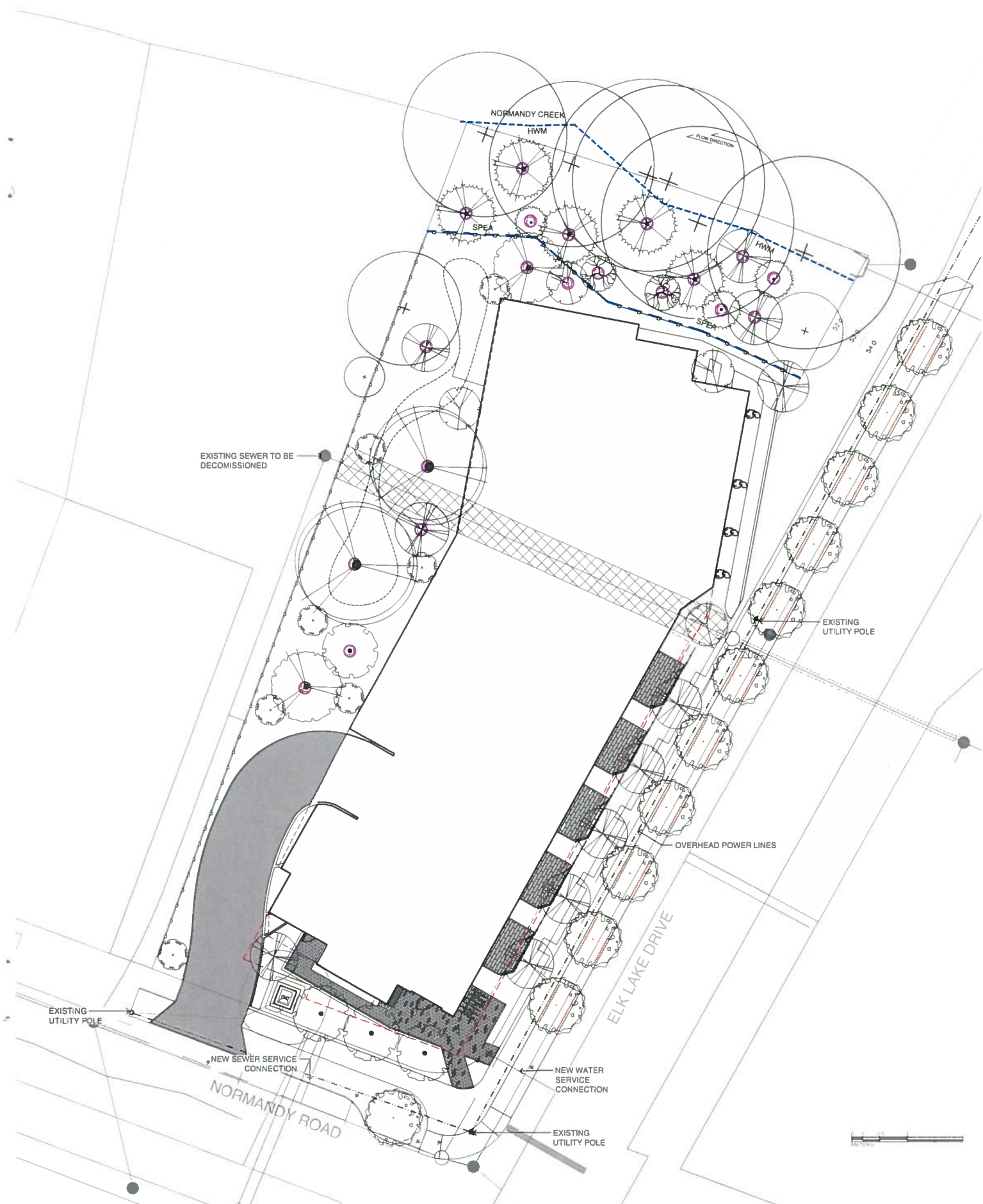
PROPOSED BOULEVARD TREE

PROPOSED TREES

BOULEVARD IRRIGATION

1. SEE IRRIGATION PLAN
2. IRRIGATION TO BOULEVARD TREES SHALL BE PROVIDED BY A WATER METER THAT IS SEPARATE FROM THE BUILDING. THE BOULEVARD TREE IRRIGATION SYSTEM SHALL BE INSTALLED BY THE APPLICANT'S CONTRACTOR TO IABC AND DISTRICT OF SAANICH SPECIFICATIONS USING A DOUBLE RING DRIP SYSTEM WITH A DOUBLE CHECK VALVE. THE SYSTEM MUST BE ON ITS OWN TIMER WHICH IS READILY ACCESSIBLE TO SAANICH PARKS STAFF AT ALL TIMES. IRRIGATION CONTRACTOR MUST PROVIDE A DRAWING TO SAANICH PARKS FOR REVIEW AND APPROVAL. THE IRRIGATION CONTRACTOR MUST ARRANGE INSPECTION OF THE BOULEVARD TREE IRRIGATION SYSTEM BY SAANICH PARKS. AFTER THE BOULEVARD TREE IRRIGATION SYSTEM IS INSPECTED AND APPROVED BY SAANICH PARKS IT WILL BECOME THE DISTRICT OF SAANICH'S TO MAINTAIN AND OPERATE.
- 3.

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PLANNING DEPT.
DISTRICT OF SAANICH



LEGEND	
	PROPERTY LINE
	ROOF OVERHANG
	UNDERGROUND PARKING SLAB
	OVERHEAD POWER LINE
	HIGH WATER MARK
	10 m SPEA LINE
	ROOT BARRIER
	DESIGNATED REPLACEMENT TREE

DEVELOPMENT PERMIT TREE REQUIREMENTS			
BOULEVARD 1 TREE PER 8 m	FRONTAGE = 85 m	10.5 TREES REQUIRED	12 TREES PROVIDED
LANDSCAPE 1 TREE PER 35 m ²	SITE = 757 m ² 10 m SPEA = 400 m ²	22 TREES REQUIRED 11.5 TREES REQUIRED	26 TREES PROVIDED 12 TREES PROVIDED
		44 TREES REQUIRED	52 TREES PROVIDED*
*TOTAL INCLUDES 30 REQUIRED REPLACEMENT TREES			

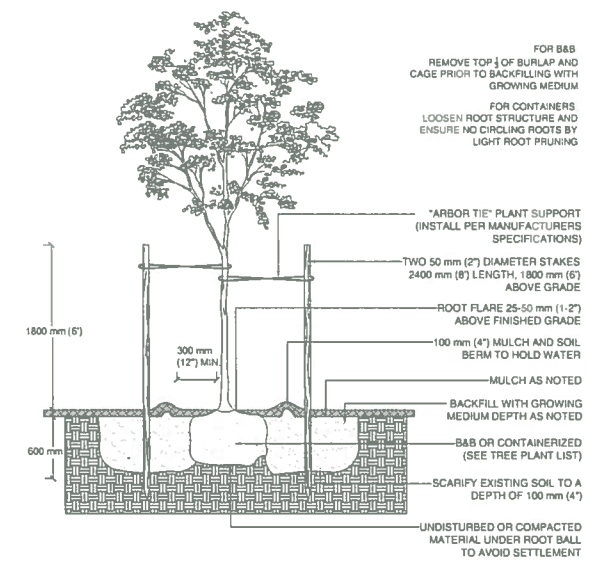
TREE / SMALL TREE SCHEDULE							
Quantity	Symbol	Latin Name	Common Name	Container	Caliper	Size	Native
11		<i>Acer circinatum</i>	Vine Maple	B&B			y
2		<i>Acer gnseum</i>	Paperbark Maple	B&B	50 mm		
4		<i>Chamaecyparis nootkatensis</i> 'Pendula'	Weeping Nootka cypress	B&B			y
4		<i>Cornus 'Eddies White Wonder'</i>	Eddies White Wonder dogwood	B&B	>4		y
3		<i>Crataegus douglasii</i>	Black Hawthorn	B&B			y
2		<i>Nyssa sylvatica</i>	Black tupelo				
2		<i>Prunus emarginata</i>	Bitter Cherry	B&B	30 mm		y
7		<i>Oliveia cerasiformis</i>	Indian plum	#5			y
5		<i>Thuja plicata</i>	Western Redcedar	B&B		2.5	Yes
12			As specified by municipality		50 mm	1.8 m branch height	

NOTES

- PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.

BOULEVARD IRRIGATION

- SEE IRRIGATION PLAN
- IRRIGATION TO BOULEVARD TREES SHALL BE PROVIDED BY A WATER METER THAT IS SEPARATE FROM THE BUILDING. THE BOULEVARD TREE IRRIGATION SYSTEM SHALL BE INSTALLED BY THE APPLICANT'S CONTRACTOR TO IABC AND DISTRICT OF SAANICH SPECIFICATIONS USING A DOUBLE RING DRIP SYSTEM WITH A DOUBLE CHECK VALVE. THE SYSTEM MUST BE ON ITS OWN TIMER WHICH IS READILY ACCESSIBLE TO SAANICH PARKS STAFF AT ALL TIMES. IRRIGATION CONTRACTOR MUST PROVIDE A DRAWING TO SAANICH PARKS FOR REVIEW AND APPROVAL. THE IRRIGATION CONTRACTOR MUST ARRANGE INSPECTION OF THE BOULEVARD TREE IRRIGATION SYSTEM BY SAANICH PARKS.
- AFTER THE BOULEVARD TREE IRRIGATION SYSTEM IS INSPECTED AND APPROVED BY SAANICH PARKS IT WILL BECOME THE DISTRICT OF SAANICH'S TO MAINTAIN AND OPERATE.



NOTES

- CONTRACTOR SHALL INSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
- BOULEVARD TREE PLANTING BY DISTRICT OF SAANICH TO MUNICIPAL SPECIFICATIONS.

1 STANDARD TREE PLANTING DETAIL
 SCALE: NTS





PLANTS SALVAGED FROM SITE UNDER NATIVE PLANT SALVAGE PROGRAM. TO BE TRANSPLANTED USING MACHINERY DURING AUTUMN OR EARLY SPRING.

PLANT SCHEDULE							Remarks	Height at Maturity (m)	Spread at Maturity (m)
Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator			
28		<i>Achillea millefolium</i>	Common yarrow	#1	y	y	full sun, deer/drought tol, likes moist	0.6m	0.6m
20		<i>Blechnum spicant</i>	Deer Fern	#1	y		part/full shade	0.3-0.45	0.3-0.6
28		<i>Cephalotaxus prostrata</i>	Spreading Japanese plum yew	#2			partial to full	0.6-0.9m	0.9-1.2m
46		<i>Carex pachystachya</i>	Chamisso sedge	#1			full/part sun	0.6	0.3
8		<i>Cornus alba</i> 'Kesselringii'	Tatarian dogwood	#2				1.2-1.8	0.9-1.8
8		<i>Cornus sanguinea</i> 'Amy's Winter Orange'	Amy's Winter Orange bloodtwig dogwood	#2			full sun/part shade, wet	0.9-1.2	0.9-1.2
3		<i>Cornus sericea</i> 'Flaviramea'	Yellow twig dogwood	#2			full/part sun wet tol	1.5-2.4	1.5-2.4
95		<i>Erica carnea</i> 'Springwood White'	Winter Heath	#1		y	full sun deer tol likes acid/sandy soil	0.2	0.3-0.6
50		<i>Habenaria</i> 'Ali Gold'	Hakone grass Ali Gold	#1			ALL	0.3-0.6	0.3-0.6
15		<i>Holodiscus discolor</i>	Oceanspray		y	y	PLANTS SALVAGED FROM SITE		
50		<i>Juncus effusus</i>	Common rush	#1	y				
5		<i>Lupinus polyphyllus</i>	Large-leaved Lupine	tray	y	y	full sun	0.9-1.2	0.3-0.5
22		<i>Mahonia nervosa</i>	Oregon Grape	#1	y		full/part sun, shade drought tol	0.3-0.6	0.9-1.2
60		<i>Panicum virgatum</i>	Blue switch grass	#1	y				
9		<i>Physocarpus capitatus</i>	Pacific Ninebark	#2	y	y	sun/shade	0.9-3m	0.9-2.4m
30		<i>Polystichum polylepharum</i>	Japanese Tassel Fern	#1			part sun/full shade	0.6-0.9	0.6-0.9
26		<i>Plyostichum munifolium</i>	Western sword fern	#1	y		part sun/shade	0.6-1.2	0.6-1.2
2		<i>Rhododendron</i> x 'Cunningham's White'	Cunningham's white rhododendron	#3		y	full sun/part shade	1.8m	1.8m
7		<i>Ribes sanguineum</i>	Red flowering currant	#2	y	y	full sun/part shade	2.5-3m	1.8m
6		<i>Tiarella cordifolia</i>	Foam flower	tray	y	y	part/full shade	0.2-0.3	0.3-0.6
14		<i>Vaccinium ovatum</i>	Evergreen huckleberry	#1	y	y	ALL	3.9	1.8
35		<i>Taxus baccata</i>	English yew	#2			full sun/part shade	10-20m	1.8-4.5m

NOTES:
 1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION



CLIENT NAME
ARYZE DEVELOPMENTS

PROJECT
NORMANDY

ADDRESS
520 NORMANDY

DESIGNED BY
Bianca Bodley

DRAWN BY
KH

REVISIONS:

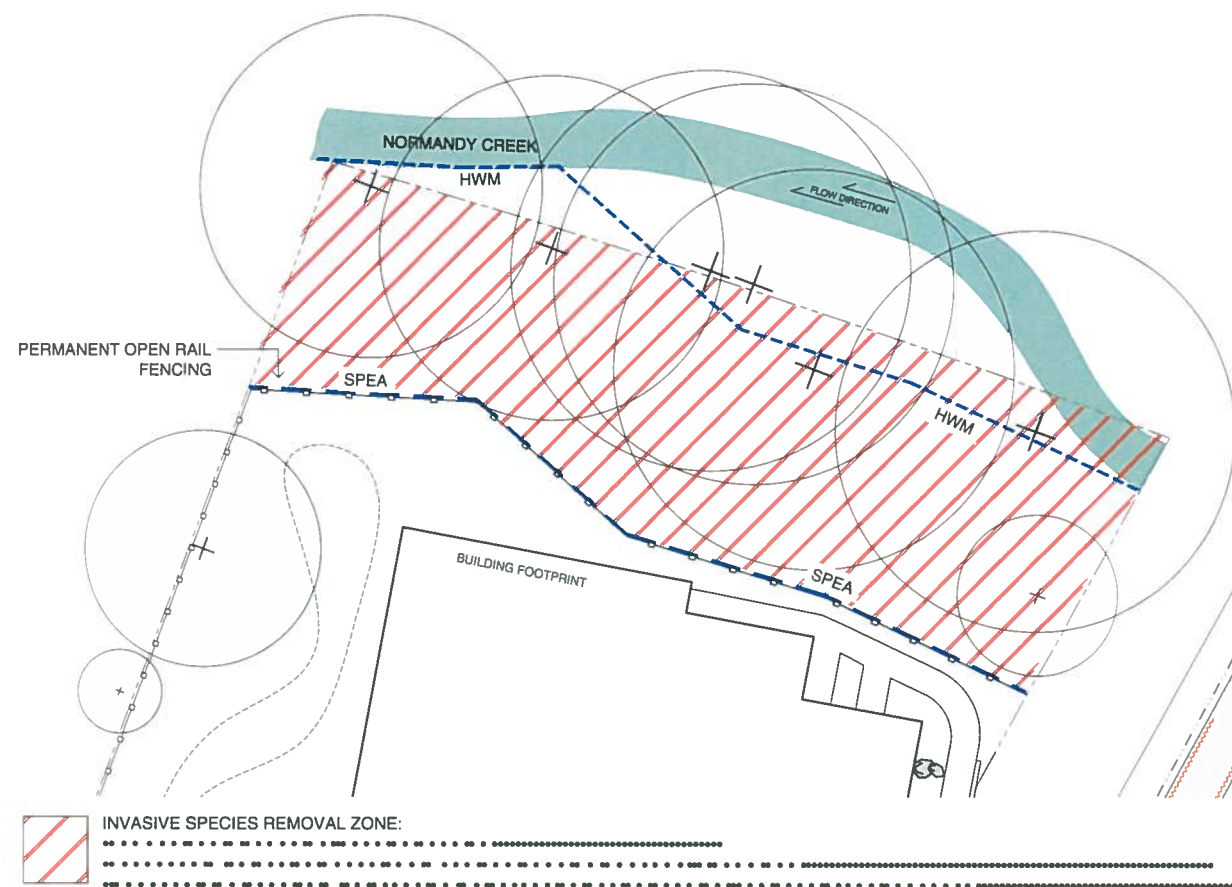
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REZONING & DEVELOPMENT
PERMIT
JUNE 16, 2021

Scale: 1:200

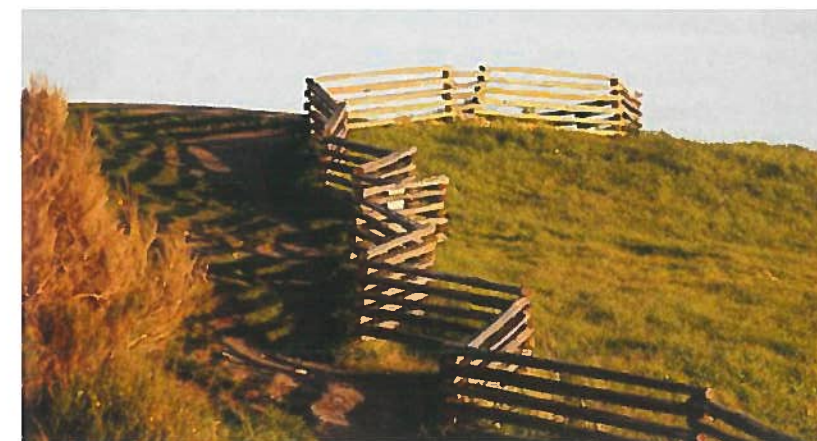


L4 SPEA
Restoration Plan

DATE: June, 2021



1 SPEA INVASIVE SPECIES REMOVAL MANAGEMENT AREA
SCALE: 1:150



2 PERMANENT OPEN RAIL FENCING
CHARACTER IMAGE

