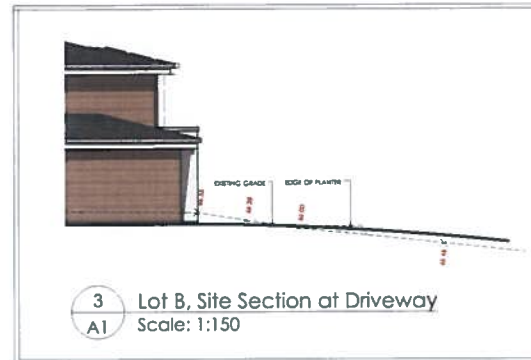
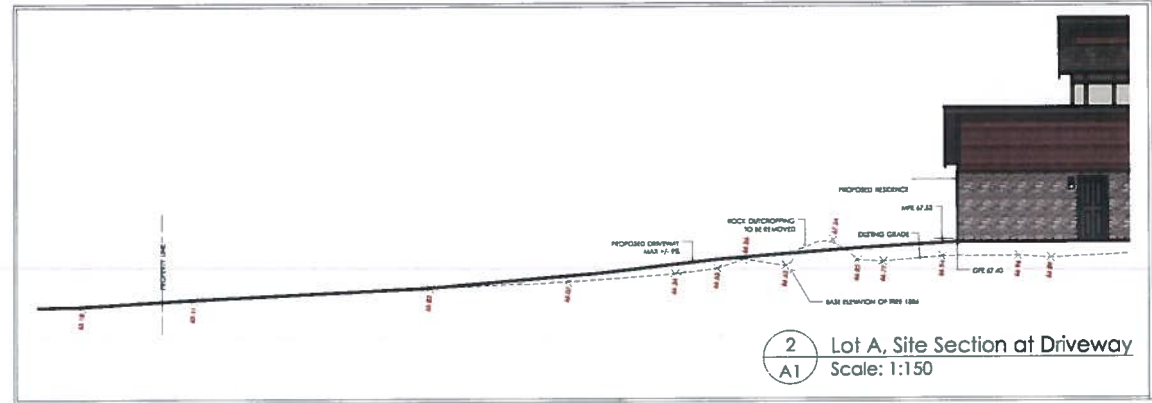


Original document size: 11X17 Scale = 1:250

GARRY OAK 1986 (Looking south from street toward ex. house)



SUMMARY TREE STATISTICS	
CATEGORY	# OF TREES
Total number of trees inventoried	26
(On-site Bylaw-protected Trees)	17
(On-site Non-bylaw Trees)	2
(Off-site Trees)	5
(Boulevard Trees)	2
Total number of trees to be removed at subdivision & site servicing phase	0
Total number of trees anticipated for removal at building permit phase	3
Total number of Replacement trees required for site servicing phase	0
Total number of Replacement trees anticipated at building permit phase	0



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- ### GENERAL NOTES
- There are no tree removals required as part of the site servicing and road engineering associated with this rezoning and subdivision application. It is anticipated that three protected Garry Oaks will be removed when Lot B is developed.
 - Each of the proposed lots is fronted by a mature boulevard tree; hence, no new boulevard trees are proposed.
 - At the behest of the Falaise Community Association and with the assistance of their arboricultural consultant, Mr. Ron Carter, a significant effort has been made to modify the original site plan in order to accommodate the mature Garry Oak No. 1986. A unique geological feature made the reconsideration of this tree's retention possible: exposed bedrock to the east of the tree has redirected root growth away from the building envelope for Lot A. A consequence of this feature is that much of the root growth for Oak 1986 is now concentrated in the building envelope in order to spare as many of the roots associated with Oak 1986 as possible, particularly given the mature age of the tree.
 - a) It is not considered feasible to retain Oak 1992. Moving the house site for Lot B is not recommended for the reasons noted above. The Association's arborist had inquired whether the use of pier footings and grade beams might allow the accommodation of Oak 1992. It is the opinion of Gye and Associates that these special measures will not be sufficient to overcome the building impacts of new house construction proximate to the tree. In order to preserve Oak 1992, it would be necessary to adjust the site plan at the expense (land loss) of Oak 1986.
b) The main floor and driveway elevations for both lots have been raised in order to minimize disturbance to the roots of Oak 1986.
 - The house footprint for Lot A has also been moved further back to accommodate Trees 1984, 1985 and 1986; however, the revised location encroaches into the protected root zone of Park Oak 1999A. A modified foundation plan is proposed at the S.E. corner of the house to minimize impacts to the park oak. No impacts are anticipated to the crown of this tree due to its asymmetric form and height.
 - The Falaise Community Association has also requested the two driveways to be aligned closely together in order to maximize on-street parking for the neighbourhood. The current tree plan shows this change. The driveways for both lots have been graded to bridge over the root horizon of affected trees.
 - Proposed underground services and utilities have also been realigned on the tree plan in order to minimize impacts to the protected trees. The modified alignment is supported by Saanich Engineering in order to preserve protected trees.
 - A full-suite of protection measures in the design and construction of this project have been deployed in an effort to accommodate the Falaise Community Association's desire to see Oak 1986 preserved. The successful preservation of this tree remains technically challenging, given the proximity of the tree to the proposed building sites and the amount of associated servicing and site preparation required. For this reason, the proponent is prepared to contribute additional cash-in-lieu to support the immediate planting of three Garry oaks in the adjacent park in the event that the safe useful life expectancy of Oak 1986 is adversely affected.

Tree Protection Fencing Detail

Modular steel panel fencing is recommended in order to reduce land-fill waste post-construction. Fencing panels shall be secured to the ground with rebar wired to panel frame.

16 x 24" all-weather signage will be attached with the following wording:
For protected trees: DO NOT ENTER - Tree Protection Zone
For replacement/landscape tree planting sites: DO NOT ENTER - Future Tree Planting Zone

In cases where steel-panel fencing is not practical or available, fencing shall be constructed with a wooden 2x4 frame (side, top and bottom rails) and back-bracing supports as required to ensure robust placement. Snow-fencing will then be affixed to the frame using battens, zip-ties, staples, wire or nails.



LEGEND

- CONIFER TREE CANOPY: Green circle with '20'
- TREE CENTRE: Green circle with 'e'
- PROTECTED ROOT ZONE: Red dashed circle
- TREE TAG #: Blue 'X' symbol
- REMOVE TREE SYMBOL: Blue 'X' symbol
- REPLACEMENT TREE: Blue circle with 'RT'
- Trees to be retained: Green circle with '20'
- TREE FENCING: Red dashed line
- Future trees to be removed at building permit stage: Blue 'X' symbol
- Replacement Trees: Blue circle with 'RT'

TREE PRESERVATION MEASURES

- Before site work commences, General Contractor shall meet with arborist to review the Tree Protection Plan and associated measures.
- Tree barrier fencing is not shown in this time. Separate tree plans for servicing, demolition and construction will indicate tree barrier fence appropriate for each phase.
- Reduced utility site servicing off-are recommended in order to minimize disturbance to protected tree habitat. (See General Note 6.)
- Temporary construction access via a Tree Protection Area (TPA) must be approved and supervised by the arborist.
- If it should prove necessary to re-locate the tree, the exposed root zone outside the fencing shall be armoured with 3/4" plywood or a temporary cover of geo-textile and 200mm of road-b moderately compacted with a roller/compactor.
- All forms of disturbance to protected trees or their habitat within fenced protection areas (TPAs) are prohibited.
- No equipment, materials, or products or excavated soil shall be placed or stored within the TPA. PARTICULARLY INCLUDE: HOARDING OF EXCAVATED SOIL NEEDED FOR BACKFILLING BUILDING FOUNDATIONS.
- The arborist shall be present to oversee digging, grading or trenching within or adjacent to the tree protection areas (TPAs).
- Any tree roots damaged shall be pruned back to undamaged tissue; the arborist.
- Rock removal and grading for proposed driveways and its excavations is anticipated to be sensitive due to the potential for damage to the root habitat of protected trees. The general contractor and rock contractor shall meet with the arborist to develop a work plan that avoids impacts to the protected trees.
- Due to the density of the existing tree canopy, Lot B cannot accommodate further tree planting. Cash-in-lieu proposed for the three replacement trees required in mitigation of removal of three protected oaks on lot.
- The District of Saanich requires the project arborist periodically monitor the site during construction to ensure ongoing and effective compliance of the tree protection measures.
- A full-size all-weather copy of Tree Plan shall be posted in the office in plain site.
- A post-construction inspection assessment of the site and protection trees shall be conducted by the arborist in the company of the General Contractor. Any deficiencies will be identified. Once all deficiencies have been addressed to the satisfaction of the Project Arborist and the District of Saanich, a post-construction letter of completion will be prepared by the arborist and submitted to the District of Saanich.



PROJECT: 855 Falaise Crescent, Saanich, BC

SHEET TITLE: Tree Management Plan for Rezoning and DPA

REV NO	DESCRIPTION	DATE
1	FOR REZONING & SD	JUNE 2019
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT NO: 17
DATE: January 2, 2020
SCALE:
DRAWN BY:
SHEET NO: T