

EACH PROPOSED STREET TREE TO HAVE MIN. 15 CUBIC METERS EACH OF SOIL. USE SOIL CELLS UNDER THE PROPOSED SIDEWALK TO ACHIEVE SOIL VOLUMES IF REQUIRED.

**SUGGESTED PLANT LIST**

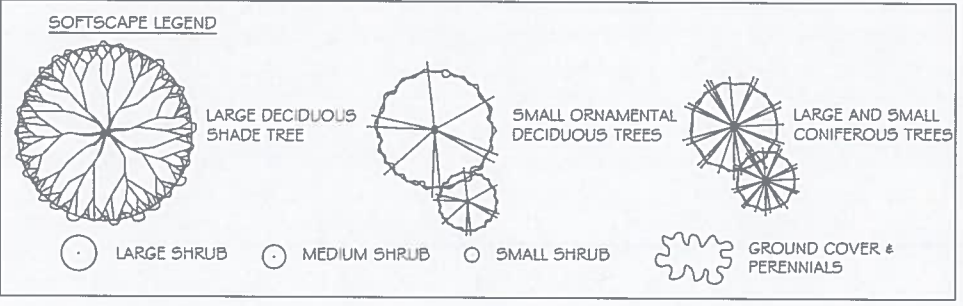
Key	Common Name	Latin Name	Size
AAAF	Japanese Maple	Acer palmatum var. 'Dissectatum'	Small Tree
SAAR	Saskatoon Berry	Amelanchier alnifolia var. 'Autumn Balance'	Small Tree
KAT	Katkins Tree	Cercidiphyllum japonicum	Small Tree
PKOK	Prickly Pear Cactus	Cylindropuntia cholla	Small Tree
QOAK	Garry Oak	Quercus garriana	Small Tree
WNC	Western Red Cedar	Thuja occidentalis 'Erecta'	1.5m HT
SEB	Sequoia Red Bark Birch	Betula nigra (Millb.) var. 'Sully'	1.5m HT
UNAW	Unkwa	Chamaecyparis	Small Tree
CEAR	California Lilac	Calceolaria var. 'Violeta'	1.5m HT
SMAG	Star Magnolia	Magnolia stellata var. 'Royal Star'	1.5m HT
PER	Pink Flowering Pear	Paeonia japonica var. 'Yamanaka'	1.5m HT
ELSA	Redbud	Platanus occidentalis var. 'Pink Wagon'	1.5m HT
UNWB	Unkwa	Platanus occidentalis var. 'Copper Wagon'	1.5m HT
THAU	Thorned Hawthorn	Thorned Hawthorn var. 'Sungold'	1.5m HT
HOLD	Hamamelis	Hamelis mollis	1.5m HT
INNE	Japanese Maple	Physocarpus opulifolius	1.5m HT
MAH	Maui Pine	Monotropa uniflora	1.5m HT
SALM	Salm	Salix purpurea	1.5m HT
ABE	Able	Abies grandiflora	1.5m HT
REOS	Red Twig Dogwood	Cornus stolonifera	1.5m HT
SALA	Sala	Salix purpurea	1.5m HT
MAAC	Maui Pine	Monotropa uniflora var. 'Compacta'	1.5m HT
TRWA	Trunking White Birch	Betula pumila var. 'Trunking'	1.5m HT
REB	Red Flowering Dogwood	Rosa rugosa var. 'Christina's Choice'	1.5m HT
YVE	Yew	Taxus canadensis var. 'King Edward'	1.5m HT
ALAT	Almond	Eurostaphyle alata var. 'Compacta'	1.5m HT
VALC	Valley Laurel	Vaccinium ciliatum	1.5m HT
ADAW	Adonis	Adonis vernalis	1.5m HT
WVWR	Winter Flowering Heather	Erica carnea var. 'Arthur Johnston'	1.5m HT
REAR	Red Bark Rose	Rosa rugosa	1.5m HT
ACOB	Acacia	Acacia saligna	1.5m HT
EDSP	Emerald Spirea	Spirea japonica var. 'Emerald Green'	1.5m HT
MAWA	Maui Pine	Monotropa uniflora	1.5m HT
OWMO	Orange Marmalade	Philadelphus lewisii var. 'Sungold'	1.5m HT
DFPJ	Deer Lily of the Valley	Pulsatilla nuttalliana	1.5m HT
POLY	Poly	Physocarpus opulifolius	1.5m HT
SENE	Senecio	Senecio jacobaea	1.5m HT
SPGF	Spirea	Spirea japonica var. 'Gold Flame'	1.5m HT
ENOW	Enchiridion	Enchiridion japonicum	1.5m HT
ADAW	Adonis	Adonis vernalis var. 'White Adonis'	1.5m HT
ODOG	Ornamental Dogwood	Cornus stolonifera	1.5m HT
SPR	Spirea	Spirea japonica var. 'Doronic'	1.5m HT
REAR	Red Bark Rose	Rosa rugosa var. 'Vancouver Jade'	1.5m HT
BEAR	Berberis	Berberis cordifolia var. 'Bonsai'	1.5m HT
WYAR	Wisteria	Wisteria floribunda	1.5m HT
CAFE	Carex	Carex flacca	1.5m HT
COPT	Cornus	Cornus stolonifera	1.5m HT
VIT	Vitis	Vitis rotundifolia	1.5m HT
ARU	Arundo	Arundo donax	1.5m HT
WYAR	Wisteria	Wisteria floribunda var. 'Blue Knight'	1.5m HT
SCIE	Scilla	Scilla maritima var. 'Oregon Sunset'	1.5m HT
HEUC	Heuchera	Heuchera var. 'Palace Purple'	1.5m HT
YEST	Yew	Taxus canadensis	1.5m HT
CAFE	Carex	Carex flacca	1.5m HT
ANAC	Anemone	Anemone nemorosa	1.5m HT
MOG	Moss	Moss	1.5m HT

NOTE: BOULEVARD TREES ALONG MCKENZIE AVENUE LOCATED 0.75M FROM EDGE OF SIDEWALK TO ACCOMMODATE FUTURE BIKE LANE

SAANICH PARKS REQUIRES THAT THE ONSITE TREES MEET BC LANDSCAPE STANDARDS FOR TREE PLANTING AND REQUIRES A MINIMUM AVAILABLE SOIL VOLUME OF BOULEVARD TREES OF 8 M3 FOR SMALL CLASS TREES, 12 M3 FOR MEDIUM CLASS TREES AND 16 M3 FOR LARGE CLASS TREES. IF SUFFICIENT SOIL VOLUME CANNOT BE PROVIDED, SOIL CELLS UNDER THE ADJACENT HARDSCAPE IS THE PREFERRED METHOD OF PROVIDING SOIL VOLUME. SHOULD SOIL VOLUME BE ACHIEVED IN THE BOULEVARD PLANTING AREAS WITHOUT SOIL CELLS, ROOT BARRIER IS REQUIRED ALONG ALL HARDSCAPE ADJACENT TO THE TREE PLANTING LOCATIONS.

TREE PROTECTION FENCING WILL BE PROVIDED FOR ALL RETAINED TREES AND TREE REPLACEMENT PLANTING SITES

IRRIGATION TO THE BOULEVARD TREES SHALL BE PROVIDED BY THE DEVELOPER 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 4 DISTRICT OF SAANICH

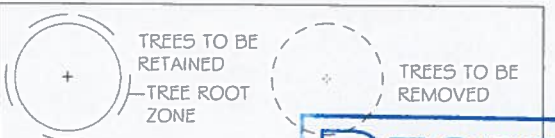


GROWING MEDIA SOURCE & INSTALLATION TO BE APPROVED BY LANDSCAPE ARCHITECT

SAANICH WILL REQUIRE ROOT BARRIER ADJACENT TO ALL SIDEWALKS

BOULEVARD TREE IRRIGATION SYSTEM MUST BE ON ITS OWN TIMER. SPECIFICATIONS USING A DOUBLE RING DRIP SYSTEM W/ A DOUBLE CHECK VALVE

New Tree Classes	Number of new trees required by Saanich Parks (Source: November 24, 2020 Memo)	Number of new trees indicated on Landscape Plan
On-site Replacement Trees	5	5
Boulevard (Municipal) Replacement Trees	4	4



**RECEIVED**  
OCT 26 2022

PLANNING DEPT.  
DISTRICT OF SAANICH

Issue	Date
REVISED CONCEPT PLAN	24 JUN 2022
REVISED CONCEPT PLAN	28 JUN 2022
REVISED CONCEPT PLAN - DP SUBMISSION	20 OCT 2022

Revision

No.	Description	Date

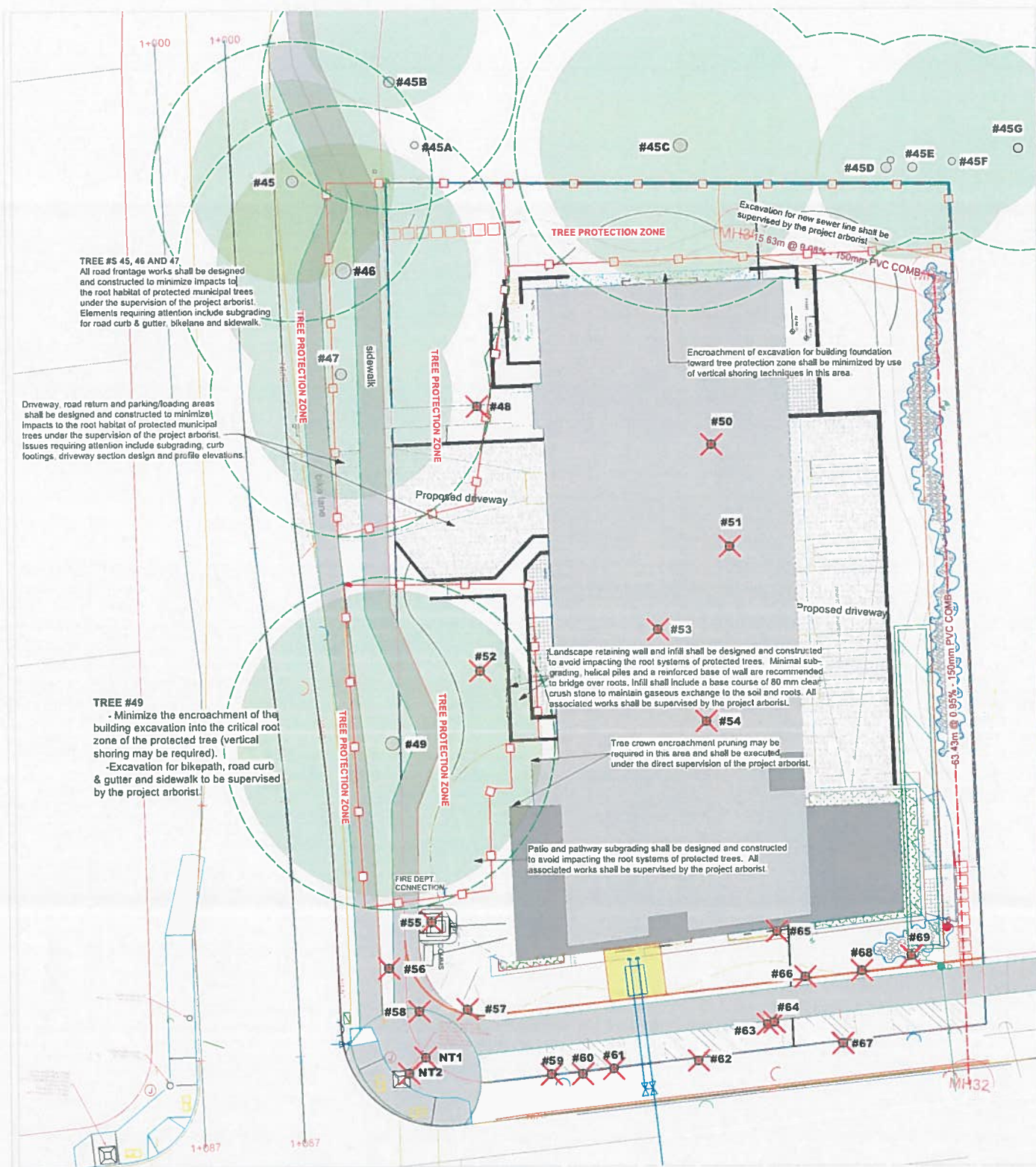
Consultant

**4★SITE**  
LANDSCAPE ARCHITECTURE  
AND SITE PLANNING 250.500.7000

Street Side  
Residences

LANDSCAPE PLAN

Date	2022-10-20
Drawn by	BF/RF
Checked by	BF
Scale	1 : 200
<b>L1.00</b>	



**TREE #45, 46 AND 47**  
All road frontage works shall be designed and constructed to minimize impacts to the root habitat of protected municipal trees under the supervision of the project arborist. Elements requiring attention include subgrading for road curb & gutter, bikeline and sidewalk.

Driveway, road return and parking/loading areas shall be designed and constructed to minimize impacts to the root habitat of protected municipal trees under the supervision of the project arborist. Issues requiring attention include subgrading, curb footings, driveway section design and profile elevations.

**TREE #49**  
- Minimize the encroachment of the building excavation into the critical root zone of the protected tree (vertical shoring may be required).  
- Excavation for bikeline, road curb & gutter and sidewalk to be supervised by the project arborist.

**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  
Wordings for protected trees: DO NOT ENTER - Tree Protection Zone  
Wordings for future 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.



## DO NOT ENTER

### Tree Protection Zone

**NO DUMPING  
NO FILL**

**NO STORAGE**

**NO DIGGING  
NO EXCAVATING**

Under the Tree Protection Bylaw, No. 9272, up to \$1,000 penalty may apply if this sign or protective fencing is removed.

**TREE INVENTORY TABLE**

G&A Tree ID	Common Name	DBH (cm)	PRZr (m)	Crown Radius (m)	Health	Structural Condition	Bylaw Protected Tree?	Comments	Recommendations
<b>ON-SITE TREES (16)</b>									
48	Walnut	44	8	4	Good	Good	No		REMOVE
50	Sycamore maple	40	7	4	Good	Fair	No		REMOVE
51	Cherry	42	8	4	Good	Fair	No		REMOVE
52	Cherry	18	3	2	Fair	Fair	No		REMOVE
53	Locust X6	12 to 18	4	4	Good	Fair	No		REMOVE
54	Apple (no tag)	18	3	2	Good	Fair	No	No tag	REMOVE
55	Golden cedar	30, 29, 26	5	4	Good	Fair	Yes		REMOVE
57	Cypress	68	7	4	Good	Poor	Yes	Multiple leaders, included bark, 59.7 cm @ 3 m height	REMOVE
58	Ornamental plum	24	4	4	Good	Fair	No		REMOVE
59	Ornamental plum X3	12 to 24	4	4	Good	Fair	No		REMOVE
63	Cherry	36, 20, 16	6	5	Fair	Fair	Yes		REMOVE
64	Laburnum	38	7	5	Good	Fair	No		REMOVE
65	Deodar cedar	84	10	7	Good	Fair	Yes	Lean east	REMOVE
66	Deciduous sp. X2	22, 24	5	5	Good	Fair	No		REMOVE
68	Douglas fir	31	5	4	Good	Fair	Yes		REMOVE
69	Red cedar	28	5	3	Fair	Fair	No		REMOVE
<b>BOUNDARY TREES (5)</b>									
NT1	Ornamental plum	17, 16	5	3	Fair	Fair	No	Located on plan by arborist	REMOVE
60	Ornamental plum	18	3	3	Fair	Poor	No		REMOVE
61	Cherry	14	3	2	Poor	Poor	No		REMOVE
62	Cherry	18	3	3	Fair	Poor	No		REMOVE
67	Deodar cedar	48	6	5	Good	Poor	No	Topped	REMOVE
<b>OFF-SITE TREES (7)</b>									
45A	Garry oak	58	7	6	Good	Fair	Yes	Lean west, old flush cut	Retain and protect
45B	Garry oak	82	10	8	Good	Good	Yes		Retain and protect
45C	Garry oak	108	13	8	Good	Fair	Yes		Retain and protect
45D	Garry oak X2	82, 52	9	7	Good	Fair	Yes		Retain and protect
45E	Garry oak	70	8	7	Good	Fair	Yes		Retain and protect
45F	Garry oak	58	7	5	Good	Good	Yes		Retain and protect
45G	Garry oak	70	8	7	Good	Fair	Yes	Old flush cut, internal decay	Retain and protect
<b>BOULEVARD TREES (6)</b>									
45	Garry oak	90	11	8	Good	Fair	Yes	Lean west, double leader, sidewalk imbedded at the base of tree. Adjust bike lane and shw to accommodate tree.	Retain and protect
46	Garry oak	122	13	11	Good	Fair	Yes	Old flush cut, included bark	Retain and protect
47	Garry oak	88	11	8	Good	Fair	Yes	Old flush cut, included bark	Retain and protect
49	Garry oak	110	13	12	Good	Good	Yes		Retain and protect
56	Ornamental plum	20	4	2	Good	Fair	No		REMOVE
NT1	Ornamental plum	19	3	3	Fair	Fair	No	Located on plan by arborist	REMOVE
NT2	Ornamental plum	17	3	3	Fair	Fair	No	Located on plan by arborist	REMOVE

SUMMARY TREE STATISTICS	
CLASSIFICATION	# OF TREES
On-site bylaw protected trees	5
On-site non-bylaw protected trees	16
Public boulevard trees	7
Off-site trees	7
<b>Total number of trees indicated on plan</b>	<b>35</b>
Number of Bylaw-protected trees proposed for removal	5
Number of Non-bylaw-protected trees proposed for removal	16
Number of Boulevard trees proposed for removal	3
<b>Total number of trees proposed for removal</b>	<b>24</b>
Number of on-site replacement trees required by Bylaw	5
Number of replacement boulevard trees required by Bylaw	4
Number of additional trees on-site trees to achieve no net loss	15
<b>Total number of trees recommended for planting</b>	<b>24</b>
Total number of trees proposed for planting on site	18
Total number of trees proposed for planting on boulevard	4
<b>A total net loss of 2 trees is proposed for this development</b>	<b>-2</b>

**TREE PRESERVATION CONSTRAINTS (by phase)**

**GENERAL NOTES:**  
1. Areas of tree habitat vulnerability requiring active management and special measures are identified on the drawing with red hatching.  
2. Due to site constraints, it is recommended that a strategy of soil remediation, rather than protection, be adopted for future tree planting sites.  
3. Relevant special tree protection measures will be identified on the detailed tree plan drawings for each phase.  
4. Detailed, phase-specific, tree protection plans are recommended for each project phase.

**DEMOLITION:**  
**Threats**  
- soil compaction within protected tree root zones of established and future landscape trees;  
- mechanical damage to trees  
**Risk Mitigation:** A detailed Tree Preservation Plan for Development building permit shall be prepared  
- indicate zones for demolition site access & egress and stockpiling & loading of debris;  
- indicate locations for tree barrier fencing and soil armoring;  
- pre-demolition meeting with arborist and contractor(s);  
- on-site arborist supervision requirements.

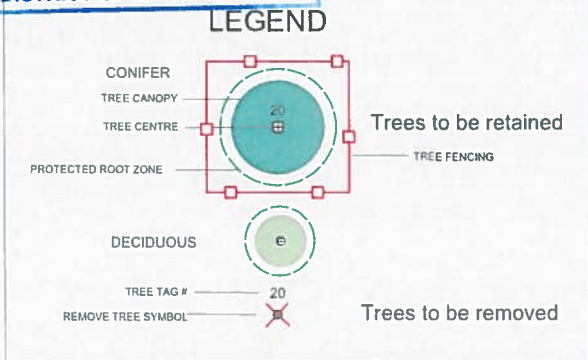
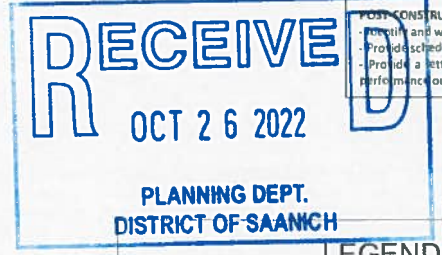
**GRUBBING, ROCK STRIPPING, BLASTING AND EXCAVATION:**  
**Threats**  
- soil compaction, rutting or displacement within tree root zones of established and future landscape trees;  
- mechanical damage to trees during grubbing;  
- displacement of fine non-woody absorption tree roots during blasting;  
- migration of toxic uncombusted explosive gases into sensitive tree root zones;  
- unnecessary encroachment of excavation into protected tree areas;  
- tree impacts associated with stockpiling of soils on root habitat.  
**Risk Mitigation:** A detailed Tree Preservation Plan for Grubbing, Rock Removal and Excavation Phase shall be prepared:  
- indicate extent of grubbing and best practices to be followed;  
- indicate locations for tree barrier fencing and soil armoring;  
- pre-grubbing and blasting meeting with arborist and contractors;  
- document modified (low impact) blasting measures to be followed;  
- on-site arborist supervision requirements.

**SITE SERVICING AND ROAD FRONTAGE WORKS:**  
**Threats**  
- soil compaction, rutting or displacement within tree root zones of established and future landscape trees;  
- mechanical damage to tree roots during trenching and excavation for services and road frontage improvements;  
- displacement of fine non-woody absorption tree roots during blasting;  
- migration of toxic uncombusted explosive gases into sensitive tree root zones.  
**Risk Mitigation:** A detailed Tree Preservation Plan for Site Servicing and Road Frontage Improvements shall be prepared:  
- indicate extent of work, including locations for trenching, road-widening, installation of curb and gutters etc and best practices to be followed;  
- indicate locations for tree barrier fencing and soil armoring;  
- remediation measures to be followed, where applicable;  
- pre-work meeting with arborist and contractors;  
- on-site arborist supervision requirements.

**CONSTRUCTION:**  
**Threats**  
- soil compaction and mechanical damage to trees and future tree planting sites from construction equipment and heavy trucks supplying building materials, cement etc.;  
- damage to tree limbs arising from encroachment.  
**Risk Mitigation:** A detailed Tree Preservation Plan for Construction shall be prepared:  
- indicate zones for site access & egress, stockpiling of materials and trades parking;  
- indicate locations for tree barrier fencing and soil armoring;  
- indicate areas requiring potential encroachment pruning for limb reduction or removal;  
- remediation measures to be followed, where applicable;  
- pre-construction meeting with arborist and contractor(s);  
- on-site arborist supervision requirements.

**LANDSCAPING:**  
**Threats**  
- soil compaction and mechanical damage to trees from landscape machinery, including bobcats, mini excavators and trucks;  
- tree root damage from trenching associated with irrigation and landscape electrical;  
- tree root damage from subgrading for hardscape elements, such as pathways, patios and rain gardens;  
- tree root damage associated with planting;  
- excessive planting soil deposition and grading.  
**Risk Mitigation:** A detailed Tree Preservation Plan for Landscape Phase shall be prepared:  
- indicate zones of vulnerability and measures to mitigate potential tree impacts;  
- identify areas for site access & egress, stockpiling of materials and trades parking;  
- indicate locations for tree barrier fencing, soil armoring and other special measures;  
- remediation measures to be followed, where applicable;  
- pre-construction meeting with arborist and landscape contractor(s);  
- on-site arborist supervision requirements.

**POST-CONSTRUCTION:**  
- monitor and work with contractors to remediate residual deficiencies;  
- provide schedule of quality assurance to the District of Saanich confirming that all tree protection performance outcomes have been met or satisfactorily remediated.



**Gye and Associates.ca**

PROJECT: Saanich Road & McKenzie Ave. Saanich, BC

SHEET TITLE: Tree Management Plan for Rezoning and DP

3	Revision for RZ & DP	Oct 24, 2022
2	Revision for RZ & DP	July 7, 2022
1	Revision for RZ & DP	Mar 15, 2022

REV NO	DESCRIPTION	DATE

PROJECT NO. 16-122  
DATE August 25, 2021  
SCALE 1:200  
DRAWN BY JG & LM  
SHEET NO. T - 1