



Staff Report to Sustainable Development Advisory Committee

DATE: Monday, August 14, 2023

DEPARTMENT: Planning

APPLICATION NO.: Z23-0001

SUBJECT: Application to Rezone 3405 Happy Valley Road from Rural Residential 2 to Residential Small Lot 1 (RS1) to allow for 13 single-family lots.

PURPOSE:

Mark Johnston of M.H. Johnston & Associates Inc. has applied on behalf of Patrick Stephenson to rezone 3405 Happy Valley Road from Rural Residential 2 (RR2) to Residential Small Lot 1 (RS1) to allow for development of 13 single-family lots.

BACKGROUND:

Previous Applications

- DP13-0003: A development permit was issued for development within the Potential Wildlife Habitat and Biodiversity development permit area to allow for the filling in of a ravine on the property.

Table 1: Site Data

<i>Applicant</i>	Mark Johnston, M.H. Johnston & Associates Inc.	
<i>Owner</i>	Patrick Stephenson	
<i>Civic Address</i>	3405 Happy Valley Road	
<i>Legal Description</i>	Lot 6, Section 85, Metchosin District, Plan 6533	
<i>Size of Property</i>	2.2 acres (8742 m ²)	
<i>DP Areas</i>	Potential Habitat and Biodiversity	
<i>Zoning</i>	Existing: Rural Residential 2 (RR2)	Proposed: Residential Small Lot 1 (RS1)
<i>OCP Designation</i>	Existing: Neighbourhood	Proposed: Neighbourhood

Site and Surrounding Area

The subject property is approximately two acres in size and located to the east of Happy Valley Road. The site is predominately treed, with a detached two-family dwelling fronting Happy Valley Road. The applicant has submitted an arborist report with their application that will be discussed later in this report. The surrounding neighbourhood is made up of predominately single-family homes on lots varying in size. Vision Way will be extended through the subject property to the south property line.

Happy Valley Elementary School is located approximately 500 m away, on Happy Valley Road and Marwood Avenue. School District No 62 has been made aware of this application such that they can consider the proposed increase in density in this area as part of their long-range facility planning.

The Galloping Goose Regional Trail is located on the east side of Happy Valley Road with an access on Marwood or Englewood Avenue.

Figure 1: Subject Property



Table 2: Surrounding Land Uses

	Zoning	Use
<i>North</i>	Cluster Housing 4 (CH4)	Townhouse, Single-Family
<i>East</i>	Residential Small Lot 1 (RS1)	Single-Family Residential
<i>South</i>	Rural Residential 2 (RR2) Residential Small Lot 1 (RS1) Attached Housing (RM2A)	Townhouse, Single-Family
<i>West</i>	One- and Two-Family Residential (R2)	Single- Family

Council Policy

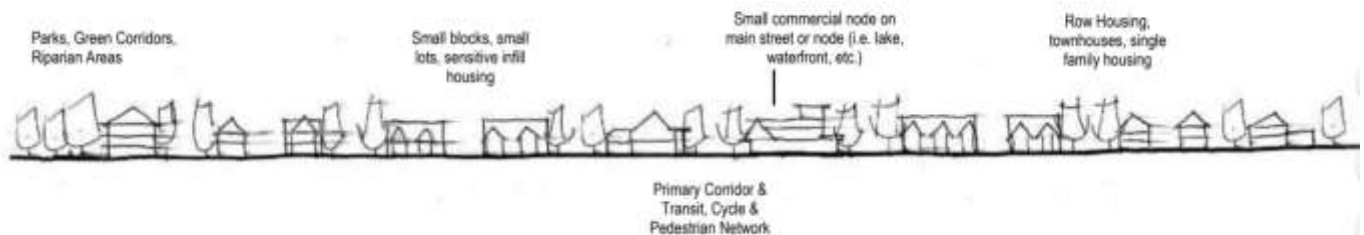
OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) Bylaw No. 1200 designated the subject properties as Neighbourhood, which is defined by the following text:

Existing settled areas throughout the community predominantly located on the valley floor.

- *Predominantly residential precinct that supports a range of low and medium density housing choices including secondary suites*
- *This area allows for residential and mixed-use commercial intensification of streets that connect centres and/or are serviced by transit*
- *Schools, community facilities and other institutional uses are permitted throughout the area*
- *Retail serving local residents is encouraged along transportation corridors*
- *Home-based businesses, live-work housing is encouraged*
- *Parks, open spaces and recreational facilities are integrated throughout the area*
- *This area allows for Neighbourhood Centres to emerge in the form of medium density mixed-use nodes at key intersections.*

Figure 2: A Concept for Neighbourhood Areas



The Neighbourhood OCP designation has an overall density objective of 16 units per acre. The proposal put forward by the applicant equates to approximately 7 units per acre, well within the objective. The Neighbourhood area also calls for small lot subdivision and clustered densification in established areas, which is achieved through this proposal.

SOUTH LANGFORD NEIGHBOURHOOD PLAN (SLNP)

The South Langford Neighbourhood Plan designates 3405 Happy Valley Road as Large Lot Residential. This designation calls for a maximum density of 4 units per acre. As noted above, the applicant's proposal has a density of 7 units per acre which does not meet the definition of Large Lot Residential within the South Langford Neighbourhood Plan.

Council may wish to note that the South Langford Neighbourhood Plan precedes the City's Official Community Plan. At the time, the SLNP was retained within the design guidelines as a reference. Council may wish to note that zoning is required to comply with the OCP but is not required to comply with the design guidelines (including the SLNP).

DEVELOPMENT PERMIT AREAS

The subject property is located in the Potential Habitat and Biodiversity Area and will require an Environmental Assessment completed by a registered professional biologist as part of the development permit application, should this rezoning be approved. A development permit will also be required to address the Intensive Residential design guidelines, prior to Subdivision Approval. Figure 3 below illustrates the proposed design of the small lot homes:

Figure 3: Renderings of Proposed Design



Figure 4: Development Permit Areas



LOW CARBON CONCRETE

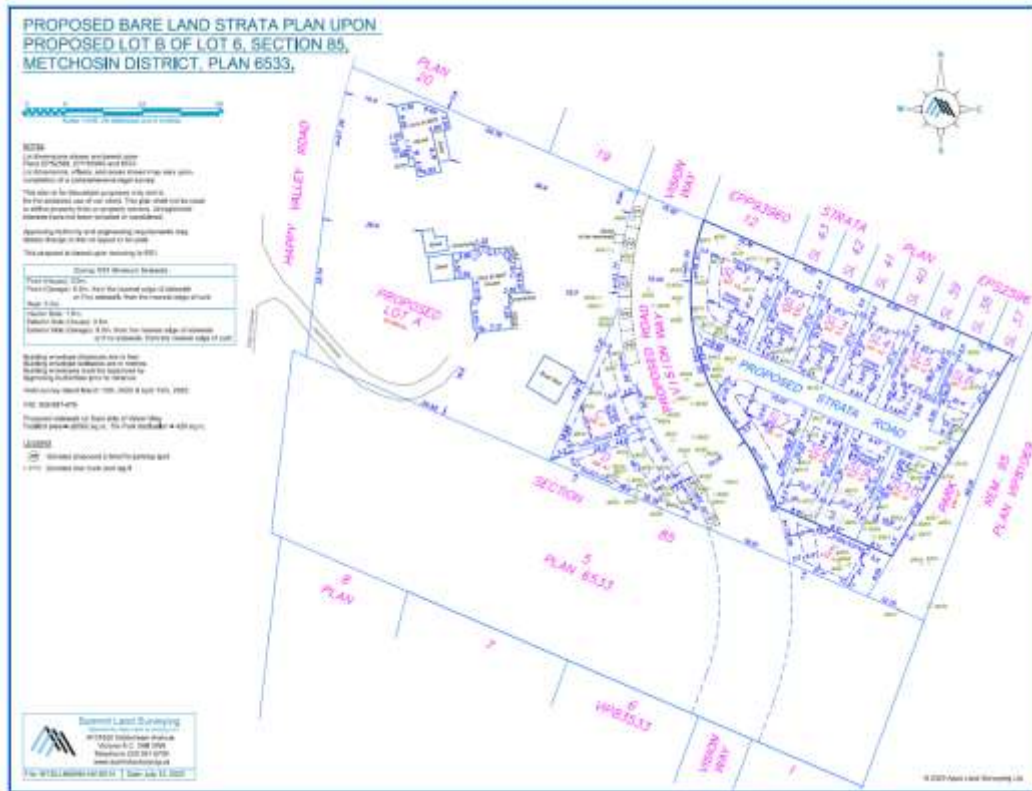
In accordance with Council's Low Carbon Concrete Policy POL-0167-PLAN, Council may wish to require the applicant to utilize ready-mix concrete that meets or exceeds the weighted average Global Warming Potential targets based on Concrete BC Baseline (average) mix data for the construction of the proposed development.

COMMENTARY:

DEVELOPMENT PROPOSAL

The applicant is seeking to rezone 3405 Happy Valley Road to the RS1 (Residential Small Lot 1) zone to allow for the development of 13 single-family homes and a larger ~0.37 ha lot containing the existing detached duplex. The proposed 13-lot subdivision is within the eastern portion of the subject property and will access via an extension to Vision Way. The lot containing the existing detached duplex is within the western portion of the subject property, and will continue to utilize the existing driveway from Happy Valley Rd. This larger lot is included within the proposed rezoning application, so it could be developed in a similar as the eastern portion of the property at a later date.

Figure 5: Proposed Site Plan



The single-family lot sizes proposed as part of this application are all at least 200 m², in accordance with the RS1 zone regulations. The applicant's current proposal demonstrates a driveway and garage which can accommodate two vehicles. These details would be confirmed in the required form and character development permit and checked again at the time of building permit. The single-family homes do not require any variances to the requirements of the zone, and each provide ample backyard space with depths of 5.5 m. Council may wish to request that the applicant register a Section 219 Covenant securing that the garages of the new-build single-family homes are not used for storage in a manner that prohibits the parking of vehicles.

Council may wish to note that secondary suites are permitted over 400m² lots however none of the lots proposed are over the minimum lot size.

In accordance with section 510(5) of the Local Government Act, the Parks, Recreation and Facilities department prefers to receive 5% parkland dedication instead of cash-in-lieu as the proposed parkland is located adjacent to previously obtained parkland dedication. Council may wish to request that the applicant register a Section 219 covenant requiring the parkland be dedicated to the City prior to subdivision approval.

The applicant has submitted an arborist report, which is attached to this report for reference, assessing all trees on and off site that may be impacted to determine their potential for retention. The arborist assessed a total of 109 trees. Of these, 95 trees are proposed for removal due to their health and/or location with respect to the proposed development. 7 trees of these trees are located within the proposed park dedication, however all 7 have been recommended for removal for hazard mitigation purposes. The removal of the trees on this property is subject to the requirements of the Environmental Development Permit. The arborist's report lays out tree protection plan requirements, which should be implemented in accordance with the requirements of Bylaw No. 1000 prior to the commencement of work on-site in relation to any tree within the proposed park that the Director of Parks, Recreation and Facilities confirms to be retained in addition to the 7 trees identified for retention in the report. Additionally, construction fencing should be installed on the border of the proposed park and remainder of the property to mitigate construction impact to the satisfaction of the Director of Parks, Recreation and Facilities.

New boulevard tree plantings, replacement tree plantings and other park improvements required by Bylaw No. 1000 can be provided within the dedicated parkland as required by the Director of Parks, Recreation and Facilities as part of the subdivision process. The preliminary landscape plan is attached to this report as Appendix A, indicating the anticipated type and location of new trees.

As the proposed strata road is less than 90 meters, no two-point turnaround is required; however, the proposed extension of Vision Way exceeds 305 meters, which is the maximum distance of a public road without a second route available to emergency vehicles. Due to this, the applicant will require a variance prior to Subdivision Approval. This variance is an interim solution until the road can be extended as part of a future redevelopment of the adjacent property to the south, and connect to the other portion of Vision Way, which intersects with Happy Valley Rd. The Fire Chief has indicated that he does not object to the variance, provided that the temporary two-point turnaround can accommodate fire trucks' movements.

Table 3: Proposal Data

	Permitted by RR2 (Current Zoning)	Permitted by RS1 (Proposed Zoning)	Proposed by Rezoning Application
<i>Permitted Use</i>	Single-family home with suite, duplex, agriculture, golf course, equestrian facility, group daycare, cemetery, among others	Single-family home, duplex and home occupation.	Single-family homes
<i>Density (FAR and/or min. lot size)</i>	4-hectare min. lot size	200m ² single-family lots	200m ² single-family lots
<i>Height</i>	10.5 m	9 m	9 m
<i>Site Coverage</i>	N/A	50%	N/A

<i>Front Yard Setback</i>	7.5 m	3 m or 6 m for garage	3 m or 6 m for garage
<i>Interior Side Yard Setback</i>	3 m	1.5 m	1.5 m
<i>Exterior Side Yard Setback</i>	3 m or 5.5 m for garage	3.5 or 6 m for garage	3.5 or 6 m for garage
<i>Rear Yard Setback</i>	10 m	5.5 m	5.5 m
<i>Vehicle Parking Requirement</i>	2 spaces + 1 additional for a suite	2 spaces	2 spaces

Multi-Modal Network

BC Transit bus stops are located near the development site, and provide service to Routes 48, 54, 55, and 64 to the Langford Exchange and Metchosin. Most of these routes only run once per hour or two, with increased service during peak commuting hours. It's anticipated that as the population in this neighbourhood grows, transit service will improve.

As per the site plan, driveway access to the single-family homes will occur off Vision Way. The Director of Engineering has noted that no Traffic Impact Assessment is required, and the property falls inside of the 800 m highway buffer which will require Ministry of Transportation and Infrastructure approval. The Ministry has indicated that they have no objections with regards to this application.

Infrastructure

STORMWATER MANAGEMENT

The applicant will be required to provide a stormwater management plan to the satisfaction of the Director of Engineering prior to the issuance of a building permit or subdivision approval, whichever is first. As part of their application, the applicant has submitted a stormwater technical memo outlining how they plan to adequately manage stormwater on-site. This memo has been reviewed and approved by the Director of Engineering.

SEWER

A sewer main exists within Happy Valley and Vision Way fronting this site. The developer will be required to connect new development to the main, through approved civil drawings. Any sewer works within dedicated road right of ways will be constructed by West Shore Environmental Services at the applicant's expense.

ROAD DEDICATION

The applicant has proposed road dedication of approximately 3 metres in width along Happy Valley Road. The exact amount of road dedication along Happy Valley Road still needs to be determined and dedicated prior to bylaw adoption, to the satisfaction of the Director of Engineering.

FRONTAGE IMPROVEMENTS

The proposed extension of Vision Way will require full frontage improvements prior to issuance of a building permit or subdivision approval, whichever is first. Additionally, Happy Valley Road at this location will require full frontage improvements however Council may wish to require the applicant to register a section 219 covenant prior to bylaw adoption that ensures the applicant constructs the frontage improvements along Happy Valley Road prior to subdivision of "Proposed Lot A".

NEIGHBOURHOOD IMPACT

POTENTIAL NUISANCES

As has been past practice in this neighbourhood, Council may wish to require the applicant to provide a Section 219 Covenant registered on title prior to Bylaw Adoption that provides future landowners with the understanding that a variety of agricultural uses and the South Vancouver Island Rangers gun range are located within close proximity of the site, that these pre-existing uses may result in general nuisances, and that future landowners understand and accept the potential disruption to their residential occupancy of the site.

CONSTRUCTION PARKING AND TRAFFIC MANAGEMENT PLAN

Council may wish to require a Construction Parking and Traffic Management Plan as a condition of rezoning and require that it be provided to the satisfaction of the Director of Engineering prior to any land alteration. This should be secured within a covenant, prior to Bylaw Adoption.

Neighbourhood Consultation

The applicant has stated they will be sending letters to the surrounding neighbours of this development and will be completed prior to the Sustainable Development Advisory Committee meeting.

FINANCIAL IMPLICATIONS:

Financial Implications

Rezoning the subject properties to permit higher density of development will increase the assessed value of lands and eventually will increase municipal revenue due to the number of units created. As the developer is responsible to complete all frontage improvements, the direct capital costs to the City associated with this development will be negligible. A summary of Amenity Contributions and Development Cost Charges that the developer will be expected to pay, is outlined in Tables 4 and 5 below.

Council's Amenity Contribution Policy

The amenity contributions that apply as per Council's current Affordable Housing and Amenity Contribution Policy are summarized in Table 4 below, based the current floor plans and total density of 13 single-family homes.

Table 4 – Amenity Contributions per Council Policy

Amenity Item	Per unit contribution	Total (13 SFDs)
<i>General Amenity Reserve Fund</i>	\$3,960 per single family lot under 550 m ²	\$51,480
<i>Affordable Housing Reserve Fund</i>	\$660 per single family lot under 550 m ²	\$8,580
TOTAL POLICY CONTRIBUTIONS		\$60,060

Table 5 - Development Cost Charges

Development Cost Charge	Per Unit Contribution	Total (13 SFDs)
<i>Roads</i>	\$3,865 per small lot (≤300 m ²)	\$46,380
	\$5,876 per single-family (>300m ²)	\$5,876
<i>Storm Drainage</i>	\$1,166 per small lot (≤300 m ²)	\$13,992
	\$1,878 per single-family (>300m ²)	\$1,878
<i>Park Improvement</i>	\$1,948 per small lot (≤300 m ²)	\$23,376
	\$3,146 per single-family (>300m ²)	\$3,146
<i>Park Acquisition</i>	\$130 per small lot (≤300 m ²)	\$1,560
	\$211 per single-family (>300m ²)	\$211
<i>ISIF</i>	\$371.25 per residential lot < 400m ² (no suite)	\$4,826.25
<i>ISA</i>	\$52	\$676
Subtotal (DCC's to Langford)		\$101,921.25
<i>CRD Water</i>	Low Density Residential (\$2,922/unit)	\$37,986
<i>School Site Acquisition</i>	Low Density Residential (\$1,000/unit)	\$13,000
TOTAL DCC's (estimated)		\$152,907.25

As noted, the larger lot containing the existing detached duplex, while not proposed to be subdivided at this time, will have subdivision potential under the proposed RS1 Zone. If and when this lot subdivides in the future, additional amenity contributions and DCCs will be required at that time.

LEGAL IMPLICATIONS:

Should Council choose to proceed with consideration of this rezoning, a Public Hearing will be scheduled in accordance with the requirements of the *Local Government Act*.

The amenity contributions specified in Table 4 above are incorporated into a bylaw, and will be payable at the time of subdivision approval along with the current Development Cost Charges specified in the various DCC Bylaws.

Council's other conditions of approval would be registered in a Section 219 Covenant in priority of all other charges on title prior to consideration of Bylaw Adoption.

OPTIONS:

Option 1

THAT the Sustainable Development Advisory Committee recommend that Council:

1. Direct staff to prepare a bylaw to amend the zoning designation of 3405 Happy Valley Road from the Rural Residential (RR2) zone to the Residential Small Lot 1 (RS1) zone subject to the following terms and conditions:
 - a. That the applicant provides, **as a bonus for increased density**, the following contributions per lot, **prior to the issuance of a building permit**:
 - i. \$660 towards the Affordable Housing Reserve Fund per lot under 550m²; and
 - ii. \$3,960 towards the General Amenity Reserve Fund per lot under 550m²;
 - b. That the applicant registers, **prior to Bylaw Adoption**, a road dedication plan, to the satisfaction of the Director of Engineering;
 - c. That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to the issuance of a building permit or subdivision approval, whichever is first:
 1. A storm water management plan; and
 2. A construction parking management plan.
 - ii. That full frontage improvements along the extension of Vision Way will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to the issuance of a building permit or subdivision approval, whichever is first.
 - iii. That full frontage improvements along Happy Valley Road will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of

Engineering prior to subdivision approval of *“Proposed Lot A”*.

- iv. That a separate covenant be registered prior to issuance of a building permit for the proposed development agreeing that the garages are to be used for the parking of vehicles and not the storage of items preventing the parking of vehicles therein.
- v. That, prior to commencement of work, tree protection measures inclusive of tree protection fencing are implemented to protect the trees identified for retention in the arborist report, and as confirmed by the Director of Parks, Recreation and Facilities with respect to the dedicated parkland, throughout the construction period;
- vi. That, prior to commencement of work, construction fencing is installed to delineate the dedicated parkland from the remainder of the property to the satisfaction of the Director of Parks, Recreation and Facilities throughout the construction period;
- vii. That 5% of the lot area be dedicated as parkland and any improvement including hazard tree mitigation, replanting, invasive removal, and other improvements are completed under the supervision of a Registered Professional Biologist and to the satisfaction of the Director of Parks, Recreation and Facilities prior to subdivision approval;
- viii. That all concrete used on-site will utilize ready-mix concrete that meets or exceeds the weighted average Global Warming Potential targets based on Concrete BC Baseline (average) mix data, and that prior to the issuance of a Building Permit the applicant shall provide a Type III Environmental Product Declaration that is 3rd party verified specifying the total Global Warming Potential value;

AND

- 2. Direct staff to provide notice that Council will consider issuing a Development Variance Permit for the property at 3405 Happy Valley Road with the following variance:
 - a. That Section 4.17.1 of the Subdivision and Development Servicing, Bylaw No. 1000, be varied to increase the minimum length of road requiring two access routes available to emergency vehicles from 305 m to 370 m, subject to:
 - i. That a temporary turnaround is constructed and secured to the satisfaction of the Fire Chief, prior to subdivision approval.

OR Option 2

That the Sustainable Development Advisory Committee recommend that Council take no action with respect to this application to rezone 3405 Happy Valley Road until such time as the following items are addressed and reviewed by the Sustainable Development Advisory Committee:

1. _____;
2. _____;
3. _____;

SUBMITTED BY: Matt Notley, Planner I

Concurrence: Leah Stohmann, MCIP, RPP, Deputy Director of Planning and Subdivision
Concurrence: Donna Petrie, Senior Manager of Business Development and Events
Concurrence: Yari Nielsen, Director of Parks, Recreation and Facilities
Concurrence: Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision
Concurrence: Katelyn Balzer, P.Eng., Director of Engineering and Public Works
Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence: Marie Watmough, Deputy Director of Corporate Services
Concurrence: Braden Hutchins, Director of Corporate Services
Concurrence: Darren Kiedyk, Chief Administrative Officer

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**PROPOSED BARE LAND STRATA PLAN UPON
PROPOSED LOT B OF LOT 8, SECTION 85,
METCHOSIN DISTRICT, PLAN 6533.**

NOTES
Lot dimensions shown are based upon:
Plans EPS2586, (2774288) and 6533.
Lot dimensions, offsets, and areas shown may vary upon completion of a subsurface legal survey.
This plan is for descriptive purposes only and is for the exclusive use of our client. This plan shall not be used to define property lines or property interests. Unsurveyed elements have not been revealed or considered.
Aggregating Authority and engineering requirements may add charges to this lot layout or lot plan.
This proposal is based upon existing to R21.

Zoning: R21 Medium-Density Residential
Front (Street): 5.0m
Rear (Street): 4.0m from the nearest edge of sidewalk or if no sidewalk, from the nearest edge of curb
Side: 5.0m
Minimum Side: 1.5m
Minimum Side (Front): 3.0m
Minimum Side (Rear): 3.0m from the nearest edge of sidewalk or if no sidewalk, from the nearest edge of curb

Building envelope dimensions are in meters.
Building envelope setbacks are in meters.
Aggregating Authority prior to release.
Field survey dated March 15th, 2023 & April 12th, 2023.
File: 105-497-476
Proposed setback on East side of Vision Way
Total lot area = 2002 sq.m., 1/4 Park dedication = 420 sq.m.

LEGEND
- - - - - Indication proposed 1.5m/1.5m parking spot
- - - - - Indication front and rear 1.5m

Survey Land Surveying
Surveyors for the area and to be used by
811-8088 Commercial Avenue
Victoria B.C. V8N 2M8
Telephone 250-497-4766
www.surveylandsurveying.ca

File: 105-497-4766 / 2024 / Date: July 12, 2024

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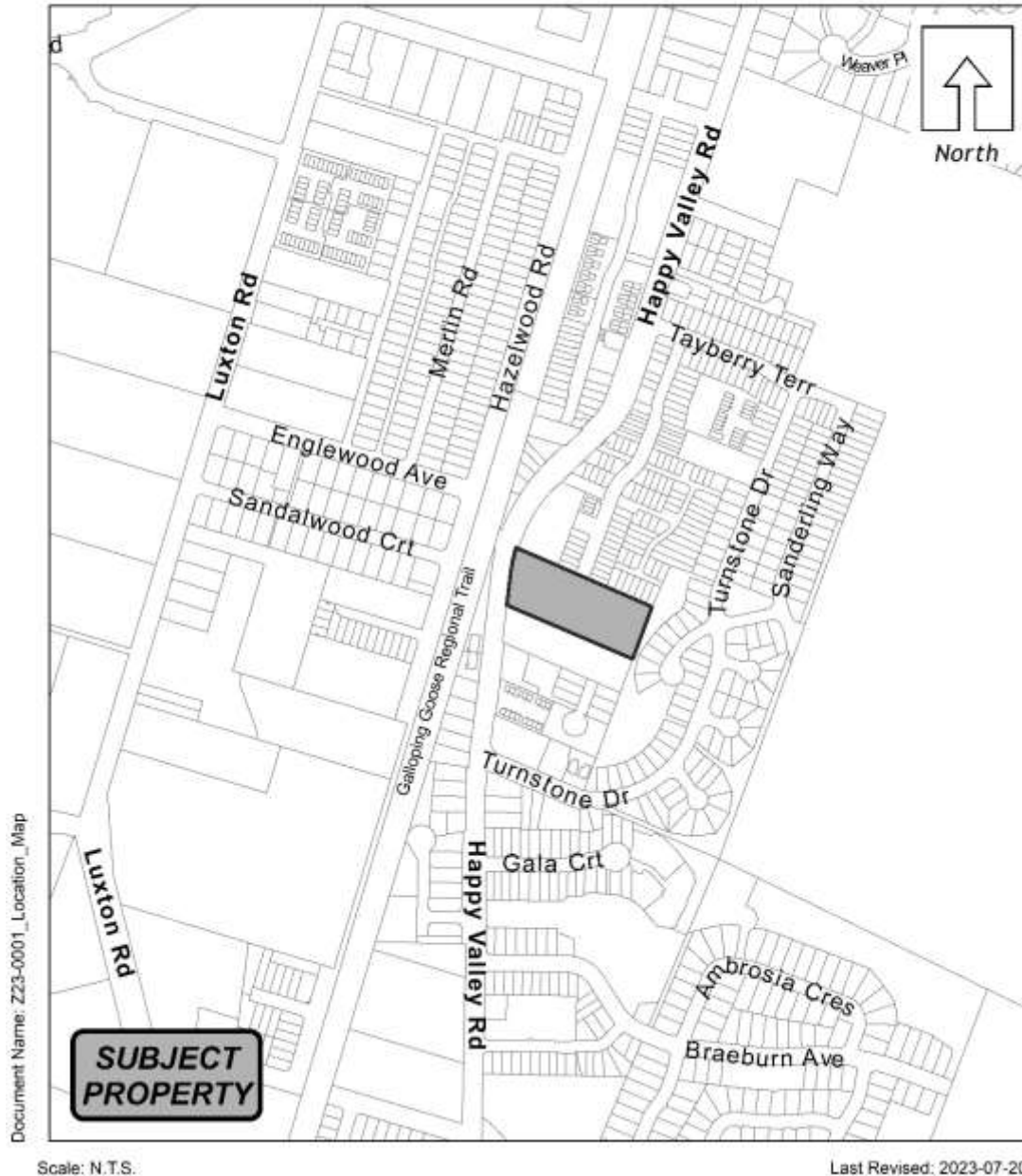
Appendix C – Site Map

REZONING BYLAW AMENDMENT
(Z23-0001)



Appendix D – Location Map

**REZONING BYLAW AMENDMENT
(Z23-0001)
3405 Happy Valley Rd**





Capital Tree Service Inc.

Arborist Report

3405 Happy Valley Road,
Langford, BC V9C 2X9

July 21, 2023

Revised July 28, 2023

Prepared for:

TEKloch Homes

Prepared by:

Capital Tree Service Inc.

Capital Tree Service Inc.

310-777 Royal Oak Dr, PO Box 53512, Victoria BC, V8X 5K2

Ph: 250-217-8370, email: joelcreese@capitaltreeservice.ca

capitaltreeservice.ca

GST # 861289783RT0001

WSBC Account #713323

Liability and Professional E and O, HSM Insurance - \$5 Million

Summary/Scope of Work

Capital Tree Service Inc. (CTS) was contacted by John Sercombe of TEKloch Homes (Client), a local development firm, regarding a strata development at 3405 Happy Valley Road (the Site) in the city of Langford. The Client has requested that CTS provide an Arborist Report regarding the trees on the site. A tree inventory is included as **Appendix 'A'**. Photographs and a Site Plan are included as **Appendix 'B'** of this report.

Methodology

The Site was entered on March 7, 2023 by CTS for the purpose of conducting tree assessments and collecting inventory. Joel Creese and Ray Praud, a consulting arborists and representatives of CTS, provided the BVTA for the site. The weather that day was 8°C and Overcast with a 10km/h South Breeze.

The Site was assessed from grade. No form of diagnostic tools or invasive techniques were used during the assessment, including excavation or assessment of roots below. Diameters were measured using a Richter Diameter Tape. Diameter at Breast Height (DBH) was measured approximately 1.4m above grade. Measurements and observations were recorded with the intent to provide a static representation of the area. A tree inventory is included as **Appendix 'A'** of this report. Photographs and a Site Plan are included as **Appendix 'B'** of this report.

During the assessment, one hundred and nine (109) trees of concern were observed – all (109) of which are protected as they are located within a Habitat and Biodiversity Development Permit Area. Trees referenced in **Appendix 'A'** and located on the site have been tagged. Tags are located approximately 1.5-2m above grade on tree stems and were visible at the time of assessment.

Protected Root Zone calculations are based on the ISA recommended one foot for each one inch of trunk diameter (0.3m for each 2.5 cm). Matheny and Clark's 'Trees and Development' was used to assess relative tolerance to Development Impacts.

Discussion

During the assessment, a partially treed rocky parcel surrounded by new construction on two sides and Happy Valley Rd on the fourth side. The site is located within a Habitat and Biodiversity Development Permit Area (DPA). The trees appear to be second and third growth forest. Tree species on site primarily consists of Douglas fir, Arbutus, Shore pine, with several other tree species intermixed. The growth and structure of the trees of concern are indicative of those that have grown in a stand with poor taper, poor live crown ratios, and stem deflections, often due to phototropic growth in early growing years.

One hundred and nine (109) trees were inventoried due to possible impacts, all of which are protected as they are located within a Habitat and Development DPA. Under the current proposal, ninety-five (95) trees, all of which are protected, are proposed for removal. A further seven (7) trees, all (7) of which are protected, are located on a proposed park dedication, however, CTS recommends that some or all these trees be removed or modified. Finally, seven (7) trees, all (7) of which are protected, are proposed for retention and protection as they are entirely or partially located lots not proposed for development.

Table 1. Expected Tree Impacts. All trees within the footprint of the Vision Way extension, Strata road, Strata building lots, and Lots C-D are proposed for removal.

	Vision Way Extension	Strata Road	Strata Building Lots	Lot C	Lot D	Lot E	Park	Retain
DPA Protected	25	8	38	7	14	3	7	7

The trees located on the proposed park dedication (tagged 451-458 and 738) are all Douglas firs located on the eastern side of the lot. If the proposed development is approved and the houses built, the trees of concern would pose a high risk over the next two years. The trees were observed to be shallowly rooted on bedrock with limited available soil volume for anchoring. Laminated root rot, *Phellinus weirii*, is suspected to be present in many of these firs. The development activities that have occurred surround the site have likely changed the hydrology, a factor that will be further affected by the planned development on the site. Winds are often funneled through the Happy Valley. Once the site has been cleared for the planned development, the trees of concern will be almost fully exposed, except by southwesterly winds, thus increasing the likelihood of failure to probable. Due to the proximity of existing and proposed houses within one tree length on three sides the likelihood of impact is considered to

be high. Therefore, with high value targets, the risk is considered to be high. These trees are expected to continue to decline. If the trees of concern are not removed (or the associated risks otherwise mitigated), it is possible that these trees could become an extreme risk the relatively near future (timeline based on rate of decline) with few options for safe removal. Safe removal or mitigation of these trees will be limited due a more confined space due to the proposed houses, limited accessibility due to the proposed houses and difficult terrain and decreased structural stability as the decline of the trees is expected to continue. If the proposed development is approved and this area becomes park land, wildlife trees would be a viable option rather than complete removal. If these trees were to be reduced and left standing as wildlife trees, they should be topped at a height such that there are no significant targets within one (1) tree length.

Replacement trees will be required for any tree removed or modified within the parkland. Replacement tree ratios are determined by tree size as specified in Section 14.2.6.3. of the City of Langford Subdivision and Development Servicing Bylaw (No. 1000). A total twenty-one (21) replacements trees will be required, please see Table 2 for a replacement tree replacement tree breakdown.

Table 2. Replacement Trees. Replacement tree table showing the number of removals within each size category, the required number of replacement trees for each category and the total number of replacement trees by category and overall.

	Number of Removals	Replacement Trees required for each removal	Total Trees
15-30cm	1	2	2
30-45cm	1	3	3
45-90cm	4	4	16
Total	6	-	21

During the subdivision and building phases of the proposed development, care should be taken to mitigate the trees proposed for retention and any park trees that are retained. This should include tree protection fencing to protected as much of the protected root zone of each retained tree as possible, the use of low nitrogen and low velocity explosives (in conjunction with tree armoring) if blasting is required, and arborist supervision while working within the protected root zone of any protected tree.

Common and Latin Names

Grand fir – *Abies grandis*

Red alder – *Alnus rubra*

Arbutus – *Arbutus menziesii*

Shore pine – *Pinus contorta* var. *contorta*

Cherry – *Prunus* subg. *Prunus*

Douglas fir – *Pseudotsuga menziesii*

Garry oak – *Quercus garryana*

Pacific yew – *Taxus brevifolia*

Tree Condition Ratings Summary

Health Condition:

- Poor - significant signs of visible stress and/or decline that threaten the long-term survival of the specimen.
- Fair - signs of stress.
- Good - no visible signs of significant stress and/or only minor aesthetic issues.

Structural Condition:

- Poor - Structural defects that have been in place for a long period of time to the point that mitigation measures are limited.
- Fair - Structural concerns that are possible to mitigate through pruning.
- Good - No visible or only minor structural flaws that require no to little pruning.

Species Relative Tolerance to Construction Impacts¹:

Fir – Generally Moderate-good – “Tolerant of root loss.”

Red alder – Poor-moderate – “Retain only in groups or as individuals with strong taper and structure. Relatively short lived. Intolerant to root injury.”

Arbutus – Poor – “Intolerant of site disturbance.”

Pine – Generally Moderate-Good

Cherry – Moderate – “Intolerant of mechanical injury (poor compartmentalization).”

Douglas Fir – Poor-good – “Tolerant of fill soil if limited to one-quarter of root zone. However, may decline slowly following addition of fill. Tolerant of root pruning. Intolerant of poor drainage.”

¹ Nelda P. Matheny and James R. Clark, *Trees and Development: A Technical Guide to Preservation of Trees during Land Development* (Champaign, Ill: International Soc. of Arboriculture, 1998).

Tree Protection Plan

Utilize Tree Protection Fencing (TPF) to restrict access to Tree Protection Zones. Provide signage on fencing which states: Tree Protection Area – No Admittance. Signage must be in a visible location attached to the fence. Signage must be attached to the outside of each Tree Protection Fencing area.

Contact CTS to mark locations for the Tree Protection Fencing. All Tree Protection Fencing must be installed in the locations indicated by CTS. CTS must provide inspection and verification of the fencing detail for City approval.

Each Tree Protection Zone (TPZ) must be vacated of all construction materials and/or equipment. At no time may the fencing be removed or modified unless the Project Arborist is contacted and approval given. In such cases the Project Arborist must assist fence removal and assess combined impacts which are required for construction completion. Capital Tree Service 250-217-8370 – Three business days notice required.

Landing/Storage Area

All construction materials will be stored outside of the protected root zone of any retained tree. These locations are indicated on the Site Plan.

Access

A single point of access shall be utilized. Contractors and workers shall be made aware of the Tree Protection Zones and Measures in place. Access will be from the front of the property from Smythe St. **Tree Protection Zones and areas of the Site not under construction or within the Zone of Impact will be strictly off limits.** It is the responsibility of the Client to schedule a pre-job meeting with the Project Arborist to discuss Tree Protection Plans, Zones, and requirements.

Five business days notice required. Project Arborist. 250-217-8370

Root Assessment and Observation

The Project Arborist must be on site for observation and assessment when working within the Protected Root Zone of any Protected Trees. This included any retained park tree and trees partially or entirely on a lot that is not proposed for development.

Tree Pruning

Tree pruning required for access and egress, tree health and safety shall be performed by an International Society of Arboriculture (ISA) Certified Arborist without the use of climbing spurs. All tree pruning shall be performed in accordance with ANSI A-300 Standards for Tree Care Operations.

Blasting

The use of blasting for removal of rock may cause serious damage or death to nearby trees if not managed appropriately. CTS recommends the use of low nitrogen and low velocity explosives. Furthermore, we recommend the use of explosives to strategically fracture the rock before using an excavator to breakup (using a hoe ram) and remove the rock. It is critical that $\frac{3}{4}$ " plywood is used to protect (armour) retained trees and that heavy matting is used to dampen shockwaves. A removal plan for the rock will be developed with the blasting contractor and the Project Arborist. It is recommended that this plan is created prior to the blasting contractor providing a cost estimate.

Tree Protection Plan Summary

- i. Provide a detailed sign specifying that tree protection measures are in place and will be followed during the project. Fines will be posted for malicious acts and can be placed on individuals who disregard the tree protection plan and its guidelines. Signs will be placed at each entrance of the project detailing what is expected when working in potentially high impact tree protection zones.
- ii. Provide tree protection fencing for all trees identified with protection requirement in this report. This fencing shall be four (4ft) feet in height and made of orange plastic. If required, header and footer boards will be used to secure the protective fencing.
- iii. Tree protection and root protection signs will be placed on the fencing. No entry will be allowed, unless specified by the Project Arborist and in their presence while on site.
- iv. Restrict vehicle traffic to designated access routes and travel lanes to avoid soil compaction and vegetation disturbances.
- v. Make all necessary precautions to prevent the storage of material, equipment, stockpiling of aggregate or excavated soils within tree protection areas. No dumping of fuels, oils or washing of concrete fluids will be allowed in tree protection zones.
- vi. Provide an onsite arborist when a risk of root damage, root cutting, or limb removal is required within the tree protection zone.
- vii. Avoid alterations to existing hydrological patterns to minimize vegetation impacts to the site.
- viii. The use of a Project Arborist is required to provide layout of tree protection zones. The Project Arborist(s) will provide pre-construction information to all parties involved with the project. The Project Arborist must be notified 72hrs prior to construction activities in sensitive areas. The Project Arborist should be used to provide root and branch pruning when diameters are greater than 6cm.

- ix. At no time will tree protection zones be removed from the project unless approved by the Project Arborist

Excavation Process Plan

1. Provide and schedule Project Arborist to assess site prior to construction.
2. Inventory and identify trees and hazards which could complicate excavation process.
3. Utilize hand tools and cutting equipment when large tree roots are anticipated.
4. When possible, utilize small, rubberized track excavation equipment which will reduce soil compaction.
5. Excavator operator must be well informed about dig site and goal to complete project.
6. Use shallow excavation sweeps across the site to establish a depth which roots can be easily identified. (3cm to 5cm in depth of soil for each sweep across the soil face)
7. Roots greater than 6cm in diameter shall be preserved and inspected by the Project Arborist. The project arborist will determine if roots should be pruned or cut.
8. All roots greater than 6cm in diameter should be identified and documented for project records.
9. Photos are highly recommended for documentation purposes.

Assessment of the site may expose further tree issues or conditions. If this occurs the project arborist will contact City Staff for further recommendations.

Role of the Project Arborist

As well as creating the Tree Preservation Plan, the Project Arborist must be on site to supervise work within or immediately adjacent to the tree protection areas identified on the attached tree plan. **This will include sidewalk, driveway and any improvements proposed for the municipal boulevard.**

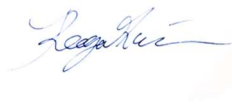
The Project Arborist will be present to supervise landscaping operations and activity within the tree protection areas.

At completion of the project, the Project Arborist will confirm that any tree protection or remediation related deficiencies have been addressed by the owner and building contractor. Once all deficiencies (if any) have been remedied, the Project Arborist shall prepare a letter to the City of Langford confirming completion of the project.

The following is a summary of key roles of the Project Arborist.

- Participation in a site meeting prior to the commencement of works adjacent to Tree Protection Zones to discuss the preservation plan and tree protection measures in place. **It is the responsibility of the Client to schedule a pre-work site meeting. *Five days Notice Required. CTS 250-217-8370***
- The meeting will review the Tree Protection Plan, Tree Protection Zones and the specific measures required to protect the trees during the site preparation, construction and landscape phases of construction.
- The Project Arborist will inspect the Tree Protection Fencing and any other tree protection measures prior to a tree permit being issued by the City and prior to work commencing on site.
- The Project Arborist will be on site during the following work within or immediately adjacent to the Tree Protection Areas as indicated on the attached Site Plan:
 - ❖ demolition
 - ❖ grading
 - ❖ excavation
 - ❖ rock removal or blasting
 - ❖ trenching for underground services and utilities
 - ❖ preparation of grade for the proposed driveways and parking areas
 - ❖ site inspections to insure adherence to Tree Protection Measures

Although this site has been assessed trees in the landscape are dynamic and changes could occur. This report is a static representation of the site during our assessment.



Keegan Durovich 07/28/2023
Capital Tree Service Inc.
ISA Certified Arborist TRAQ PN-9272A
B.A.Sc.

Capital Tree Service Inc. (CTS)**CONDITIONS OF ASSESSMENT AGREEMENT**

This Conditions of Assessment Agreement is made pursuant to and as a provision of CTS, providing tree assessment services as agreed to between the parties, the terms and substance of which are incorporated in and made a part of this Agreement (collectively the "Services").

Trees are living organisms that are subject to stress and conditions and which inherently impose some degree or level of risk. Unless a tree is removed, the risk cannot be eliminated entirely. Tree conditions may also change over time even if there is no external evidence or manifestation. In that CTS provides the Services at a point in time utilizing applicable standard industry practices, any conclusions and recommendations provided are relevant only to the facts and conditions at the time the Services are performed. Given that CTS cannot predict or otherwise determine subsequent developments, CTS will not be liable for any such developments, acts, or conditions that occur including, but not limited to, decay, deterioration, or damage from any cause, insect infestation, acts of god or nature or otherwise. Unless otherwise stated in writing, assessments are performed visually from the ground on the above-ground portions of the tree(s). However, the outward appearance of trees may conceal defects. Therefore, to the extent permitted by law, CTS does not make and expressly disclaims any warranties or representations of any kind, express or implied, with respect to completeness or accuracy of the information contained in the reports or findings resulting from the Services beyond that expressly contracted for by CTS in writing, including, but not limited to, performing diagnosis or identifying hazards or conditions not within the scope of the Services or not readily discoverable using the methods applied pursuant to applicable standard industry practices. Further, CTS' liability for any claim, damage or loss caused by or related to the Services shall be limited to the work expressly contracted for. In performing the Services, CTS may have reviewed publicly available or other third- party records or conducted interviews and has assumed the genuineness of such documents and statements. CTS disclaims any liability for errors, omissions, or inaccuracies resulting from or contained in any information obtained from any third- party or publicly available source.

Except as agreed to between the parties prior to the Services being performed, the reports and recommendations resulting from the Services may not be used by any other party or for any other purpose. The undersigned also agrees, to the extent permitted by law, to protect, indemnify, defend and hold CTS harmless from and against any and all claims, demands, actions, rights and causes of action of every kind and nature, including actions for contribution or indemnity, that may hereafter at any time be asserted against CTS or another party, including, but not limited to, bodily injury or death or property damage arising in any manner from or in any way related to any disclaimers or limitations in this Agreement.

By accepting or using the Services, the customer will be deemed to have agreed to the terms of this Agreement, even if it is not signed.

Acknowledged by:

Name of Customer: John Sercombe of TEKloch Homes, 3405 Happy Valley Road, Langford, BC V9C 2X9

Authorized Signature: _____

Date: 2023-07-28

Appendix 'A' Tree Inventory

Table 1. Tree Inventory for 3405 Happy Valley Rd. Diameter at breast height (DBH) is measured in centimeters. Protected root zones (PRZ) are calculated using a 0.12 multiplier and represent the protected radius area around the tree in meters. Site notes included: Trees are rooted on bedrock. Limited soil. *Phellinus weirii* likely present in whole area. Changes to hydrology due to surrounding development. Site will be fully exposed when cleared. Previously sheltered area- all new exposure to the East and North. West to be exposed.

Capital Tree Service Inc.							
Appendix A - Tree Inventory/Hazard Ratings Summary							
Location: 3405 Happy Valley Road, Langford, BC							
Date: March 7, 2023					Conditions: 8°C, Overcast, 10km/h South light breeze.		
Tag #	Species	DBH (cm)	PRZ (m)	Health/Structure	Protected	Action	Comments
451	Douglas Fir	86	10	F-P/F	Yes	Retain	Over extended branches. Epicormics. Uneven canopy. Deadwood. Shared ownership.
452	Douglas Fir	90	11	F/F	Yes	Retain	10+cm hanger. Over extended branches. Rooted on bedrock. Shared ownership.
453	Douglas Fir	52	6	P/P	Yes	Park Habitat Tree	Previously topped. Stem deflections. Dieback. 10cm Deadwood.
454	Douglas Fir	36	4	Dead	Yes	Park Habitat Tree	Dead.
455	Douglas Fir	61	7	F-P/G-F	Yes	Park Habitat Tree	Epicormics. Dieback. Deadwood. Over extended branches. Uneven canopy.
456	Douglas Fir	67	8	F-P/F	Yes	Park Habitat Tree	Epicormics. Dieback. 10cm Deadwood. Over extended branches. Uneven canopy. Lean.
457	Douglas Fir	19	2	F-P/F	No	Park Habitat Tree	Dieback. Deadwood. Suppressed. Understory. Over extended branches. Possible fungal infection.
458	Douglas Fir	24	3	F-P/P	Yes	Park Habitat Tree	Dieback. Deadwood. Suppressed. Understory. Over extended branches. Possible fungal infection. Topped.
459	Douglas Fir	29	3	F/F-P	Yes	Strata Lot Removal	Over extended branches. Stem deflections. Uneven canopy. Resinosis.
460	Arbutus	51	6	P/F	Yes	Strata Lot Removal	Dieback. 10cm Deadwood. Little foliar area. Development within CRZ.
461	Pacific yew	24	3	F-P/P	Yes	Strata Lot Removal	Basal damage. Dieback. Deadwood. Epicormics. Rooted on rock. Topped.
462	Red alder	33	4	P/F-P	Yes	Strata Lot Removal	Lean. Stem dieback. Epicormics.
463	Douglas Fir	75	9	F/F	Yes	Strata Lot Removal	Dieback. 10cm Deadwood. Uneven canopy. Hangers. Over extended branches.
464	Douglas Fir	67	8	F-P/F	Yes	Strata Lot Removal	Stem deflections. Epicormics. 10cm deadwood. Resinosis. Over extended branches.
465	Douglas Fir	48	6	F/P	Yes	Strata Lot Removal	Dieback. 5cm Deadwood. Epicormics. Over extended branches. Topped.
466	Douglas Fir	27	3	F-P/F-P	Yes	Strata Lot Removal	Suppressed. Understory. Galls on branches. Over extended branches.
467	Douglas Fir	75	9	F/F-P	Yes	Lot E Removal	Resinosis. Swollen basal stem. Epicormics. Over extended branches. Uneven canopy.
468	Douglas Fir	60	7	F/F	Yes	Lot E Removal	Stem deflections. Epicormics. Dieback. Deadwood.
469	Douglas Fir	20	2	F/P	Yes	Lot E Removal	Suppressed. Dieback. Deadwood. Stem deflections. Topped. Over extended branches.

470	Douglas Fir	26	3	F-P/P	Yes	Strata Lot Removal	Dieback. Deadwood. Uneven canopy. Epicormics. Rooted on rock. Basal cavity.
471	Douglas Fir	69	8	P/P	Yes	Strata Lot Removal	Stem dieback. Dead top. 10cm deadwood.
472	Douglas Fir	59	7	P/F	Yes	Strata Lot Removal	Significant dieback. 10cm deadwood. Over extended branches.
473	Douglas Fir	89	11	F-P/F	Yes	Strata Lot Removal	Significant dieback. 10cm deadwood. Over extended branches. Stem deflections. Epicormics.
474	Arbutus	27	3	F/P	Yes	Strata Lot Removal	Basal cavity. Dieback.
475	Arbutus	22	3	F-P/F	Yes	Strata Lot Removal	Dieback. Little foliar area. Mutated root crown. Suspected internal decay.
476	Arbutus	28	3	F-P/F-P	Yes	Strata Lot Removal	Dieback. Little foliar area. Mutated root crown. Suspected internal decay.
477	Douglas Fir	36	4	P/F-P	Yes	Strata Lot Removal	High cone production. Dieback. Deadwood. . Uneven canopy. Epicormics. Slight lean.
478	Douglas Fir	40	5	F-P/F-P	Yes	Strata Road Removal	High cone production. Dieback. Deadwood. . Uneven canopy. Epicormics. Slight lean.
479	Douglas Fir	27	3	F/F-P	Yes	Strata Lot Removal	Lean. Dieback. Deadwood. Rooted next to dead stump.
480	Arbutus	31	4	G-F/G	Yes	Strata Lot Removal	Hanger. Mutated root crown. Epicormics.
481	Arbutus	24	3	P/P	Yes	Strata Lot Removal	Stem dieback. Serious decline. Cavities in basal stem. Uneven canopy.
482	Arbutus	26	3	P/P	Yes	Strata Lot Removal	Stem dieback. Serious decline. Cavities in basal stem. Uneven canopy.
483	Douglas Fir	42	5	F-P/P	Yes	Strata Road Removal	Dieback. 10cm Deadwood. Lean, previously partial root failure. High cone productions.
484	Douglas Fir	62	7	F-P/F	Yes	Strata Road Removal	Rope girdled. Stem deflections. Dieback. 10cm Deadwood. Resinosis. Reaction wood on south side of trunk.
485	Douglas Fir	46	6	F-P/P	Yes	Strata Road Removal	Over extended branches. Lean. Dieback. Deadwood.
486	Douglas Fir	54	6	F-P/P	Yes	Strata Road Removal	Uneven canopy. Dieback. Deadwood. Epicormics. Stem dieback. Rope girdled.
487	Douglas Fir	50	6	F-P/F-P	Yes	Vision Way Removal	Uneven canopy. Dieback. Deadwood. Epicormics. Stem dieback.
488	Douglas Fir	25	3	F/F	Yes	Vision Way Removal	Lean swollen basal stem. Dieback. Deadwood. Epicormics.
489	Douglas Fir	21	3	F-P/F-P	Yes	Vision Way Removal	Lean swollen basal stem. Dieback. Deadwood. Epicormics.
490	Douglas Fir	38	5	F/F	Yes	Vision Way Removal	Lean swollen basal stem. Dieback. Deadwood.
491	Douglas Fir	33	4	P/F-P	Yes	Vision Way Removal	Lean swollen basal stem. Dieback. Deadwood.
492	Shore pine	34	4	F-P/P	Yes	Vision Way Removal	Lean. Codominant top. Previously topped. Suppressed. Understory. Deadwood.
493	Douglas Fir	37	4	F-P/P	Yes	Vision Way Removal	Lean. Codominant top. Previously topped. Suppressed. Understory. Deadwood.
494	Douglas Fir	28	3	P/P	Yes	Vision Way Removal	Little live foliar area. Dieback. Deadwood. Topped. Lean.
495	Douglas Fir	24	3	F/P	Yes	Lot D Removal	Lean. Codominant top. Previously topped. Suppressed. Understory. Deadwood.
496	Douglas Fir	44	5	F-P/P	Yes	Lot D Removal	Grafted to 497 at grade. Stem deflections. Poor live crown ratio. Epicormics. Dieback. 5cm Deadwood.
497	Douglas Fir	41	5	F-P/P	Yes	Lot D Removal	Grafted to 496 at grade. Stem deflections. Poor live crown ratio. Epicormics. Dieback. 5cm Deadwood.
498	Douglas Fir	57	7	F-P/F-P	Yes	Retain	Dieback. 10cm Deadwood. Epicormics. Over extended branches. Lean. Shared ownership.
499	Douglas Fir	76	9	F-P/P	Yes	Lot D Removal	Lean. Stem deflections. Over extended branches. Dieback. Deadwood.

500	Douglas Fir	33	4	F/P	Yes	Lot D Removal	Topped. Poor live crown ratio. Suppressed. Understory.
551	Douglas Fir	31	4	F-P/P	Yes	Lot D Removal	Lean. Uneven canopy. Over extended branches. Dieback. 5cm Deadwood. Topped.
552	Douglas Fir	33	4	F-P/P	Yes	Lot D Removal	Stem deflections. Poor live crown ratio. Dieback. Deadwood. Uneven canopy.
553	Douglas Fir	54	6	F-P/P	Yes	Lot D Removal	Stem deflections. Poor live crown ratio. Dieback. Deadwood.
554	Douglas Fir	74	9	F-P/P	Yes	Lot D Removal	Sweeping stem at grade. Epicormics. Dieback. 10cm Deadwood. Poor live crown ratio.
555	Shore pine	29	3	F/F-P	Yes	Retain	Uneven canopy. Topped. Sap deposit on wound 1.5m above grade. Private Tree
556	Douglas Fir	51	6	F-P/P	Yes	Lot D Removal	Codominant stems 1.8m above grade. Resinosis. Poor aspect ratio. Narrow angle of attachment and included bark in union. Dieback. Deadwood. Seam in below union.
557	Douglas Fir	29	3	F/P	Yes	Lot D Removal	Lean. Stem deflections. Resinosis. High cone production.
558	Douglas Fir	23	3	F/F	Yes	Lot D Removal	Lean. Possible fungal infection. Swollen basal stem. Dense foliage. Understory.
559	Douglas Fir	53	6	F-P/F-P	Yes	Lot D Removal	Poor live crown ratio. Stem deflections. Over extended branches. Ivy. Above grade structural roots.
560	Douglas Fir	26	3	F-P/F-P	Yes	Lot D Removal	Suppressed. Resinosis. Basal damage. Stem deflections. Dieback. Deadwood.
561	Douglas Fir	67	8	F-P/P	Yes	Vision Way Removal	Stem deflections. Dieback. 10cm Deadwood. Poor live crown ratio. Basal cavity.
562	Douglas Fir	68	8	F-P/P	Yes	Vision Way Removal	Sweeping stem at grade. Dieback. 10cm Deadwood. Over extended branches.
563	Arbutus	50	6	F/F-P	Yes	Vision Way Removal	Uneven canopy. Minor dieback. Phototrophic growth.
564	Douglas Fir	58	7	P/P	Yes	Vision Way Removal	Lean. Dieback and deadwood. Sparse canopy. Stem deflections.
565	Douglas Fir	33	4	F-P/P	Yes	Vision Way Removal	Severe lean. Dieback. Deadwood. Topped.
566	Douglas Fir	48	6	Dead	Yes	Vision Way Removal	Dead.
567	Douglas Fir	45	5	F-P/P	Yes	Vision Way Removal	Sweeping stem at grade. Dieback. Deadwood. Resinosis.
568	Douglas Fir	45	5	F-P/F-P	Yes	Vision Way Removal	Poor live crown ratio. Over extended branches. Sparse canopy.
569	Shore pine	57	7	F-P/P	Yes	Vision Way Removal	Sparse canopy. Stem deflections. Dieback. Deadwood.
570	Douglas Fir	60	7	F-P/F	Yes	Strata Road Removal	Dieback. Deadwood. Over extended branches. Epicormics. Slight lean.
571	Douglas Fir	39	5	F/F	Yes	Strata Lot Removal	Minor deadwood. High cone production. Dense foliage. Poor taper.
572	Douglas Fir	28	3	F-P/F	Yes	Strata Lot Removal	Suppressed. Understory. Dieback. Wound 5m above grade.
573	Douglas Fir	40	5	P/F-P	Yes	Strata Lot Removal	Dieback. Deadwood. High cone production. Sparse canopy. Sweeping stem.
574	Douglas Fir	27	3	P/P	Yes	Strata Lot Removal	Dieback. Deadwood. Codominant top. Previously topped.
575	Douglas Fir	42	5	F-P/P	Yes	Strata Lot Removal	Stem deflections. Dieback. Deadwood.
576	Douglas Fir	41	5	F/F-P	Yes	Strata Lot Removal	Gravel up to root crown. Development in CRZ. Dieback. Epicormics. Lean.
577	Douglas Fir	64	8	F/F-P	Yes	Strata Lot Removal	Resinosis. Roots likely cut during development in CRZ. Large hanger. Epicormics. Over extended limbs. Deadwood.
578	Douglas Fir	100	12	F/P	Yes	Strata Lot Removal	Dieback. Deadwood. Over extended branches. Large roots cut during development in CRZ.
579	Shore pine	25	3	F-P/P	Yes	Strata Lot Removal	Poor live crown ratio. Understory tree. Little foliar area. Torsion crack.

580	Douglas Fir	25	3	P/F-P	Yes	Strata Lot Removal	Sweeping stem at grade. Over extended branches. Epicormics. Understory tree. Mechanical damage to basal stem.
581	Douglas Fir	25	3	F-P/P	Yes	Strata Lot Removal	Sweeping stem at grade. Over extended branches. Epicormics. Understory tree.
582	Grand fir	51	6	F-P/F-P	Yes	Strata Lot Removal	Dieback. Low vigour. Sweeping stem. Uneven canopy.
583	Douglas Fir	63	8	F-P/F-P	Yes	Vision Way Removal	Stem deflections. Overextended branches. Dieback. Deadwood. Resinosis.
584	Douglas Fir	54	6	F-P/F-P	Yes	Vision Way Removal	Stem deflections. Overextended branches. Dieback. Deadwood.
585	Douglas Fir	60	7	F-P/P	Yes	Vision Way Removal	Overextended limbs. Dieback. 10cm Deadwood. Topped.
586	Douglas Fir	56	7	P/F-P	Yes	Vision Way Removal	Dieback. Dieback. 10cm Deadwood. Little foliar area. Poor live crown ratio.
587	Douglas Fir	58	7	F-P/F-P	Yes	Vision Way Removal	Poor live crown ratio. Over extended branches. Dieback.
588	Douglas Fir	26	3	F/P	Yes	Vision Way Removal	Understory tree. Uneven canopy. Stem deflections. Topped.
589	Douglas Fir	35	4	F/P	Yes	Vision Way Removal	Sweeping stem at grade. Previous partial uproot. Dieback. Deadwood.
590	Arbutus	67	8	F/F-P	Yes	Vision Way Removal	Sweeping stem at grade. Deadwood.
591	Douglas Fir	62	7	F/F-P	Yes	Retain	Over extended branches. Deadwood. Uneven canopy. Private Tree.
592	Douglas Fir	50	6	F/F	Yes	Retain	Uneven canopy. Dieback. Deadwood. Private Tree.
593	Douglas Fir	36	4	F-P/P	Yes	Retain	Lean. Dieback. Deadwood. Suppressed. Private Tree.
594	Cherry	22	3	F-P/P	Yes	Lot C Removal	Lean. Basal decay with ramshorns. Dieback. Deadwood.
595	Cherry	22	3	F-P/P	Yes	Lot C Removal	Basal decay with ramshorns. Dieback. Deadwood. Stem deflections.
596	Douglas Fir	33	4	F-P/P	Yes	Lot C Removal	Sweeping stem. Dieback. Deadwood. . Resinosis. Epicormics.
597	Douglas Fir	25	3	F-P/F-P	Yes	Lot C Removal	Lean. Dieback. Deadwood. Epicormics.
598	Douglas Fir	76	9	F-P/F-P	Yes	Lot C Removal	Epicormics. Resinosis. Over extended branches. Deadwood.
599	Douglas Fir	53	6	F/P	Yes	Lot C Removal	Sweeping stem. Rooted adjacent to cut and compartmentalized stump. Uneven canopy.
600	Douglas Fir	54	6	F/F-P	Yes	Lot C Removal	Poor live crown ratio. Epicormics. Over extended branches. Ramshorns on basal stem.
735	Garry Oak	14	2	P/P	No	Strata Lot Removal	Understory tree. Pest damage to stem.
736	Douglas Fir	69	8	P/P	Yes	Strata Lot Removal	Severe dieback. Extensive dead wood. Sloughing bark. Unsuitable to retain.
737	Douglas Fir	57	7	P/P	Yes	Strata Road Removal	Resinosis. Poor taper. Branch dieback. In decline. Unsuitable to retain.
738	Douglas Fir	53	6	P/P	Yes	Park Habitat Tree	Branch dieback. In decline. Phellinus werii present. Unsuitable to retain.
739	Douglas Fir	97	12	P/P	Yes	Strata Lot Removal	Pest infestation. Sloughing bark. Stem deflection. Dead wood. In decline. Unsuitable to retain. Exposed roots-possible shift.
740	Douglas Fir	49	6	P/P	Yes	Strata Lot Removal	Stem damage. Stressed. Sub-average elongation of new growth. Unsuitable to retain.
741	Douglas Fir	86	10	P/P	Yes	Strata Lot Removal	Unbalanced canopy. Significant branch dieback. In decline. Unsuitable to retain.
742	Douglas Fir	56	7	P/P	Yes	Strata Lot Removal	Poor stem taper. Significant branch dieback. In decline. Epicormic. Unsuitable to retain.
743	Douglas Fir	72	9	P/P	Yes	Strata Road Removal	In decline. Branch dieback. Epicormic. Unsuitable to retain.

Appendix 'B' Photos and Site Plan

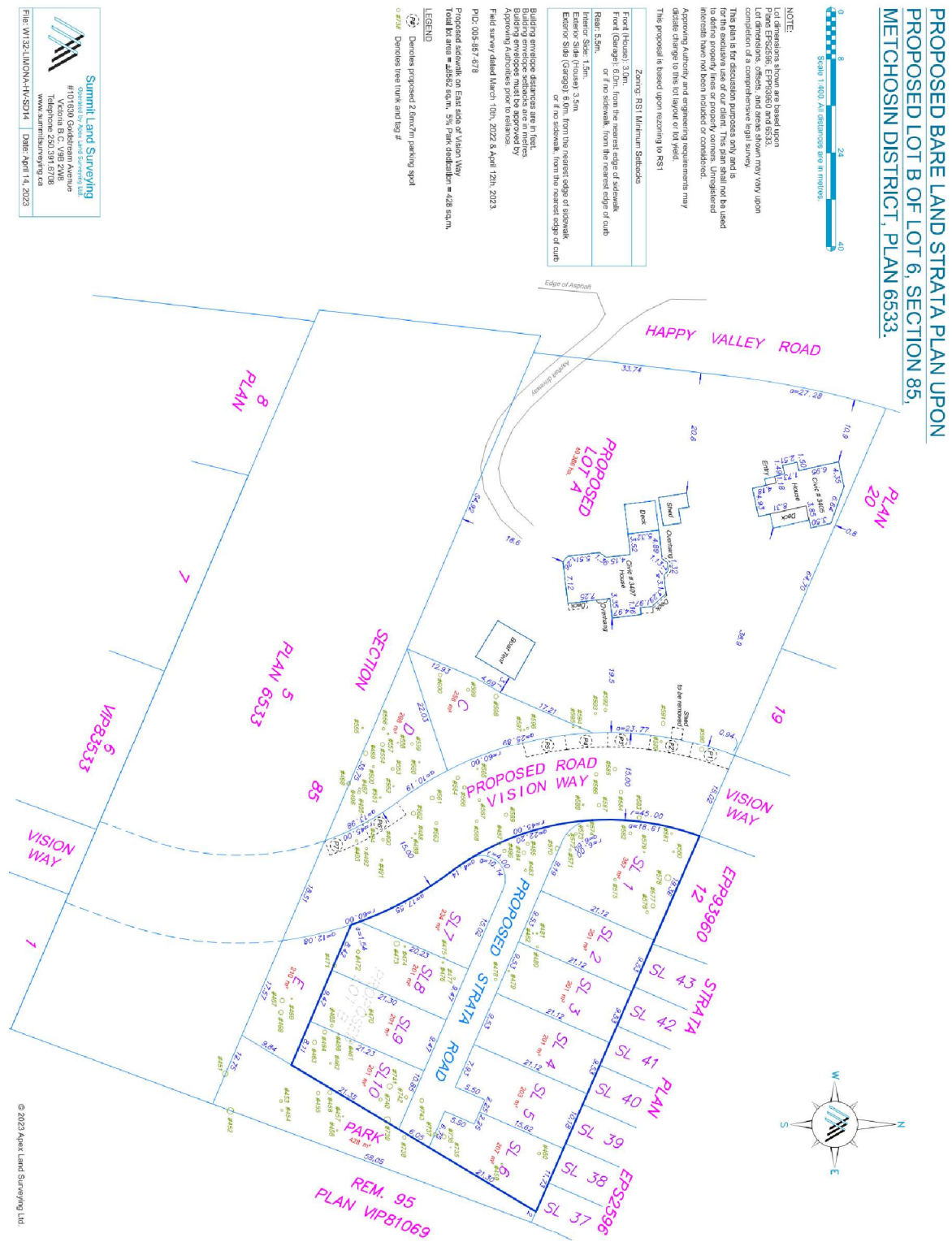


Figure 1. Site Plan.



Figure 2. View of Southeastern edge of site.



Figure 3. Park Tree Canopies. Deadwood and dieback visible in most of the canopies.



Figure 4. Southern section of site. Note rocky outcrops and existing houses.