



Staff Report to Sustainable Development Advisory Committee

DATE: Monday, February 24, 2025

DEPARTMENT: Planning

APPLICATION NO.: Z24-0010

SUBJECT: Application to Rezone 2795 and 2799 Scafe Road from One- and Two-Family Residential (R2) to City Centre (CC1) to allow for the Development of a 6-Storey Residential Building

EXECUTIVE SUMMARY:

Rachael Sansom of Grayland Consulting has applied on behalf of 1323768 BC Ltd. to rezone 2795 and 2799 Scafe Road from the R2 Zone to the CC1 Zone. The proposal is to consolidate the two parcels and construct a 6-storey residential building with 59 dwelling units. There would be one and a half levels of underground parking, and the ground level would provide for the remaining parking as well as all the bicycle storage.

BACKGROUND:

Previous Applications

The City has not received any previous planning applications on the subject properties.

Table 1: Site Data

<i>Applicant</i>	Grayland Consulting, Rachael Sansom	
<i>Owner</i>	1323768 BC Ltd.	
<i>Civic Addresses</i>	2795 and 2799 Scafe Road	
<i>Legal Descriptions</i>	Lots 9 and 10, Section 5, Esquimalt District, Plan 24870	
<i>Size of Properties</i>	1,510 m ² (0.37 acres)	
<i>DP Areas</i>	City Centre	
<i>Zoning</i>	Existing: R2	Proposed: CC1
<i>OCP Designation</i>	Existing: City Centre	Proposed: City Centre

Site and Surrounding Area

The subject properties are located within the City Centre, with the closest intersection being Scafe and Strathmore. Each property contains a single-family dwelling and between the two properties, there are four trees with a trunk diameter of 20 cm or greater at 1.4 m above the ground, which are proposed to be removed. Additional details regarding trees on- and off-site are discussed later in this report.

South of this site is a 4-storey residential building, which fronts onto Goldstream Avenue. To the north, east, and west are all single-family dwellings with a smattering of trees amongst yards. The properties to the north across Scafe Road have applied for a rezoning to allow for a 6-storey residential building, the bylaw for which has been given first three readings. This development includes a proposed pedestrian pathway that would connect Scafe Road to Porcher Park along the west side of that proposal.

The central location of this site lends it to be within walking distance of many downtown commercial and retail businesses, as well as Porcher and Danbrook Parks and Ruth King Elementary School.

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.

Figure 1: Subject Properties



Table 2: Surrounding Land Uses

	Zoning	Use
<i>North</i>	One- and Two-Family Residential (R2)	Residential
<i>East</i>	One- and Two-Family Residential (R2)	Residential
<i>South</i>	Community Town Centre (C8)	Residential
<i>West</i>	One- and Two-Family Residential (R2)	Residential

COMMENTARY:

Development Proposal

The proposal is to construct a 6-storey residential building once the two lots have been consolidated. The majority of vehicular parking would be accommodated within the one and a half levels of an underground parkade while the rest would be provided on the ground floor level. The project is proposing a total of 59 residential units that include nine studio units, 35 1-bedroom units, 10 2-bedroom units, and 5 3-bedroom units.

There would be two residential units on the ground floor fronting Scafe Road. These would be on either side of the lobby entryway and include an elevated patio area with low-level landscaping along their edges to provide some privacy and a clear delineation between public and private spaces. The combination of the lobby and two residential units meets the bylaw requirement of providing a minimum of 80% active frontage.

To connect with and provide an ‘end’ to the future trail on the north side of Scafe Road that would connect with Porcher Park, the applicant is proposing a feature island fronting the lobby entryway that spans both private and municipal lands but to be maintained by the future owner(s)/strata which Council may wish to have covenanted on title. This area would include benches, planters, and various hard surface materials to make this area stand out. An aerial view of the entire frontage design has been included as Appendix D and the attached landscape plan illustrates this added feature as well. This is being provided since the subject properties are intended to be within the CC2 zone, in accordance with City Center guidelines, which limits a building height to 4-storeys unless a project *‘incorporates features, public gathering spaces or other opportunities to further the vitality of the City Centre’*. If Council is supportive of allowing a 6-storey building at this location due to this added feature, they may wish to consider rezoning this site to CC1 and secure this feature in a covenant.

There would be one vehicular entryway to the site, which would be situated towards the west side. It would include a security gate and landscaping along either side. The ground floor level of the parkade would provide 19 vehicular parking stalls while the underground portion would provide 45. This amounts to a parking ratio of 1.08 per unit, which is discussed later in this report in the parking and

variance sections. A Traffic Impact Study (TIA) has not been requested for this development as the total number of dwelling units proposed is 59, which is below the threshold requiring a TIA.

Towards the east side of the site would be a pedestrian entryway that connects directly to two bike rooms that each have their own exterior doors. In total, the applicant is proposing 118 bike stalls, 11 of which are designed for cargo bikes or other mobility devices such as scooters. Outlets are proposed throughout each room to provide the capability to charge e-bikes. One of these rooms would include a wash/repair station for bikes.

The sixth floor is where the applicant is proposing to provide the required amenity space, which has been designed as two connected areas. The first area is proposed to be 75 m² (808 ft²) of an outdoor patio area. This would connect directly to the second amenity area through a wide set of doors to an indoor room that is 60 m² (655 ft²) in size. In total the amenity area provided for the residents of this building exceeds the 5% required.

With respect to heat pumps, Council may wish to remain consistent with other rezoning applications and require that individual heat pumps, or an equivalent central system, be installed with the development.

Parking

The applicant is proposing to provide 1.08 vehicle parking spaces per unit, which amounts to five visitor stalls for the building. The rationale behind the reduced onsite parking is based the location of this site, which is in close proximity to downtown, bus routes, and designated bike lanes. Additionally, the applicant is proposing in install two bike stalls per unit, as well as a bike wash and repair station to help offset the reduced number of onsite parking stalls.

If Council is supportive of the proposed parking ratio of 1.08 per unit, Council may wish to accept this ratio subject to the applicant providing additional bike stalls and amenities as outlined in this report, which would be consistent with recent rezoning applications of a similar nature.

Table 3: Proposed Data

	Permitted by R2 (Current Zoning)	Permitted by CC1 (Proposed Zoning)
Permitted Uses	One- or Two-Family Dwelling Townhouse Group Daycare	Apartment Townhouse Office Retail Store
Density (Dwellings or FAR)	3-6 Dwellings	5.0 FAR

Height	11 m (36 ft)	6-storeys
Site Coverage	50%	n/a
Front Yard Setback	3.0 m (9.8 ft)	2.0 m (1-2 storeys) 4.0 m (3+ storeys)
Interior Side Yard Setback	1.5 m (4.9 ft)	3.0 m (9.8 ft)
Rear Yard Setback	3.0 m (9.8 ft)	3.0 m (9.8 ft)
Vehicle Parking Requirement	1 per dwelling	1.08 per unit *
Bicycle Parking Requirement	0-1 per dwelling	1.0 per unit

*Variance Requested

Variance

The applicant is requesting a variance to the onsite parking requirement. The bylaw requires 1.25 parking stalls per dwelling unit, of which 0.25 is to be designated for visitor parking. The proposal is to provide 1.08 parking stalls per dwelling unit, which would provide five visitor stalls. As noted in the previous paragraph, the primary rationale is due to the central location of the site and the alternative transportation modes that are available to the residents in this area.

To compensate for the reduced onsite parking variance request, the applicant is proposing to provide two bicycle parking stalls per unit, which includes 11 larger stalls to accommodate cargo bikes or mobility scooters, provide electricity for charging e-bikes, and install a bike wash and repair station. If Council accepts the reasoning and additional features proposed, they may wish to authorize the Director of Development Services to issue a parking variance to 1.08 stalls per unit within the future Development Permit for this site.

Trees

As part of the submission package, the applicant provided an arborist report that has identified four onsite trees with a trunk diameter of 20 cm or greater at 1.4 m above the ground that are proposed to be removed as they are located where the parkade is proposed to be built. A copy of the report has been attached.

The report also identifies a number of offsite trees, some with a trunk diameter of 20 cm or greater and some smaller than that, all of which are close to the property line and all but one are proposed to be retained. The report lays out a Tree Protection Plan to ensure those offsite trees proposed to be retained are not damaged, while the one offsite tree that is proposed to be removed is being done with the permission of the neighbour.

The landscape plan that was provided is proposing to plant seven trees, over 200 shrubs, and approximately 130 perennials, annuals, and ferns. A copy of the landscape plan has been attached.

Multi-Modal Network

FRONTAGE IMPROVEMENTS

The Director of Engineering has noted that full frontage improvements to Bylaw No. 1000 standards will be required along Scafe Road. The improvements would include, but are not limited to, a 1.5 m wide bike lane, a 3.2 m wide drive lane, separated boulevard with street trees, irrigation, and streetlights, scallop parking, a 2.2 m wide sidewalk, and a plaza (as illustrated in this report) that is to be maintained by the development site.

As the applicant is proposing additional features and materials to be used in the frontage near the lobby, which extends into the municipal right of way, Council may wish to require this area is built as shown in the design that has been presented in this report.

PEDESTRIAN, CYCLING, AND MOTORIST NETWORKS

Sidewalks and bike lanes do not currently exist along Scafe Road but are being installed with each development that occurs along this street. This project would be the third development on Scafe that will be required to install sidewalks and bike lanes. Beyond the immediate area, is Goldstream Avenue, Jacklin Road, and Peatt Road; all of which have designated bike lanes and existing sidewalks.

Infrastructure

DRAINAGE AND STORMWATER

The applicant has submitted a stormwater technical memo, which was prepared by a civil engineer and outlines how the onsite storm drainage would be dealt with in order to comply with Bylaw No. 1000 standards. This has been reviewed and approved by the Director of Engineering.

SEWER

A sewer main exists within Scafe Road fronting this development site, and a connection from the building will be required. Any improvements, extensions, or modifications needed to the sewer main within the municipal road right-of-way will be completed by West Shore Environmental Services at the applicant's expense.

FIRE ACCESS AND PROTECTION

There is a fire hydrant located within 90 m of the development site. The installation of another hydrant is not anticipated, but the submission of a Fire Underwriters Survey Report prior to a building permit will provide a professional determination of whether or not another hydrant is necessary.

Construction Impact Mitigation

Council may wish to require a Construction Parking and Delivery 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 would be secured within a covenant prior to Bylaw Adoption.

CONSTRUCTION STAGING/ENCROACHMENTS

Any construction staging within the City's right of way would require a construction license with the City, including but not limited to, temporary above or below ground occupancy of any public lands or rights-of-way. Construction licenses must be executed prior to any land alteration and are subject to non-negotiable terms, conditions, and one-time and/or daily fees. All permanent encroachments and above ground temporary construction licenses on public lands or rights-of-way are subject to Council approval.

Council Policy

OFFICIAL COMMUNITY PLAN

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

- A major regional growth and employment centre that supports a wide range of high-density housing, including affordable and rental housing, in conjunction with commercial, office, institutional and light industrial uses;
- A place with the highest degree of inter-city connection through a regional transportation network and transportation hubs;
- A place where a wide range of public squares, parks, and open spaces are integrated throughout;
- A place of community gathering and celebration where civic uses and public buildings are key landmarks; and
- A place of interactive and animated streetscapes where public art and public space are employed to celebrate local cultural and natural history

DESIGN GUIDELINES

The subject properties are located within the 'Strathmore (N2) neighbourhood of the City Centre Design Guidelines as outlined below. For this region of the City Centre, the design intent is as follows:

The Strathmore neighbourhood is located towards the middle of the City Centre. The borders consist of main connector roads going north/south and east/west. This neighbourhood is a very suitable location for medium and high-density residential development due to the variety of existing building types. Development along Peatt Road and Goldstream Avenue, Jacklin Road shall contain commercial and heavily pedestrian-oriented ground floors. These areas can be supported by medium density multi-family development in the central portion of the neighbourhood. A development emphasis should be on creating an animated street level for the public.



Further to these Neighborhood Guidelines, the subject properties were identified as being appropriate for consideration of the 'CC2' Zone on the City Centre Concept Map forming part of the City Centre design guidelines. However, as discussed earlier, the CC2 Zone limits the height of buildings to 4-storeys and the applicant wishes to construct a 6-storey building, which is the reason for requesting to rezone the lands to CC1. If Council is supportive of the requested CC1 zoning due to the added features that are proposed along the frontage (benches, planters, and a variety of hard surface materials), they may wish to secure these features in a restrictive covenant.

DEVELOPMENT PERMIT AREAS

The subject properties are not located within any Environment or Hazard Development Permit Area. However, they are located within the City Centre Development Permit Area and since the proposal is for a multi-family development, a Development Permit for Form and Character will be required. This Development Permit will be needed prior to issuance of a Building Permit to ensure the design is consistent with the City's Design Guidelines.

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.

ATTAINABLE HOUSING POLICY

Council may wish to require the applicant to enter into a Housing Agreement, prior to issuance of a Building Permit, in order to meet the City's Attainable Home Ownership Policy or Council's resolution from February of 2023 that addresses purpose built rental building. This would require that either a minimum of 5% of the units constructed be directed to and sold in accordance with the terms of the

Attainable Home Ownership Program Policy OR a minimum of 10% of the units constructed be rented for at least 10% below the benchmark rent for the unit type for a term not less than 25-years. The developer shall identify the Attainable Units on the plans submitted for the required Development Permit application.

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 59 residential units.

Table 4 – Amenity Contributions per Council Policy

Amenity Item	Per unit / area contribution	Total
<i>General Amenity Reserve Fund</i>	\$2,850 per residential unit (1 st through 4 th storeys)	\$108,300.00
	\$1,425 per residential unit (5 th & 6 th storeys)	\$29,925.00
<i>Affordable Housing Reserve Fund</i>	\$750 per residential unit (1st through 4 th storeys)	\$28,500.00
	\$375 per residential unit (5 th and 6 th storeys)	\$7,875.00
TOTAL POLICY CONTRIBUTIONS		\$184,600.00

Note: Units allocated towards the Attainable Housing and Amenity Policy are exempt from additional contributions.

Table 5 - Development Cost Charges

Development Cost Charge	Per Unit Contribution	Total
<i>Roads</i>	\$3,092.39	\$182,451.01
<i>Park Improvement</i>	\$1,348.00	\$79,532.00
<i>Park Acquisition</i>	\$90.00	\$5,310.00
<i>ISIF</i>	\$331.65	\$19,567.35

Subtotal (DCC's to Langford)		\$286,860.36
<i>CRD Water</i>	\$1,644.00	\$96,996.00
<i>School Site Acquisition</i>	\$600.00	\$35,400.00
TOTAL DCC's (estimated)		\$419,256.36

LEGAL IMPLICATIONS:

Should Council choose to proceed with consideration of Bylaw No. 2194, the application will be prohibited from being the subject of a Public Hearing, as per the changes made by the Province to the Local Government Act through The Housing Statues (Residential Development) Amendment Act, 2023.

The amenity contributions specified in Table 4 above are incorporated into Bylaw No. 2194 and will be payable at the time of building permit 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 the properties located at 2795 and 2799 Scafe Road from 'One- and Two-Family Residential' (R2) to City Centre (CC1) subject to the following terms and conditions:
 - a. That the applicant provides, **as a bonus for increased density**, the following contributions per dwelling unit, **prior to the issuance of a building permit**:
 - i. \$750 towards the Affordable Housing Reserve Fund; and
 - ii. \$2,850 towards the General Amenity Reserve Fund;

subject to reductions in accordance with the Affordable Housing and Amenity Contribution Policy and the Attainable Housing Policy depending on use and height.
 - b. That the applicant, **prior to Bylaw Adoption**, registers a Section 219 covenant 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:

1. Full frontage improvements, which includes additional frontage works immediately north of the lobby as presented to Council at the time of rezoning to be maintained by the owner(s)/strata; and
 2. A storm water management plan; and
- ii. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to any development permit or land alterations:
1. A construction parking and delivery management plan; and
 2. A mitigation plan;
- iii. That the properties be consolidated prior to issuance of a Development Permit for Form and Character;
- iv. That a separate covenant be registered prior to issuance of a building permit for the proposed development that ensures residential parking is allocated to each unit and is not provided in exchange for compensation separate from that of a residential unit;
- v. That tree protection measures, inclusive of tree protection fencing, are implemented prior to commencement of work to protect the trees identified for retention in the arborist report throughout the construction period;
- vi. That the building be constructed with electric heat pumps for each unit, or an equivalent electric centralized system that allows each unit to control their own temperature, be installed prior to issuance of an occupancy permit;
- vii. 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 confirming that the proposed development meets the requirements of Low Carbon Concrete Policy POL-0167-PLAN;
- viii. That, prior to the issuance of a Building Permit, the developer enters into a Housing Agreement with the City that requires a minimum 5% of units constructed be directed to and sold in accordance with the terms of the Attainable Home Ownership Program Policy (POL-0166-PLAN) **OR** a minimum 10% of units constructed be rented for at least 10% below the benchmark rent for the unit type for a term not less than 25 years, and that the developer identify the Attainable Units on the plans submitted for the required Development Permit application.

AND

2. Authorize the Director of Development Services to issue the following variance within the future Development Permit for Form and Character of this site:
 - a) That Table 1 of Section 4.01.01 be varied by reducing the minimum number of parking spaces from the required 1.25 spaces per dwelling, of which 0.25 shall be designed for visitor parking, to 1.08 spaces per dwelling, of which 0.08 shall be designed for visitor parking, subject to the following:
 - i. Provide at least 2 bike parking stalls per residential unit;
 - ii. Provide a bike wash and repair station;
 - iii. Provide 11 bike stalls that will accommodate cargo bikes; and
 - iv. Provide electricity to all the bike stalls for e-bike charging.

OR Option 2

THAT the Sustainable Development Advisory Committee recommend that Council take no action with respect to this application to rezone 2795 and 2799 Scafe Road under Bylaw No. 2194 until such time as the following items are addressed and reviewed by the Sustainable Development Advisory Committee:

- a. _____;
- b. _____;
- c. _____.

SUBMITTED BY: Robert Dykstra, RPP, MCIP, Senior Planner

- Concurrence:** Matthew Baldwin, RPP, MCIP, Director of Development Services
Concurrence: Leah Stohmann, RPP, MCIP, Director of Community Planning and Climate Change
Concurrence: Melisa Miles, Manager of Legislative Services
Concurrence: Donna Petrie, Senior Manager of Communications & Economic Development
Concurrence: Yari Nielsen, Director of Parks, Recreation and Facilities
Concurrence: Katelyn Balzer, P.Eng., Director of Engineering and Public Works
Concurrence: Marie Watmough, Director of Legislative & Protective Services
Concurrence: Braden Hutchins, Deputy Chief Administrative Officer
Concurrence: Darren Kiedyk, Chief Administrative Officer

Attachments:

- Arborist Report
- Landscape Plan

Appendix B – Location Map

**REZONING BYLAW AMENDMENT
(Z24-0010)
2795 & 2799 Scafe Rd**



Scale: N.T.S.

Last Revised: 2024-08-13

Appendix C –Rendering



Appendix D – Aerial View Rendering





Capital Tree Service Inc.

Arborist Report

2795 and 2799 Scafe Road,

Victoria, BC V9B 3W6

April 23, 2024

Prepared for:

Newform Construction Ltd.

Prepared by:

Capital Tree Service Inc.

Capital Tree Service Inc.

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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 Anthony Kairouz of Newform Construction Ltd. (Client) regarding the construction of a new apartment building at 2795 and 2799 Scafe Road (the Site) in the City of Victoria. The Client indicated they required an Arborist Report and Tree Protection Plan (TPP) to move forward with the permit application.

The Client has requested that CTS provide a Basic Visual Tree Assessment (BVTA) and TPP for the Site. CTS agreed to complete the assessment and provide findings in an Arborist Report Form including a TPP.

Under the current proposal five (5) trees are proposed for removal while eight (8) trees are proposed for retention and protection. 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 April 11, 2024, by CTS for the purpose of conducting tree assessments and collecting inventory. Keegan Durovich, a consulting arborist and representative of CTS, provided the BVTA for the site. The weather that day was 11°C and overcast with a 5km south breeze gusting to 10km/h.

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, thirteen (13) trees were observed – nine (9) of which are protected under the current City of Langford Tree Protection Bylaw. 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. Trees not tagged are labeled OS (OS) trees one (1) – four (4). Trees that share a root collar have been given one (1) label with each stem given its own alphabetical differentiator.

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.

Observations/Discussion

During the assessment, two (2) residential lots were observed in a developing urban neighbourhood was observed. The Site was observed to treed with a variety of native and non-native trees. The Site appears plenty of direct sunlight, although the southern portion of the site is likely to be shaded during winter months by the apartment building to the south. Eight (8) trees are proposed for Retention and Protection. Construction activities are expected to have a low to moderate impact on the trees proposed for retention.

Five (5) trees are proposed for removal due to building impacts. Trees 420 (a Garry oak) and 422 (a Douglas fir) are located within the footprint of the proposed building. The proposed development will require an edge-to-edge excavation which means that trees 421 (a Douglas fir) and 423 (a Plum) will be within over excavation. OS4, a 20cm Douglas fir located 2769 Strathmore Road, is located directly adjacent to the existing fence line and would likely be destabilized by an edge-to-edge excavation. As excavation would extend to within 1.5x the trunk diameter, significant tree destabilization can be expected¹. OS4 is therefore recommended for removal.

Five (5) trees are proposed for retention and protection. Trees OS1 (a-d), OS2 (a-b), and OS3 (a-b) are located at 2765 Strathmore Road and are located ~1m from the existing fence line. Depending on the roots encountered during excavation, tree health could be significantly compromised. CTS recommends that these trees be retained and reassessed at the time of excavation. Tree removal should be predicated on the roots encountered and pruned during excavation.

¹ Larry Costello, Gary W. Watson, and Edgar Thomas Smiley, *Root Management* (Atlanta, GA: International Society of Arboriculture, 2017).

Tree Dynamics

A tree inventory is included as **Appendix 'A'** of this report.

Observed Tree Impacts

- Eight (8) trees are proposed for retention and protection.
- Five (5) trees are proposed for removal.
- Construction impact to the retained trees is expected to be moderate.
- Assessment of the site may expose further tree issues or conditions. If this occurs the project arborist will contact City staff for further recommendations.

Common and Latin Names

Apple – *Malus domestica*

Cherry – *Prunus* subg. *cerasus*

Plum – *Prunus* subg. *prunus*

Douglas fir – *Pseudotsuga menziesii*

Garry oak – *Quercus garryana*

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 Impacts²:

Apples (*Malus* spp.) – Moderate

Cherry (*Prunus* subg. *Cerasus*) – Generally Moderate

Plum (*Prunus* subg. *Prunus*) – Generally Moderate

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

Oregon white oak/Garry oak – Good

Tree Protection Plan

Utilize Tree Protection Fencing (TPF) to restrict access to Tree Protection Zones, see Appendix C for fencing specifications. 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 District 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 in areas identified as ‘Landing/Storage’ in site plans. These locations are indicated on the Site Plan.

Access

A single point of access shall be utilized. This shall be in the location marked ‘Access’ on the Site Plan. Contractors and workers shall be made aware of the Tree Protection Zones and Measures in place. **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.

² 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).

Three 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 shall include trees:

- OS1-OS3

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 an expanding foam (e.g., Geobreak) to break the rock, if powder must be used, a low nitrogen and low velocity explosive should be utilized. Furthermore, we recommend the use of foam to strategically fracture the rock before using an excavator to breakup (using a hoe ram) and remove the rock. It is critical that ¾" plywood is used to protect (armour) retained trees and that heavy matting is used to dampen shockwaves if explosives are utilized. 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.

Typical Excavation within PRZ 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.

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 (see Appendix C). 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

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. *72 hrs 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 District 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 23/04/2024
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: Newform Construction Ltd., 2712 163A St, Surrey, BC V3Z 6R8

Authorized Signature: _____

Date: 2024-04-23

Appendix 'A' Tree Inventory

Table 1. Tree Inventory for 2795 and 2799 Scafe Road. 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. Canopy spread is the radius of the dripline measured in meters.

Capital Tree Service Inc.								
Appendix A - Tree Inventory/Hazard Ratings Summary								
Location: 2795 and 2799 Scafe Road, Langford, BC V9B 3W6								
Date: April 11, 2024					Conditions: 8°C, overcast, 5km/hr south gusting to 10km/hr			
Tag #	Species	DBH (cm)	PRZ (m)	Canopy (r) (m)	Health/Structure	Bylaw Protected	Action	Observations
OS1a	Cherry	30	4	4	F/F	Yes	Retain	Estimated DBH. 4x stem 2m above grade. ~0.5m from fenceline. Pruned for driveway clearance. Poor aspect ratio in union. Wrap with Tanglefoot application.
OS1b	Cherry	35	4	4	F/F	Yes	Retain	Estimated DBH. 4x stem 2m above grade. ~0.5m from fenceline. Pruned for driveway clearance. Poor aspect ratio in union. Wrap with Tanglefoot application.
OS1c	Cherry	15	2	4	F/F	No	Retain	Estimated DBH. 4x stem 2m above grade. ~0.5m from fenceline. Pruned for driveway clearance. Poor aspect ratio in union. Wrap with Tanglefoot application.
OS1d	Cherry	15	2	4	F/F	No	Retain	Estimated DBH. 4x stem 2m above grade. ~0.5m from fenceline. Pruned for driveway clearance. Poor aspect ratio in union. Wrap with Tanglefoot application.
OS2a	Cherry	40	5	4	F/F-P	Yes	Retain	Estimated DBH. 2x stem ~1.2m above grade. Central stem previously removed, poor cut leading to fungal infection. Narrow angle of attachment. Poor aspect ratio in union. Included bark.
OS2b	Cherry	35	4	4	F/F-P	Yes	Retain	Estimated DBH. 2x stem ~1.2m above grade. Central stem previously removed, poor cut leading to fungal infection. Narrow angle of attachment. Poor aspect ratio in union. Included bark.
OS3a	Apple	10	1	1	F/F-P	No	Retain	Estimated DBH. 2x stem ~1.1m above grade. Poor aspect ratio in union. Condensed canopy. Epicormics.
OS3b	Apple	10	1	1	F/F-P	No	Retain	Estimated DBH. 2x stem ~1.1m above grade. Poor aspect ratio in union. Condensed canopy. Epicormics.
423	Plum	52	6	6	G/F	Yes	Remove	Embedded metal. Tree house. 3x stem ~2m above grade. Poor aspect ratio in union. Limbs previously reduced leading to large epicormics.
OS4	Douglas fir	20	2	3	G/F-P	Yes	Remove	Stem deflections. Growing directly adjacent to fenceline.
422	Douglas fir	82	10	5	F-P/P	Yes	Remove	Previously topped. Chlorotic canopy. Resinosis. Slightly swollen basal stem. Dieback. Relatively new development within PRZ.
421	Douglas fir	93	11	5	F/P	Yes	Remove	Previously topped. Relatively new development within PRZ. Dieback. Deadwood.
420	Garry oak	59	7	8	F/F-P	Yes	Remove	Dieback. 10cm deadwood. Relatively new development within PRZ. Uneven canopy. Embedded hardware.

Appendix 'B' Photos and Site Plan

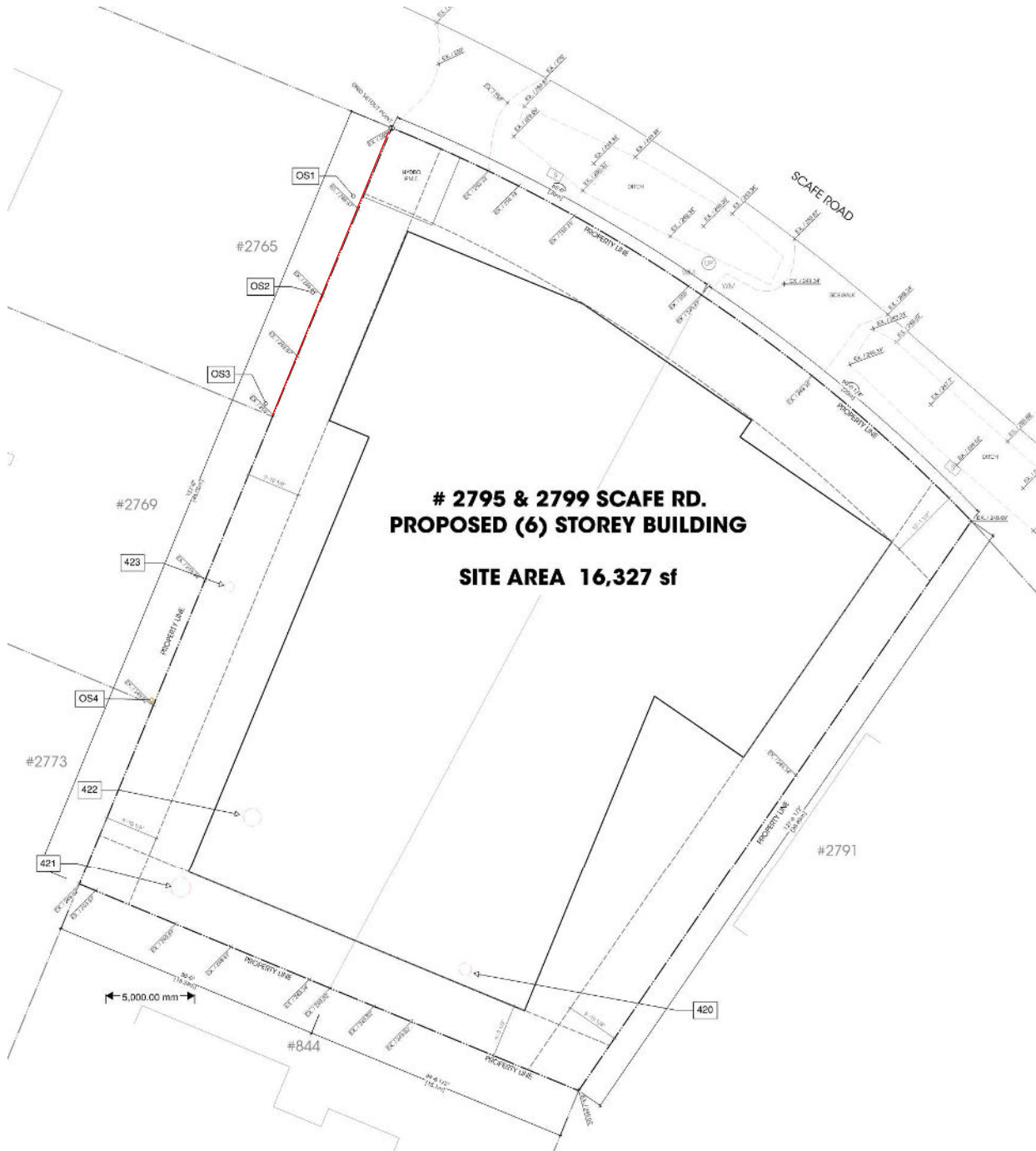


Figure 1. Site Plan. Red lines indicate Tree Protection Fencing. See Appendix C for Tree Protection Fencing specifications.



Figure 2. 2795 Scafe Road Frontage.



Figure 3. 2799 Scafe Road Frontage.



Figure 4. OS1-3. From left to right along fence are trees OS3 (in back along left side of photo), OS2 (center), and OS3 (right side).



Figure 5. Backyards. From left to right are trees 420 (Garry oak), 421 (Douglas fir), 422 (Douglas fir), OS4 (juvenile Douglas fir), and 423 (Plum).

Appendix 'C' Tree Protection Fencing

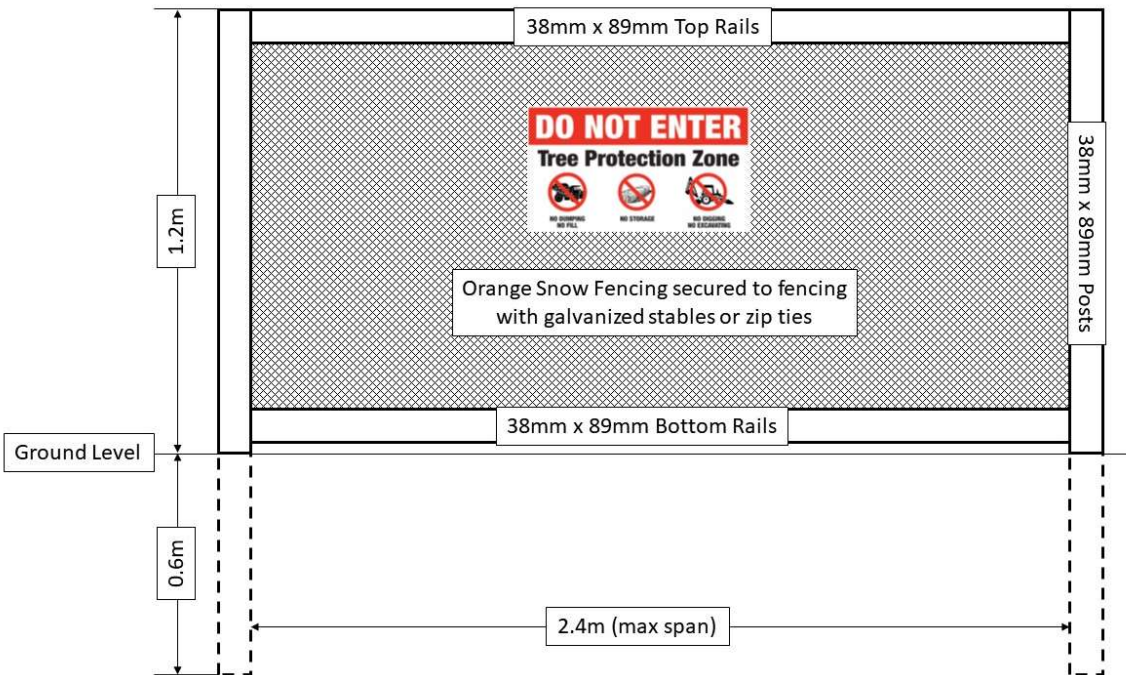


Figure 1. Tree Protection Fencing. In rocky areas, metal (t-posts or rebar) drilled into rick will be accepted instead of wooden posts.

Attach a sign with a minimum size of 407mm x 610mm (16"x24") 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).

These signs must be affixed on every fence face or at least every 10 linear meters.

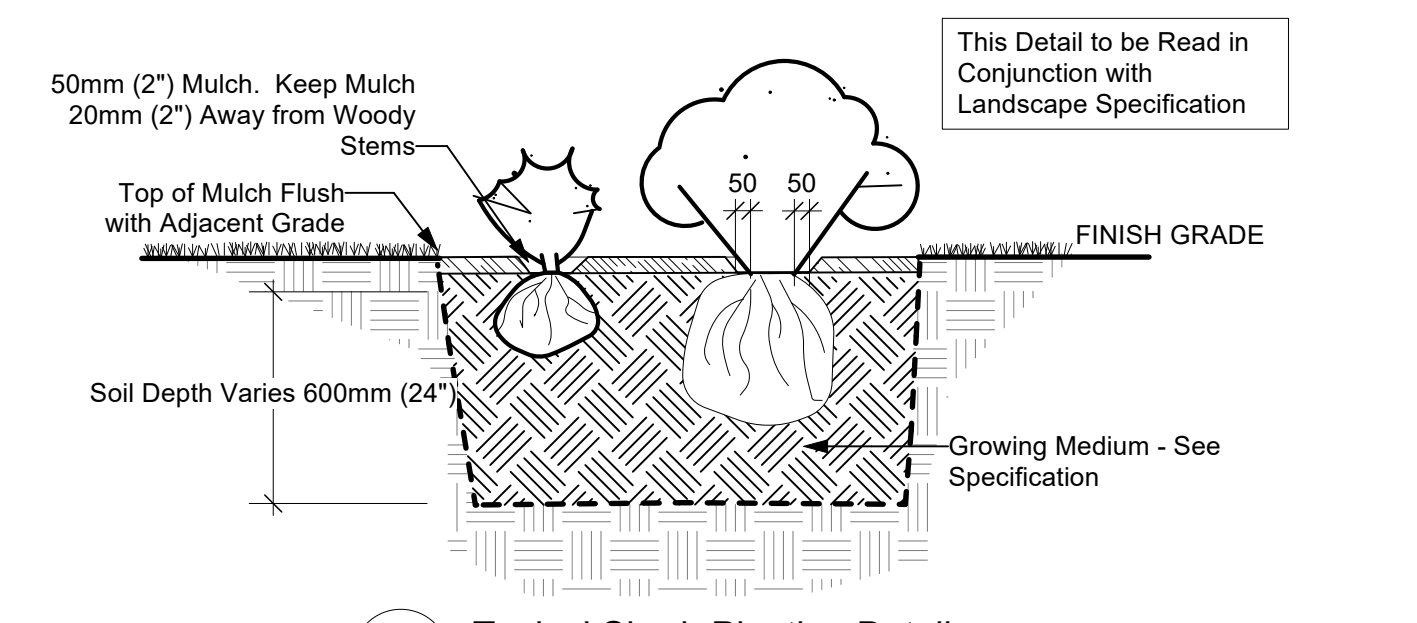


1 Landscape Concept Plan - Ground Level
Scale: 1:100

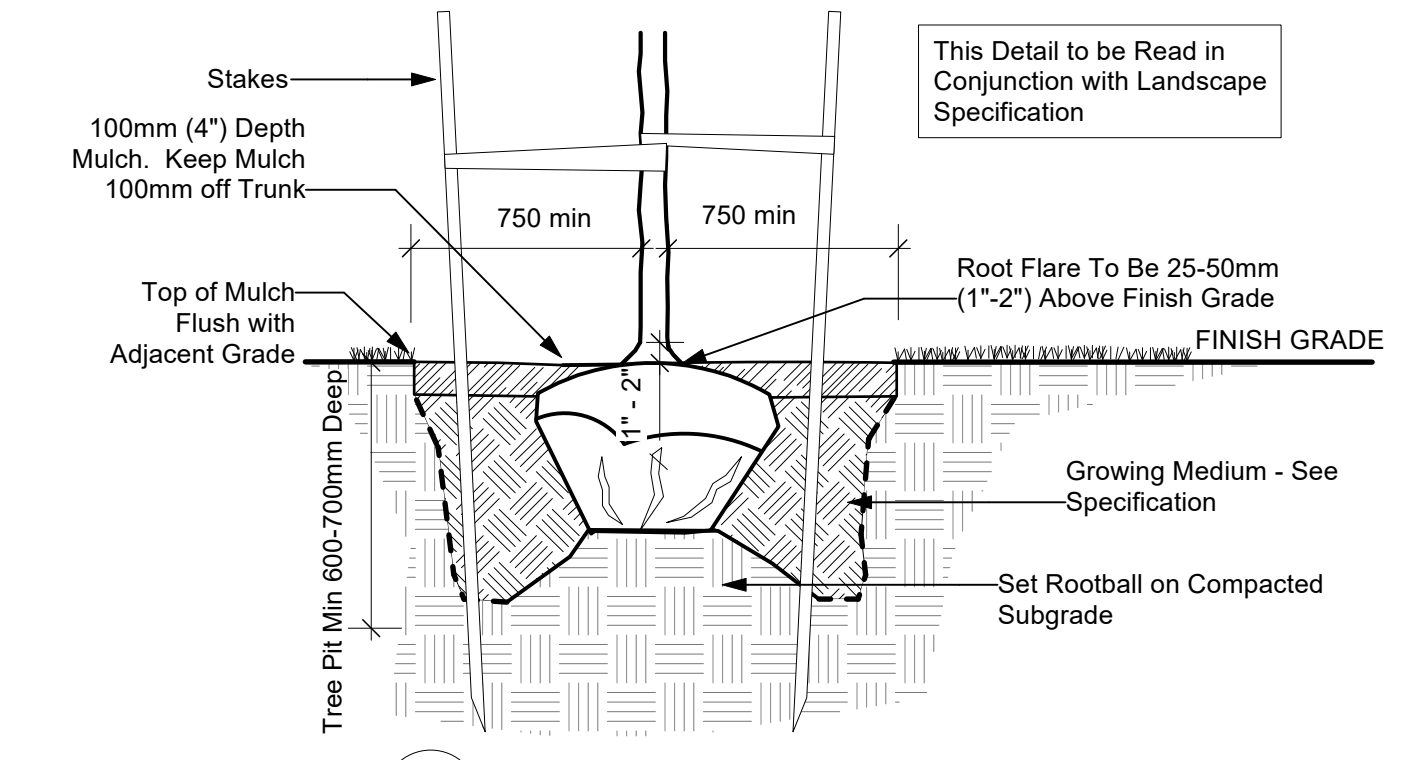
Recommended Nursery Stock

Trees	Botanical Name	Common Name	Size
Total: 7	Acer rubrum 'Armstrong'	Armstrong Red Maple	6cm cal.
	Anemone x grandiflora 'autumn Brilliance'	Autumn Brilliance Serviceberry	4cm cal.
	Zelkova serrata	Japanese Zelkova	6cm cal.
Medium Shrubs	Botanical Name	Common Name	Size
Total: 159	Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	#3 pot
	Mahonia aquifolium	Tall Oregon Grape	#3 pot
	Mahonia nervosa	Low Oregon Grape	#1 pot
	Rhododendron 'Hino-crimson'	Evergreen Azalea	#3 pot
	Rosa Mundi Rhododendron	Rosa Mundi Rhododendron	#3 pot
	Symphoricarpos albus	Snowberry	#3 pot
Small Shrubs	Botanical Name	Common Name	Size
Total: 58	Cornus stolonifera 'Kelsey'	Kelsey Dogwood	#1 pot
	Mahonia repens	Creeping Oregon Grape	#1 pot
	Nandina domestica 'Fire Power'	Fire Power Heavenly Bamboo	#1 pot
	Rhododendron 'Hino-crimson'	Evergreen Azalea	#3 pot
Large Shrubs	Botanical Name	Common Name	Size
Total: 11	Ribes sanguineum	Red Flowering Currant	#5 pot
Perennials, Annuals and Ferns	Botanical Name	Common Name	Size
Total: 118	Helictotichon sempervirens	Blue Oat Grass	#1 pot
	Mahonia nervosa	Low Oregon Grape	#1 pot
	Nandina domestica 'Fire Power'	Fire Power Heavenly Bamboo	#1 pot
	Polystichum munifolium	Sword Fern	#1 pot
	Rhododendron 'Hino-crimson'	Evergreen Azalea	#3 pot
Groundcovers	Botanical Name	Common Name	Size
Total: 41	Arctostaphylos uva ursi 'Vancouver Jade'	Vancouver Jade Kinnickinnick	#1 pot

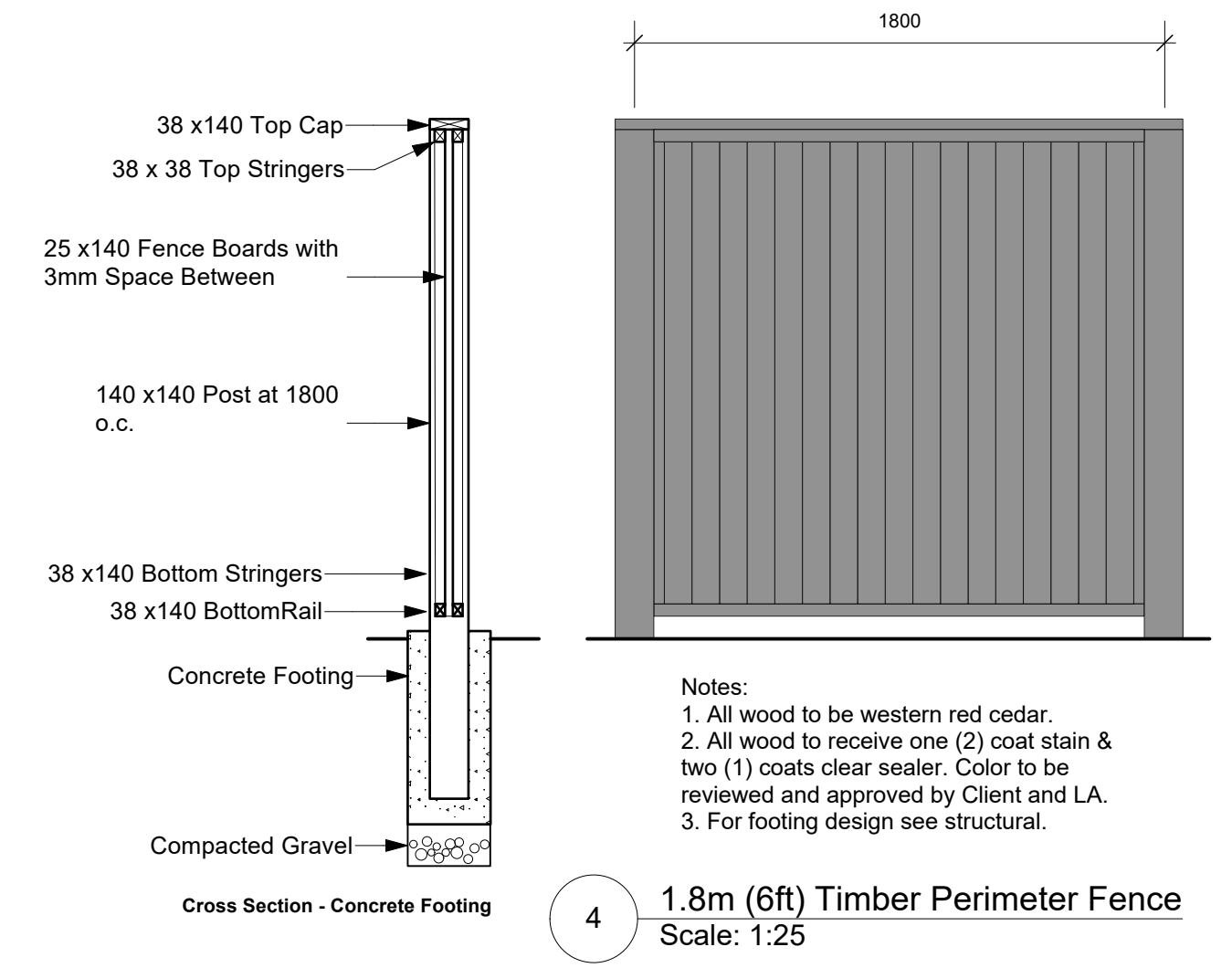
- Notes:**
 1. All work to be completed to current CSLA Landscape Standards
 2. All soft landscape to be irrigated with an automatic irrigation system



2 Typical Shrub Planting Detail
Scale: 1:25



3 Typical Tree Planting Detail
Scale: 1:25



Rev. C: Feb 03 - 25
 Rev. B: Oct 18 - 24
 Rev. A: Sep 19 - 24

2795 Scafe Road - Landscape Concept Plan



Sixth Floor Area

Hydrapressed concrete slab patio pavers

Raised timber planter with drought and shade tolerant species; Western Sword Fern, Kelsey Dogwood, Fire Power Heavenly Bamboo, Herbert Evergreen Azalea

Patio furniture and BBQ for outdoor dining (Owner supplied)

Second Floor Area

Raised Planter with Evergreen Azalea, Low Oregon Grape, Firepower Nandina, Blue Oat Grass

1 Landscape Concept Plan - Second Floor & Sixth Floor
Scale: 1:100

Rev. C: Feb 03 - 25
Rev. B: Oct 18 - 24
Rev. A: Sep 19 - 24

2795 Scafe Road - Roof Concept Plan