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Saanich Transit Centre Project, Saanich BC

Demolition Impact Assessment &

Tree Management Plan

PREPARED FOR: BC Transit Capital Projects
520 Gorge Road
Victoria, BC V8W 9T5

PREPARED BY: Talmack Urban Forestry Consultants Ltd.
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ISA Certified # PN-9812A
Tree Risk Assessment Qualified

DATE OF ISSUANCE: September 24th, 2025

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REVISIONS

REVISION	DESCRIPTION	DATE (YYYY-MM-DD)	ISSUED BY
R0	CIA report delivered to client	2025-04-03	CC + TT
R1	Revision based on new information	2025-09-24	CC + TT

1. INTRODUCTION

Talmack Urban Forestry was asked to complete a tree inventory, construction impact assessment and management report for the trees at the following proposed project:

Site:	4206, 4210, 4212 Commerce Circle, 4212, 4216 Glanford Avenue
Municipality	Saanich, BC
Client Name:	BC Transit Capital Projects – Lori Beaulieu
Dates of Site Visit:	October 24 &25, 2024, February 19 & March 20, 2025
Site Conditions:	multiple commercial properties with on-going business activities
Weather During Site Visits:	Sunny

The purpose of this report is to address requirements of the District of Saanich's arborist report terms of reference, and Tree Preservation Bylaw No. 9272. The construction impact assessment section of this report (section 8) is based on plans reviewed to date which included: overhead site survey by V.I Powell & Associates (February 5th), 2025, a demolition plan by McElhanney (August 14th, 2025) and a utility removal plan by McElhanney (September 18th, 2025). At this time no grading plans have been reviewed. Retention statuses of trees can vary drastically depending upon the proposed final grading of the site. This report may be subject to change, if/when more information or grading plans are provided.

"BC Transit is a Crown Corporation of the province of British Columbia responsible for coordinating the delivery of transit services in the province outside the Metro Vancouver area. Its mandate includes marketing, planning, funding, constructing and operating, either directly or indirectly, in over 130 communities throughout the province.

BC Transit is completing the necessary work to prepare a five-acre site of BC Transit owned properties for potential future development. These five properties are located between Glanford Avenue and Commerce Circle in Saanich, BC, and site preparation activities are the first step in a long-term plan to maximize the industrially-zoned properties for a conventional operations and maintenance facility which will be the future Saanich Transit Centre.

With Greater Victoria's population growing daily and transportation trips expected to increase by 40 percent, an additional operations and maintenance facility is needed. This will allow BC Transit to expand their fleet, keep buses running smoothly, and ensure customers get the quality transit service they depend on."

2. TREE INVENTORY METHODOLOGY

Prior to our site visit, we were provided with a historical site plan (showing some of the municipal, offsite, and onsite tree locations). For the purposes of this report, the size, health, and structural condition of trees were documented. Each on-site, municipal, and shared tree was identified in the field with a numbered metal tag attached to the lower trunk within influencing distance of the proposed demolition. In areas on-site where access was restricted, trees were identified as P#.

3. EXECUTIVE SUMMARY

Based on the results of our inventory, we identified one-hundred and fifty (150) trees within proximity of the proposed demolition. One hundred and thirty-two (132) trees are located on-site. One (1) tree is located on private property and is not bylaw protected. And seventeen (17) trees are located on municipal property.

Based on the provisions of Tree Preservation Bylaw No. 9272 – Section 5 a) all properties owned by the province of British Columbia are exempt from this bylaw, therefore, all on-site trees are not bylaw protected.

It may however be possible to preserve most of the on-site trees during demolition, if the mitigation measures outlined in this report are adhered to, but such retention is subject to the client.

The retention of all off-site and municipal trees is required and may be possible given the mitigation measure mentioned herein are followed. See **section 8.1.1** of this report.

Any tree that is located where it is shared with the municipality may be possible for retention if the mitigation measures outlined in this report are adhered to. If for some reason any of these shared trees are to be removed, prior written permission from the District of Saanich would be required.

It is recommended that a site meeting with the demolition contractor be conducted to ensure proper mitigations can be followed during the capping of existing services within the critical root zones of bylaw protected trees, and any on-site trees if selected for retention.

4. TREE INVENTORY DEFINITIONS

Tag: Tree identification number on a metal tag attached to tree with nail or wire, generally at eye level. Trees on municipal or neighboring properties are not tagged.

NT: No tag due to inaccessibility or ownership by municipality or neighbour.

DBH: Diameter at breast height – diameter of trunk, measured in centimetres at 1.4m above ground level. For trees on a slope, it is taken at the average point between the high and low side of the slope.

* Measured over ivy

~ Approximate due to inaccessibility or on neighbouring property

Dripline: Indicates the radius of the crown spread measured in metres to the dripline of the longest limbs.

Relative Tolerance Rating: Relative tolerance of the tree species to construction related impacts such as root pruning, crown pruning, soil compaction, hydrology changes, grade changes, and other soil disturbance. This rating does not consider individual tree characteristics, such as health and vigor. Three ratings are assigned based on our knowledge and experience with the tree species: Poor (P), Moderate (M) or Good (G).

Critical Root Zone: A calculated radial measurement in metres from the trunk of the tree. It is the optimal size of tree protection zone and is calculated by multiplying the DBH of the tree by 10, 12 or 15 depending on the tree's Relative Tolerance Rating. This methodology is based on the methodology used by Nelda Matheny and James R. Clark in their book "Trees and Development: A Technical Guide to Preservation of Trees During Land Development."

- 15 x DBH = Poor Tolerance of Construction
- 12 x DBH = Moderate
- 10 x DBH = Good

To calculate the critical root zone, the DBH of multiple stems is considered the sum of 100% of the diameter of the largest stem and 60% of the diameter of the next two largest stems. It should be noted that these measures are solely mathematical calculations that do not consider factors such as restricted root growth, limited soil volumes, age, crown spread, health, or structure (such as a lean).

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 an extended 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 very little pruning

Retention Status:

- Remove (X) – Not possible to retain given proposed construction plans
- Retain – It is possible to retain this tree in the long-term given the proposed plans and information available. This is assuming our recommended mitigation measures are followed
- Retain * - See report for more information regarding potential impacts
- TBD - Retention status "to be determined" at the time of construction

5. SITE INFORMATION & PROJECT UNDERSTANDING

The site consists of five urban commercial lots in Saanich, B.C., which all have existing buildings. The proposal, as we understand it, is to demolish all of the buildings on each lot.

6. FIELD OBSERVATIONS

The site is located in a commercial area where the on-site tree resource consist mainly of ornamental non-native species and a few native species. The municipal tree resource consists mostly of native species and a few non-native species.

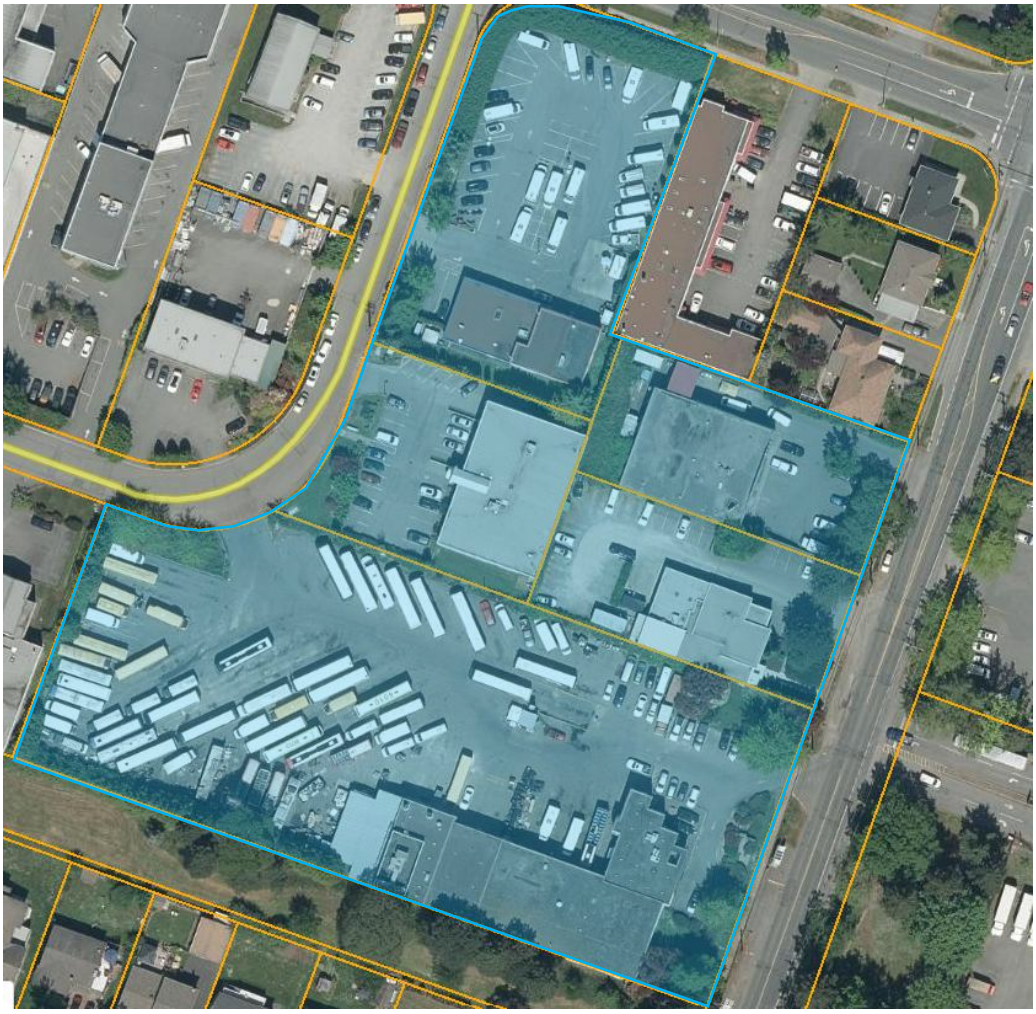


Figure 1: Site context air photo: The approximate boundary of the subject site is outlined in blue.

7. TREE RISK ASSESSMENT

During our October 24 & 25, 2024 site visits and in conjunction with the tree inventory, onsite trees were assessed for risk on a limited visual assessment basis (level 1) and in the context of the existing land uses (*Figure 2*). The time frame used for the purpose of our assessment was one (1) year from the date of the tree inventory. Unless otherwise noted herein, we did not conduct a detailed (level 2) or advanced (level 3) risk assessment, such as resistograph testing, increment core sampling, aerial examinations, or subsurface root/root collar examinations.

Existing Land Uses

We did not observe any trees deemed to be moderate, high, or extreme risk, in the context of the existing land uses, which would require hazard abatement to eliminate present and/or future risks (within a one-year timeframe). Targets considered during this TRAQ assessment included: occupants of the onsite or neighboring buildings/residence (constant use), occupants of vehicles travelling along Commerce Circle, Vanalman Avenue, and Glanford Avenue (frequent use), pedestrians travelling along the road (occasional use) and utility lines (constant use).

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Figure 2: Likelihood and Risk Rating Matrices used to evaluate tree risk in the ISA Tree Risk Assessment Manual, Second Edition (Dunster et al. 2017).

8. CONSTRUCTION IMPACT ASSESSMENT

8.1. RETENTION AND REMOVAL OF MUNICIPAL TREES

The following municipal trees (indicated by tag ID) are located where retention may be possible provided their critical root zones are adequately protected during demolition. The project arborist must be on site to supervise any excavation or fill placement required within the critical root zones— (see **Appendix B, T1**):

Retain and protect seventeen (17) municipal trees:

- 1944, 1945, 1947, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1971, 1975, 1976, 1615, 1616, 1617

8.1.1. Additional Information and Mitigation for Municipal Trees

Demolition

Tree ID's: 1955, 1956, 1957, 1958, 1959, 1960, 1961 – Are located within the municipal easement just southeast of the existing building on private property 4212 Commerce Circle. The canopies of some of these trees are touching this existing building. Clearance pruning may be required during the demolition of this building. All pruning is to be done by an ISA certified arborist and done to the industry's best current management practices. The District of Saanich must be notified prior to any of their trees being pruned.

The project arborist is to supervise the removal of the existing building at 4212 Commerce Circle within the CRZ of these trees.

Servicing

Tree ID: 1947 – The project arborist is to supervise the hydro-vac excavation to cap the existing underground utilities within the CRZ of this tree.

Tree ID: 1954 – The project arborist is to supervise the hydro-vac excavation to cap the existing underground utilities within the CRZ of this tree.

General Notes

Tree barrier fencing is to be installed according to **Appendix B**, Tree Management Plan.

8.2. RETENTION AND REMOVAL OF ON-SITE TREES

The following on-site non-bylaw protected trees (indicated by tag ID) are located where retention may be possible provided their critical root zones are adequately protected during demolition. The project arborist must be on site to supervise any excavation or fill placement required within the critical root zones— (see **Appendix B, T1**):

One-hundred and thirty-two (132) on-site non-bylaw protected trees are possible for retention:

- 1890, 1891, 1892, 1893, 1894, 1895, 1896, ,1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1946, 1948, 1949, 1950, 1579, 1578, 1580, PT4, 1581, 1576, 1577, 1575, 1574, H1, 1951, 1952, 1953, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1972, 1973, 1974, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986,1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, H2, H3, 1701, 1702, 1703, H4, 1704, H5, H6,

8.2.1. Additional Information and Mitigation for On-site Trees

Demolition

Based on the provisions of Tree Preservation Bylaw No. 9272 – Section 5 a) that all properties owned by the province of British Columbia are exempt from this bylaw, therefore, all on-site trees are not bylaw protected.

As such the mitigations written in this report are only recommendations for the client if they wish to retain any of the trees located on-site as a part of the future development proposal.

Tree ID: 1894, 1703, 1704, 1896, 1897, 1898, 1946, 1948, 1949, 1950, 1580, 1579, 1578, 1575, 1574, H1, H4 – Are located where we either anticipate significant impacts to or are unsuitable for retention long term. These trees are selected for removal.

Tree ID's: 1899 - 1944 – Are located where they may be impacted by the removal of hardscape within the CRZ's. At present, a chain link fence is erected just outside the drip line of these trees on the 4206 Commerce Circle site. It is recommended that this fencing stay in place for the duration of the demolition phase of this project. The project arborist should supervise the removal of any hardscape within the CRZ of these trees.

Tree ID's: 1701, 1702 – If these trees are to be preserved then the existing hardscape and elevation grade around them as well as a portion of the western red cedar hedgerow identified as H4 must be preserved. The project arborist is to supervise the removal of the existing buildings within their CRZ's.

Tree ID: H5 – Is a pyramidal cedar hedgerow located along the northeastern property line at the front of 4216 Glanford Avenue. The overhead GIS indicates that the storm, water, and sanitary lateral connections are located at the base of this hedgerow. It is anticipated that a portion of this hedgerow may have to be removed at the property line to provide working room to cap these utilities. The project arborist is to supervise the capping of these utility services within the critical root zone of this hedgerow.

Tree ID's: 1576, 1577 - Are located where they are likely to be impacted by the removal of the asphalt curbs and driveway within their CRZ's. If these trees are to be preserved, excavation for the removal of the existing driveway will also likely have to be limited to just below the asphalt layer, as these trees may be quite shallow rooted, evident by the lifting of the driveway within their CRZ's. The project arborist should supervise the removal of the asphalt driveway within the CRZ of these trees.

Tree ID: 1951 –The project arborist should supervise the removal of existing hardscape and hydro-vac excavation to remove services within the CRZ of this tree. Depending upon the size of roots encountered that may require removal to accommodate the proposed construction, this tree may require removal regardless of mitigation measures taken.

Tree ID: 1952 – The project arborist should supervise the removal of existing hardscape within the CRZ of this tree.

Tree ID's: 1962 - 1970, 1972 - 1974, 1976 - 2000, 1685 - 1687 –Some of these trees may not be possible for preservation if the existing retaining wall is to be removed. If the retaining wall within the CRZ of these trees is to be removed, then the project arborist should be on-site to supervise.

Tree ID's: 1688 -1692 – The project arborist should supervise the removal of the existing asphalt driveway within the CRZ of these trees.

General Notes

If the client wishes to retain any of the on-site trees then tree barrier fencing should be installed according to **Appendix B**, Tree Management Plan.

It is to be noted that there is an existing chain link fence around on-site trees 1962 – 2000 and around trees 1905-1943. This fencing would be adequate for protecting these trees and should remain in place if these trees are to be retained.

There are numerous retaining walls and asphalt driveways located in areas where if they are removed during demolition, then on-site trees may be impacted. If the client wishes to retain or preserve any on-site trees in these sensitive areas, then project arborist should be consulted prior to the removal of any retaining walls and asphalt driveways.

8.3. RETENTION AND REMOVAL OF OFF-SITE TREES

The following off-site non-bylaw protected tree (indicated by OS#) is located where retention may be possible provided its critical root zone is adequately protected during demolition. The project arborist must be on site to supervise any excavation or fill placement required within the critical root zones— (see **Appendix B, T1**):

Retain and protect one (1) off-site non-bylaw protected tree:

- OS1

8.3.1. Additional Information and Mitigation for Off-site Trees

Demolition

Tag ID: OS1 – Is located on private neighboring property 4220 Commerce Circle. This tree is rooted closed to the existing retaining wall at 4216 Commerce Circle. If this retaining wall is to be removed, the project arborist is to be on-site to supervise the excavation. Full removal of the wall may have to be limited if critical rooting structures are being encountered.

If and once the wall is removed, tree barrier fencing may have to be erected on the property line near this tree.

Servicing

We do not anticipate any significant impacts to shared or off-site trees from the capping of existing utilities.

9. IMPACT MITIGATION

Tree Protection Barrier: The areas surrounding the trees to be retained should be isolated from the construction activity by erecting protective barrier fencing (see municipal barrier specifications). Where possible, this fencing should be erected at the perimeter of the critical root zone or at the canopy dripline edge. The barrier fencing to be erected must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with flexible snow fencing. The fencing must be erected prior to the start of any construction activity on site (i.e., demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.

NOTE: This is required for bylaw protected trees and municipal trees and recommended for non-bylaw protected trees the client wishes to retain.

Arborist Supervision: All excavation occurring within the critical root zones of trees to be retained should be completed under supervision by the project arborist. Any severed or severely damaged roots must be pruned back to sound tissue to reduce wound surface area and encourage rapid compartmentalization of the wound. In particular, the following activities should be completed under the direction of the project arborist:

Canopy pruning: It may be necessary to prune the canopies of trees located within the adjacent municipal park to the south of the site that are touching the roof and walls of the structure and individual trees within the site to provide adequate clearance and to prevent accidental limb breakage prior to demolition. All pruning of municipal and bylaw protected trees must be approved by the municipality. All pruning must be completed by an ISA Certified Arborist.

Methods to Avoid Soil Compaction: In areas where construction traffic must encroach into the critical root zones of trees to be retained, efforts must be made to reduce soil compaction where possible by displacing the weight of machinery and foot traffic. This can be achieved by one of the following methods:

- Installing a layer of hog fuel or coarse wood chips at least 20 cm in depth and maintaining it in good condition until construction is complete.
- Placing medium weight geotextile cloth over the area to be used and installing a layer of crushed rock to a depth of 15 cm over top.
- Placing two layers of 19mm plywood.
- Placing steel plates.

Paved Surfaces Above Tree Roots:

If the new paved surfaces within the CRZ of tree to be retained require excavation down to bearing soil and roots are encountered in this area, this could impact their health and structural stability. If tree retention is desired, perimeter of proposed curbs of planter beds may need to be amended to limit encroachment of critical root zone of retained trees.

Mulching: Mulching can be an important proactive step in maintaining the health of trees and mitigating construction related impacts and overall stress. Mulch should be made from a natural material such as wood chips or bark pieces and be 5-8cm deep. No mulch should be touching the trunk of the tree. See “methods to avoid soil compaction” if the area is to have heavy traffic.

Landscaping and Irrigation Systems: The planting of new trees and shrubs should not damage the roots of retained trees. The installation of any in-ground irrigation system must account for the critical root zones of the trees to be retained. Prior to installation, we recommend the irrigation technician consult with the project arborist about the most suitable locations for the irrigation lines and how best to mitigate the impacts on the trees to be retained. This may require the project arborist supervise the excavations associated with installing the irrigation system. Excessive frequent irrigation and irrigation which wets the trunks of trees can have a detrimental impact on tree health and can lead to root and trunk decay.

Arborist Role: It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:

- Locating the barrier fencing
- Reviewing the report with the project foreman or site supervisor
- Locating work zones, where required
- Supervising any excavation within the critical root zones of trees to be retained
- Reviewing and advising of any pruning requirements for machine clearances

Review and site meeting: Once the project receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any site clearing, tree removal, demolition, or other construction activity occurs and to confirm the locations of the tree protection barrier fencing.

10. DISCLOSURE STATEMENT

This arboricultural field review report was prepared by Talmack Urban Forestry Consultants Ltd. for the exclusive use of the Client and may not be reproduced, used, or relied upon, in whole or in part, by a party other than the Client without the prior written consent of Talmack Urban Forestry Consultants Ltd. Any unauthorized use of this report, or any part hereof, by a third party, or any reliance on or decisions to be made based on it, are at the sole risk of such third parties. Talmack Urban Forestry Consultants Ltd. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report, in whole or in part.

Arborists are professionals who examine trees and use their training, knowledge, and experience to recommend techniques and procedures that will improve a tree's health and structure or to mitigate associated risks. Trees are living organisms whose health and structure change and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. The arborist's review is limited to a visual examination of tree health and structural condition, without excavation, probing, resistance drilling, increment coring, or aerial examination. There are inherent limitations to this type of investigation, including, without limitation, that some tree conditions will inadvertently go undetected. The arborist's review followed the standard of care expected of arborists undertaking similar work in British Columbia under similar conditions. No warranties, either express or implied, are made as to the services provided and included in this report.

The findings and opinions expressed in this report are based on the conditions that were observed on the noted date of the field review only. The Client recognizes that passage of time, natural occurrences, and direct or indirect human intervention at or near the trees may substantially alter discovered conditions and that Talmack Urban Forestry Consultants Ltd. cannot report on, or accurately predict, events that may change the condition of trees after the described investigation was completed.

It is not possible for an Arborist to identify every flaw or condition that could result in failure, nor can he/she guarantee that the tree will remain healthy and free of risk. The only way to eliminate tree risk entirely is to remove the entire tree. All trees retained should be monitored on a regular basis. Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

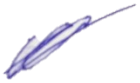
Immediately following land clearing, grade changes or severe weather events, all trees retained should be reviewed for any evidence of soil heaving, cracking, lifting or other indicators of root plate instability. If added information is discovered in the future during such events or other activities, Talmack Urban Forestry Consultants Ltd. should be requested to re-evaluate the conclusions of this report and to provide amendments as required prior to any reliance upon the information presented herein.

11. IN CLOSING

Please do not hesitate to call us at (250) 479-8733 should you have any further questions. Thank You.

Yours truly,

Talmack Urban Forestry Consultants Ltd.



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12. REFERENCES

Dunster, J.A., E.T. Smiley, N. Matheny, and S. Lily. 2017. Tree Risk Assessment Manual, International Society of Arboriculture (ISA).

The District of Saanich Tree Protection Bylaw No. 9272.

Saanich Maps GIS software

13. COMPANY INFORMATION

General Liability: Intact Insurance, Policy No. 5V2147122: $5,000,000

APPENDIX A – TREE RESOURCE TABLE

Tag #	Surveyed ? (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected ? (Yes/No)	Name		dbh (cm)	crown radius (m)	Critical root zone radius (m)	Condition		Relative tolerance	General field observations/remarks	Tree retention/location comments	Retention status
				Common	Botanical				Health	Structural				
1890	Yes	On-site	No	Excelsior cedar	*Thuja plicata "Excelsa"*	30	4	3.6	Good-fair	Fair	Moderate	Trunk covered in ivy	See section 8.2.1	Retain
1891	Yes	On-site	No	Scarlett oak	*Quercus coccinea*	32	5	3.2	Good-fair	Good-fair	Good	Interior deadwood, co dominant	See section 8.1.1	Retain
1892	Yes	On-site	No	Scarlett oak	*Quercus coccinea*	27	5	2.7	Good-fair	Fair	Good	Seam on southeast side	See section 8.3.1	Retain
1893	Yes	On-site	No	Scarlett oak	*Quercus coccinea*	23	5	2.3	Fair	Fair	Good	Seam on west side of lower trunk from ground to 4m agl	See section 8.2.1	Retain
1894	Yes	On-site	No	Cherry	*Prunus serrulata*	13,8	3	2.136	Fair-poor	Fair-poor	Moderate	Stressed included union, smaller stem dead,	See section 8.1.1	Remove
1895	Yes	On-site	No	Big leaf maple	*Acer macrophyllum*	17, 12, 6, 6	3	3.336	Fair	Fair	Moderate	Showing stress	See section 8.2.1	Retain
1896	Yes	On-site	No	Serbian spruce	*Picea omorika*	28	4	3.36	Good	Fair	Moderate	Excessive pitching on southwest side of lower trunk	See section 8.1.1	Remove
1897	Yes	On-site	No	Serbian spruce	*Picea omorika*	23	3	2.76	Good-fair	Fair	Moderate	Asymmetrical canopy (shaded)	See section 8.1.1	Remove
1898	Yes	On-site	No	Serbian spruce	*Picea omorika*	20	3	2.4	Good-fair	Fair	Moderate	Asymmetrical canopy (shaded)	See section 8.2.1	Remove
1899	Yes	On-site	No	Deodara cedar	*Cedrus deodara*	50	5	5	Good-fair	Fair	Good	Historically topped, interior deadwood, fruiting bodies at base (likely not pathogenic)	See section 8.1.1	Retain

Tag #	Surveyed ? (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected ? (Yes/No)	Name		dbh (cm)	crown radius (m)	Critical root zone radius (m)	Condition		Relative tolerance	General field observations/remarks	Tree retention/location comments	Retention status
				Common	Botanical				Health	Structural				
1900	Yes	On-site	No	Sweetgum	*Liquidambar styraciflua*	41	4	4.92	Good-fair	Fair	Moderate	Some historically reduced tops	See section 8.2.1	Retain
1901	Yes	On-site	No	Sweetgum	*Liquidambar styraciflua*	44	4	5.28	Fair	Fair	Moderate	Pruned for hydro	See section 8.2.1	Retain
1902	Yes	On-site	No	Serbian spruce	*Picea omorika*	18	3	2.16	Good-fair	Fair	Moderate	Pitching in old pruning wounds	See section 8.2.1	Retain
1903	Yes	On-site	No	Plumosa sawara cypress	*Chamaecyparis pisifera 'Plumosa'*	15,12	3	0.864	Fair-poor	Fair	Moderate	Co dominant from base	See section 8.1.1	Retain
1904	Yes	On-site	No	Fruiting cherry	*Prunus avium*	17,10,22	3	04-Jan	Fair-poor	Poor	Moderate	Cherry bark tortrix damage, stems historically removed at base, multi-stemmed from base, gummosis	See section 8.3.1	Retain
1905	Yes	On-site	No	Plumosa sawara cypress	*Chamaecyparis pisifera 'Plumosa'*	13, 15	3	2.736	Fair	Fair	Moderate	Co dominant from base	See section 8.2.1	Retain
1906	Yes	On-site	No	Plumosa sawara cypress	*Chamaecyparis pisifera 'Plumosa'*	8,9,14	3	2.904	Fair	Fair	Moderate	Co dominant from base	See section 8.3.1	Retain
1907	Yes	On-site	No	Plumosa sawara cypress	*Chamaecyparis pisifera 'Plumosa'*	4,8,10,11	3	2.616	Fair	Fair	Moderate	Co dominant from base	See section 8.2.1	Retain
1908	Yes	On-site	No	Plumosa sawara cypress	*Chamaecyparis pisifera 'Plumosa'*	6,10	3	1.632	Fair	Fair	Moderate	Co dominant from base	See section 8.3.1	Retain
1909	Yes	on-site	No	Plumosa sawara cypress	*Chamaecyparis pisifera 'Plumosa'*	15,13	3	2.736	Fair	Fair	Moderate	Co dominant from base	See section 8.2.1	Retain
1910	Yes	On-site	No	Western Red cedar	*Thuja plicata*	29	3	3.48	Fair	Fair	Moderate	Ivy on lower trunk, topped (maintained as a hedgerow)	See section 8.2.1	Retain

Tag #	Surveyed ? (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected ? (Yes/No)	Name		dbh (cm)	crown radius (m)	Critical root zone radius (m)	Condition		Relative tolerance	General field observations/remarks	Tree retention/location comments	Retention status
				Common	Botanical				Health	Structural				
1911	Yes	On-site	No	Western Red cedar	*Thuja plicata*	27	3	3.24	Fair	Fair	Moderate	Ivy on lower trunk, topped (maintained as a hedgerow)	See section 8.2.1	Retain
1912	Yes	On-site	No	Western Red cedar	*Thuja plicata*	27	3	3.24	Fair	Fair	Moderate	Ivy on lower trunk, topped (maintained as a hedgerow)	See section 8.2.1	Retain
1913	Yes	On-site	No	Western Red cedar	*Thuja plicata*	29	3	3.48	Fair	Fair	Moderate	Ivy on lower trunk, topped (maintained as a hedgerow)	See section 8.2.1	Retain
1914	Yes	On-site	No	Western Red cedar	*Thuja plicata*	23	3	2.76	Fair	Fair	Moderate	Ivy on lower trunk, topped (maintained as a hedgerow)	See section 8.2.1	Retain
1915	Yes	On-site	No	Western Red cedar	*Thuja plicata*	28	3	3.36	Fair	Fair	Moderate	Ivy on lower trunk, topped (maintained as a hedgerow)	See section 8.2.1	Retain
1916	Yes	On-site	No	Western Red cedar	*Thuja plicata*	29	3	3.48	Fair	Fair	Moderate	Ivy on lower trunk, topped (maintained as a hedgerow)	See section 8.2.1	Retain
1917	Yes	On-site	No	Western Red cedar	*Thuja plicata*	27	3	3.24	Fair	Fair	Moderate	Ivy on lower trunk, topped (maintained as a hedgerow)	See section 8.2.1	Retain
1918	Yes	On-site	No	Western Red cedar	*Thuja plicata*	28	3	3.36	Fair	Fair	Moderate	Ivy on lower trunk, topped (maintained as a hedgerow)	See section 8.2.1	Retain
1919	Yes	On-site	No	Western Red cedar	*Thuja plicata*	29	3	3.48	Fair	Fair	Moderate	Ivy on lower trunk, topped (maintained as a hedgerow)	See section 8.2.1	Retain
1920	Yes	On-site	No	Western Red cedar	*Thuja plicata*	22	3	2.64	Fair	Fair	Moderate	Ivy on lower trunk, topped (maintained as a hedgerow)	See section 8.2.1	Retain
1921	Yes	On-site	No	Western Red cedar	*Thuja plicata*	29	3	3.48	Fair	Fair	Moderate	Ivy on lower trunk, topped (maintained as a hedgerow)	See section 8.2.1	Retain

Tag #	Surveyed ? (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected ? (Yes/No)	Name		dbh (cm)	crown radius (m)	Critical root zone radius (m)	Condition		Relative tolerance	General field observations/remarks	Tree retention/location comments	Retention status
				Common	Botanical				Health	Structural				
1922	Yes	On-site	No	Western Red cedar	*Thuja plicata*	29	3	3.48	Fair	Fair	Moderate	Ivy on lower trunk, topped (maintained as a hedgerow)	See section 8.2.1	Retain
1923	Yes	On-site	No	Western Red cedar	*Thuja plicata*	27	3	3.24	Fair	Fair	Moderate	Topped (maintained as a hedgerow), surface rooted	See section 8.1.1	Retain
1924	Yes	On-site	No	Western Red cedar	*Thuja plicata*	23	3	2.76	Fair	Fair	Moderate	Topped (maintained as a hedgerow), surface rooted	See section 8.2.1	Retain
1925	Yes	On-site	No	Western Red cedar	*Thuja plicata*	33	3	3.96	Fair	Fair	Moderate	Topped (maintained as a hedgerow), surface rooted	See section 8.2.1	Retain
1926	Yes	On-site	No	Western Red cedar	*Thuja plicata*	24	3	2.88	Fair	Fair	Moderate	Topped (maintained as a hedgerow), surface rooted	See section 8.2.1	Retain
1927	Yes	On-site	No	Western Red cedar	*Thuja plicata*	29	3	3.48	Fair	Fair	Moderate	Topped (maintained as a hedgerow), surface rooted	See section 8.2.1	Retain
1928	Yes	On-site	No	Western Red cedar	*Thuja plicata*	28	3	3.36	Fair	Fair	Moderate	Topped (maintained as a hedgerow), surface rooted	See section 8.2.1	Retain
1929	Yes	On-site	No	Western Red cedar	*Thuja plicata*	28	3	3.36	Fair	Fair	Moderate	Topped (maintained as a hedgerow), surface rooted	See section 8.2.1	Retain
1930	Yes	On-site	No	Western Red cedar	*Thuja plicata*	26	3	3.12	Fair	Fair	Moderate	Topped (maintained as a hedgerow), surface rooted	See section 8.2.1	Retain
1931	Yes	On-site	No	Western Red cedar	*Thuja plicata*	26	3	3.12	Fair	Fair	Moderate	Topped (maintained as a hedgerow), surface rooted	See section 8.2.1	Retain
1932	Yes	On-site	No	Western Red cedar	*Thuja plicata*	24	3	2.88	Fair	Fair	Moderate	Topped (maintained as a hedgerow), surface rooted	See section 8.2.1	Retain

Tag #	Surveyed ? (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected ? (Yes/No)	Name		dbh (cm)	crown radius (m)	Critical root zone radius (m)	Condition		Relative tolerance	General field observations/remarks	Tree retention/location comments	Retention status
				Common	Botanical				Health	Structural				
1933	Yes	On-site	No	Western Red cedar	*Thuja plicata*	29	3	3.48	Fair	Fair	Moderate	Topped (maintained as a hedgerow), surface rooted	See section 8.2.1	Retain
1934	Yes	On-site	No	Western Red cedar	*Thuja plicata*	29	3	3.48	Fair	Fair	Moderate	Topped (maintained as a hedgerow), surface rooted	See section 8.2.1	Retain
1935	Yes	On-site	No	Western Red cedar	*Thuja plicata*	32	3	3.84	Fair	Fair	Moderate	Topped (maintained as a hedgerow), surface rooted	See section 8.2.1	Retain
1936	Yes	On-site	No	Western Red cedar	*Thuja plicata*	32	3	3.84	Fair	Fair	Moderate	Topped (maintained as a hedgerow), surface rooted	See section 8.2.1	Retain
1937	Yes	On-site	No	Western Red cedar	*Thuja plicata*	29	3	3.48	Fair	Fair	Moderate	Topped (maintained as a hedgerow), surface rooted	See section 8.2.1	Retain
1938	Yes	On-site	No	Western Red cedar	*Thuja plicata*	30	3	3.6	Fair	Fair	Moderate	Topped (maintained as a hedgerow), surface rooted	See section 8.2.1	Retain
1939	Yes	On-site	No	Western Red cedar	*Thuja plicata*	29	3	3.48	Fair	Fair	Moderate	Topped (maintained as a hedgerow), surface rooted	See section 8.2.1	Retain
1940	Yes	On-site	No	Western Red cedar	*Thuja plicata*	29	3	3.48	Fair	Fair	Moderate	Topped (maintained as a hedgerow), surface rooted	See section 8.2.1	Retain
1941	Yes	On-site	No	Western Red cedar	*Thuja plicata*	26	3	3.12	Fair	Fair	Moderate	Topped (maintained as a hedgerow), surface rooted	See section 8.2.1	Retain
1942	Yes	On-site	No	Western Red cedar	*Thuja plicata*	28	3	3.36	Fair	Fair	Moderate	Topped (maintained as a hedgerow), surface rooted	See section 8.2.1	Retain
1943	Yes	On-site	No	Western Red cedar	*Thuja plicata*	29	3	3.48	Fair	Fair	Moderate	Topped (maintained as a hedgerow), surface rooted	See section 8.2.1	Retain

Tag #	Surveyed ? (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected ? (Yes/No)	Name		dbh (cm)	crown radius (m)	Critical root zone radius (m)	Condition		Relative tolerance	General field observations/remarks	Tree retention/location comments	Retention status
				Common	Botanical				Health	Structural				
1944	Yes	Municipal	Yes	Paper birch	*Betula papyrifera*	19,21	4	3.888	Fair-poor	Fair	Moderate	Decline in upper canopy (signs of BBB), historically reduced, co dominant at ~1.2m agl	See section 8.1.1	Retain
1945	Yes	Municipal	Yes	Tulip tree	*Liriodendron tulipifera*	18,25	4.5	4.296	Fair	Fair	Moderate	Growing on a steep slope, pruned for clearance over sidewalk	See section 8.1.1	Retain
1946	Yes	On	No	Little leaf linden	*Tillia cordata*	28	5	3.36	Good-fair	Fair	Moderate	Slight health stress, epicormic growth,3 stems at~2m agl (included union) signs of decay on union on east side of trunk	See section 8.2.1	Remove
1947	Yes	Municipal	Yes	Garry oak	*Quercus garryana*	76	8	7.6	Fair	Fair	Good	Restricted growing area, pruned for hydro, compacted root zone on the east side, asymmetrical canopy, exposed surface roots on east side (damaged)	See section 8.1.1	Retain
1948	Yes	On-site	No	Crab apple	*Malus sylvestris*	13, 11, 6, 11, 13,	4	3.288	Fair	Fair	Moderate	Small deadwood, suckers at base	See section 8.2.1	Remove
1949	Yes	On-site	No	Crab apple	*Malus sylvestris*	12, 21	4	3.384	Fair	Fair	Moderate	Small deadwood, suppressed by adjacent pine	See section 8.2.1	Remove
1950	Yes	On-site	No	Austrian pine	*Pinus nigra*	25, 25	4	4.8	Fair	Fair	Good	Co dominant from base, base covered in ivy,	See section 8.2.1	Remove
1579	Yes	On-site	No	Austrian pine	*Pinus nigra*	46	4	4.6	Fair	Fair	Good	Corrected lean, multiple stems from ~5m agl	See section 8.2.1	Remove
1578	Yes	On-site	No	Austrian pine	*Pinus nigra*	46	5	4.6	Fair	Fair	Good	Co dominant at ~4m agl	See section 8.2.1	Remove
1580	Yes	On-site	No	Austrian pine	*Pinus nigra*	28	4	2.8	Fair	Good-fair	Good	Base covered in ivy, asymmetrical canopy (shaded)	See section 8.2.1	Remove
PT4	Yes	On-site	No	Pyramidal cedar	*Thuja occidentalis 'fastigiata'*	~20,~18, 12, 13, 12	2	4.632	Fair	Fair	Moderate	Row of 5 Pyramidal cedars estimated dbh	See section 8.2.1	Retain

Tag #	Surveyed ? (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected ? (Yes/No)	Name		dbh (cm)	crown radius (m)	Critical root zone radius (m)	Condition		Relative tolerance	General field observations/remarks	Tree retention/location comments	Retention status
				Common	Botanical				Health	Structural				
1581	Yes	On-site	No	Cherry/plum	*Prunus serrulata*	Multi stems	2		Fair	Fair	Moderate	4-5 cherries not protected	See section 8.2.1	Remove
1577	Yes	On-site	No	Austrian pine	*Pinus nigra*	68	6	7	Fair	Fair	Good		See section 8.2.1	Retain
1576	Yes	On-site	No	Austrian pine	*Pinus nigra*	30	4	3	Fair	Fair	Good	Asymmetrical canopy (shaded), leans towards building,	See section 8.2.1	Retain
1575	Yes	On-site	No	Serbian spruce	*Picea omorika*	20	1	2.5	Good-fair	Good-fair	Moderate	Located in garden bed next to building	See section 8.2.1	Remove
1574	Yes	On-site	No	Pyramidal	*Thuja occidentalis 'fastigiata'*	18, 8, 8	1	2.16	Good-fair	Good-fair	Moderate	Located in garden bed next to building	See section 8.2.1	Remove
H1	Yes	On-site	No	Pyramidal cedar hedgerow	*Thuja occidentalis 'fastigiata'*	11 multiple stem trees ~10-15cm	1x14		Fair	Fair	Moderate	Portions of hedgerow dead	See section 8.2.1	Remove
1951	Yes	On-site	No	Scarlett oak	*Quercus coccinea*	48	9	4.8	Good-fair	Fair	Good	South. Eastern lateral limb growing straight vertical	See section 8.2.1	Retain
1952	Yes	On-site	No	Scarlett oak	*Quercus coccinea*	42	7	4.2	Good-fair	Fair	Good	Exposed surface roots,	See section 8.2.1	Retain
1953	Yes	On-site	No	Scarlett oak	*Quercus coccinea*	47	7	4.7	Good-fair	Good-fair	Good	Interior deadwood, epicormic growth,	See section 8.2.1	Retain
1954	Yes	Municipal	Yes	Garry oak	*Quercus garryana*	112	10	11.2	Good-fair	Fair	Good	Large mature Garry oak, deadwood, co dominant, inclusion in multiple branch unions in the upper canopy	See section 8.1.1	Retain
1955	Yes	Municipal	Yes	Austrian pine	*Pinus nigra*	20	2	2	Fair	Fair	Good	Health stressed, small deadwood,	See section 8.1.1	Retain

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				Common	Botanical				Health	Structural				
1956	Yes	Municipal	Yes	Austrian pine	*Pinus nigra*	39	4	3.9	Fair	Fair	Good	Co dominant at ~4.5m agl, interior deadwood	See section 8.1.1	Retain
1957	Yes	Municipal	Yes	Austrian pine	*Pinus nigra*	46	6	4.6	Fair	Fair	Good	Historically pruned for building clearance, limbs extend over existing building, co dominant at ~6.5m agl (narrow union)	See section 8.1.1	Retain
1958	Yes	Municipal	Yes	Austrian pine	*Pinus nigra*	53	5	5.3	Fair	Fair	Good	Interior deadwood	See section 8.1.1	Retain
1959	Yes	Municipal	Yes	Austrian pine	*Pinus nigra*	43	6	4.3	Fair	Fair	Good	Interior deadwood, limbs extend over existing building	See section 8.1.1	Retain
1960	Yes	Municipal	Yes	Austrian pine	*Pinus nigra*	56	6	5.6	Fair	Fair	Good	Fair interior deadwood, multiple large upright limbs, canopy extends over existing bulsing	See section 8.1.1	Retain
1961	Yes	Municipal	Yes	Garry oak	*Quercus garryana*	89	8	8.9	Fair	Fair	Good	Area around base being used for dumping materials (organic waste, gravel), deadwood, canopy touches existing building	See section 8.1.1	Retain
1962	Yes	On-site	No	Western Red cedar	*Thuja plicata*	23, 18, 26	3	6.072	Fair	Fair	Moderate	Growing on a slope, growing in a row, multistemmed from base	See section 8.2.1	Retain
1963	Yes	On-site	No	Western Red cedar	*Thuja plicata*	26	3	3.12	Fair	Fair	Moderate	Growing in a row of cedars, growing on a slope	See section 8.2.1	Retain
1964	Yes	On-site	No	Western Red cedar	*Thuja plicata*	15,18,14	3	4.248	Fair	Fair	Moderate	Growing in a row of cedars and in a slope, three stems from the base	See section 8.2.1	Retain
1965	Yes	On-site	No	Western Red cedar	*Thuja plicata*	23	3	2.76	Fair	Fair	Moderate	Mechanical damage on south side of trunk ~3m agl	See section 8.2.1	Retain
1966	Yes	On-site	No	Western Red cedar	*Thuja plicata*	18	3	2.16	Fair	Fair	Moderate	Growing in row of cedars, slightly sparse upper canopy	See section 8.2.1	Retain

Tag #	Surveyed ? (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected ? (Yes/No)	Name		dbh (cm)	crown radius (m)	Critical root zone radius (m)	Condition		Relative tolerance	General field observations/remarks	Tree retention/location comments	Retention status
				Common	Botanical				Health	Structural				
1967	Yes	On-site	No	Western Red cedar	*Thuja plicata*	16	3	1.92	Fair	Fair-poor	Moderate	Growing in row of cedars, dead top	See section 8.2.1	Retain
1968	Yes	On-site	No	Western Red cedar	*Thuja plicata*	26	3	3.12	Fair	Fair-poor	Moderate	Dead top	See section 8.2.1	Retain
1969	Yes	On-site	No	Western Red cedar	*Thuja plicata*	2x12	3	2.304	Fair	Fair-poor	Moderate	Dead top, suppressed	See section 8.2.1	Retain
1970	Yes	On-site	No	Western Red cedar	*Thuja plicata*	17	3	2.04	Fair-poor	Fair-poor	Moderate	Dead top, supressed, sloughing of bark on south side, mechanical damage on Southside	See section 8.2.1	Retain
1971	Yes	Municipal	Yes	Garry oak	*Quercus garryana*	69	8	6.9	Fair	Fair	Good	Large cavity on east side of lower trunk (extensive lower trunk decay), deadwood, cavity in old pruning wound on south side of lower trunk ~3.5m agl	See section 8.1.1	Retain
1972	Yes	On-site	No	Western Red cedar	*Thuja plicata*	16	3	1.92	Fair	Fair	Moderate	Suppressed by oak	See section 8.2.1	Retain
1973	Yes	On-site	No	Western Red cedar	*Thuja plicata*	14	3	1.68	Fair	Fair	Moderate	Suppressed by oak	See section 8.2.1	Retain
1974	Yes	On-site	No	Western Red cedar	*Thuja plicata*	24	3	2.88	Fair	Fair	Moderate	Growing in row of cedars	See section 8.2.1	Retain
1975	Yes	Municipal	Yes	Austrian pine	*Pinus nigra*	37,31	5	6.672	Fair	Fair	Good	Interior deadwood, co dominant from base, , trunk covered in ivy, trunks lean towards Wilson driveway	See section 8.1.1	Retain
1976	Yes	On-site	No	Western Red cedar	*Thuja plicata*	20	3	2.4	Fair	Fair	Moderate	Ivy on trunk, growing in row of cedars	See section 8.1.1	Retain
1977	Yes	On-site	No	Western Red cedar	*Thuja plicata*	17	3	2.04	Fair	Fair	Moderate	Ivy on trunk, growing in row of cedars	See section 8.2.1	Retain

Tag #	Surveyed ? (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected ? (Yes/No)	Name		dbh (cm)	crown radius (m)	Critical root zone radius (m)	Condition		Relative tolerance	General field observations/remarks	Tree retention/location comments	Retention status
				Common	Botanical				Health	Structural				
1978	Yes	On-site	No	Western Red cedar	*Thuja plicata*	~22	3	2.64	Fair	Fair	Moderate	Growing in row of cedars	See section 8.2.1	Retain
1979	Yes	On-site	No	Western Red cedar	*Thuja plicata*	20	3	2.4	Fair	Fair	Moderate	Growing in row of cedars	See section 8.2.1	Retain
1980	Yes	On-site	No	Western Red cedar	*Thuja plicata*	20, 8,	3	2.976	Fair	Fair	Moderate	Growing in row of cedars	See section 8.2.1	Retain
1981	Yes	On-site	No	Western Red cedar	*Thuja plicata*	21	3	2.52	Fair	Fair	Moderate	Growing in row of cedars	See section 8.2.1	Retain
1982	Yes	On-site	No	Western Red cedar	*Thuja plicata*	18	3	2.16	Fair	Fair	Moderate	Growing in row of cedars	See section 8.2.1	Retain
1983	Yes	On-site	No	Western Red cedar	*Thuja plicata*	24	3	2.88	Fair	Fair	Moderate	Growing in row of cedar	See section 8.2.1	Retain
1984	Yes	On-site	No	Western Red cedar	*Thuja plicata*	23	3	2.76	Fair	Fair	Moderate	Growing in row of cedars	See section 8.2.1	Retain
1985	Yes	On-site	No	Western Red cedar	*Thuja plicata*	18	3	2.16	Fair	Fair	Moderate	Growing in row of cedars	See section 8.2.1	Retain
1986	Yes	On-site	No	Western Red cedar	*Thuja plicata*	11, 2x16	3	3.864	Fair	Fair	Moderate	Growing in row of cedars	See section 8.2.1	Retain
1987	Yes	On-site	No	Western Red cedar	*Thuja plicata*	18	3	2.16	Fair	Fair	Moderate	Growing in row of cedars, signs of bark beetle damage	See section 8.2.1	Retain
1988	Yes	On-site	No	Western Red cedar	*Thuja plicata*	17	3	2.04	Fair	Fair	Moderate	Growing in row of cedars	See section 8.2.1	Retain

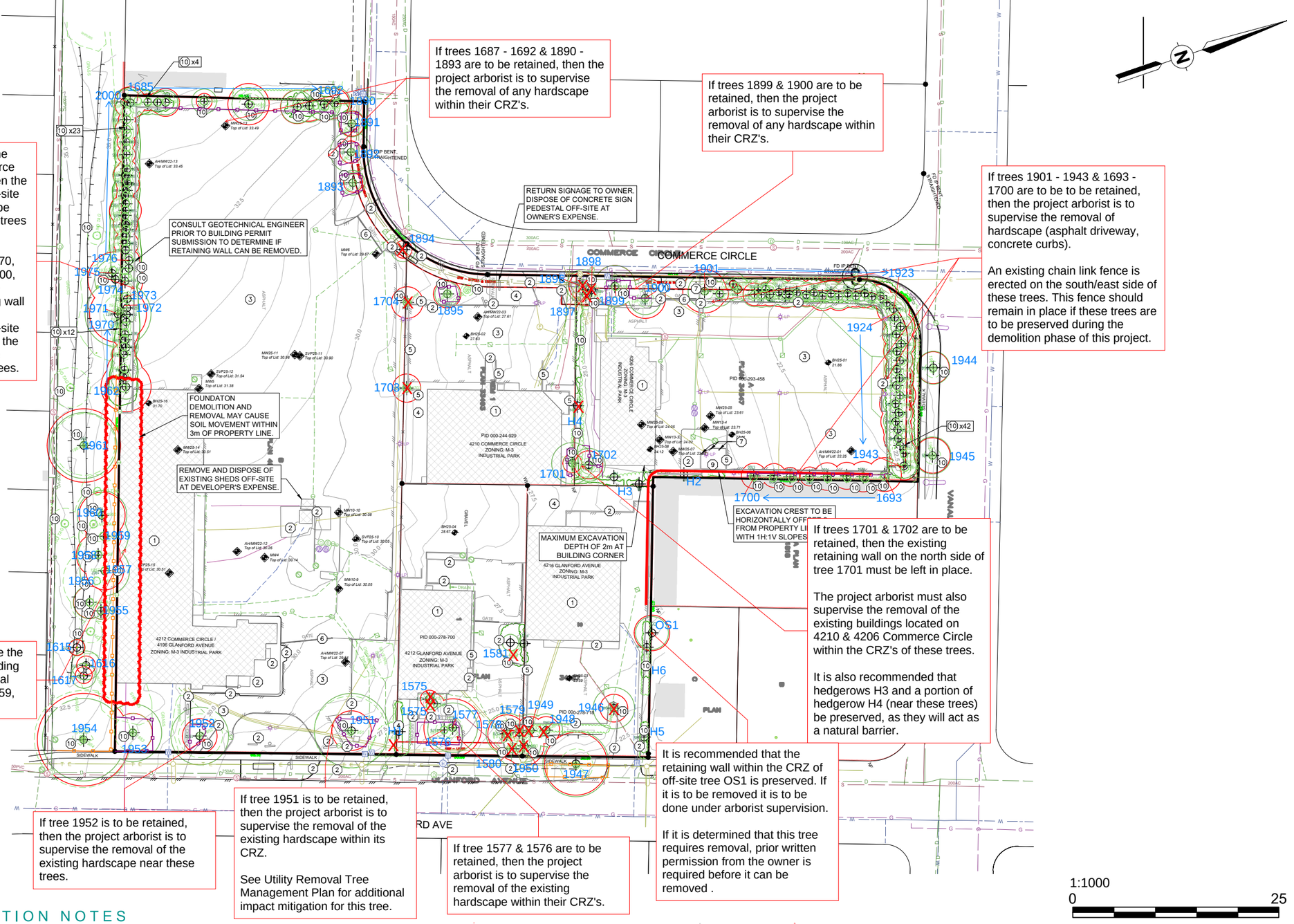
Tag #	Surveyed ? (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected ? (Yes/No)	Name		dbh (cm)	crown radius (m)	Critical root zone radius (m)	Condition		Relative tolerance	General field observations/remarks	Tree retention/location comments	Retention status
				Common	Botanical				Health	Structural				
1989	Yes	On-site	No	Western Red cedar	*Thuja plicata*	18	3	2.16	Fair	Fair	Moderate	Growing in row of cedars	See section 8.2.1	Retain
1990	Yes	On-site	No	Western Red cedar	*Thuja plicata*	6,13,11	3	2.784	Fair	Fair	Moderate	Growing in row of cedars	See section 8.2.1	Retain
1991	Yes	On-site	No	Western Red cedar	*Thuja plicata*	13	3	1.56	Fair	Fair	Moderate	Growing in row of cedars	See section 8.2.1	Retain
1992	Yes	On-site	No	Western Red cedar	*Thuja plicata*	2x9,16	3	3.216	Fair	Fair	Moderate	Growing in row of cedars	See section 8.2.1	Retain
1993	Yes	On-site	No	Western Red cedar	*Thuja plicata*	13,8	3	2.136	Fair	Fair	Moderate	Growing in row of cedars	See section 8.2.1	Retain
1994	Yes	On-site	No	Western Red cedar	*Thuja plicata*	19	3	2.28	Fair	Fair	Moderate	Growing in row of cedars	See section 8.2.1	Retain
1995	Yes	On-site	No	Western Red cedar	*Thuja plicata*	18	3	2.16	Fair	Fair	Moderate	Growing in row of cedars	See section 8.2.1	Retain
1996	Yes	On-site	No	Western Red cedar	*Thuja plicata*	18	3	2.16	Fair	Fair	Moderate	Growing in row of cedars	See section 8.2.1	Retain
1997	Yes	On-site	No	Western Red cedar	*Thuja plicata*	23	3	2.76	Fair	Fair	Moderate	Growing in row of cedars	See section 8.2.1	Retain
1998	Yes	On-site	No	Western Red cedar	*Thuja plicata*	17	3	2.04	Fair	Fair	Moderate	Growing in row of cedars	See section 8.2.1	Retain
1999	Yes	On-site	No	Western Red cedar	*Thuja plicata*	25	3	3	Dead	Dead	Moderate	Dead	See section 8.2.1	Retain

Tag #	Surveyed ? (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected ? (Yes/No)	Name		dbh (cm)	crown radius (m)	Critical root zone radius (m)	Condition		Relative tolerance	General field observations/remarks	Tree retention/location comments	Retention status
				Common	Botanical				Health	Structural				
2000	Yes	On-site	No	Western Red cedar	*Thuja plicata*	32	3	3.84	Fair	Fair	Moderate	Growing in row of cedar trees	See section 8.2.1	Retain
1685	Yes	On-site	No	Western Red cedar	*Thuja plicata*	25	3	3	Fair	Fair	Moderate	Growing in row of cedars	See section 8.2.1	Retain
1686	Yes	On-site	No	Western Red cedar	*Thuja plicata*	20	3	2.4	Fair	Fair	Moderate	Growing in row of cedars	See section 8.2.1	Retain
1687	Yes	On-site	No	Western Red cedar	*Thuja plicata*	17,18	3	3.384	Fair	Fair	Moderate	Growing in row of cedars, co dominant from base	See section 8.2.1	Retain
1688	Yes	On-site	No	Western Red cedar	*Thuja plicata*	16	3	1.92	Fair	Fair-poor	Moderate	*Large seam on south side on trunk*	See section 8.2.1	Retain
1689	Yes	On-site	No	Western Red cedar	*Thuja plicata*	28,23	4	5.016	Fair	Poor	Moderate	2 stems growing from base, lower trunk covered in ivy	See section 8.2.1	Retain
1690	Yes	On-site	No	Western Red cedar	*Thuja plicata*	34	4	4.08	Fair	Fair	Moderate	Lower trunk covered in. Ivy	See section 8.2.1	Retain
1691	Yes	On-site	No	Western Red cedar	*Thuja plicata*	21,17	4	3.744	Fair	Fair	Moderate	Lower trunk covered in ivy	See section 8.2.1	Retain
1692	Yes	On-site	No	Western Red cedar	*Thuja plicata*	18,23	4	4.056	Fair	Fair	Moderate	Lower trunk covered in ivy	See section 8.2.1	Retain
1693	Yes	On-site	No	Pyramidal cedar	*Thuja occidentalis 'fastigiata'*	18,13,14	1	4.104	Fair	Fair	Moderate	Pruned upright	See section 8.2.1	Retain
1694	Yes	On-site	No	Pyramidal cedar	*Thuja occidentalis 'fastigiata'*	6,7,12,14,15	1	3.672	Fair	Fair	Moderate	Sheared	See section 8.2.1	Retain

Tag #	Surveyed ? (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected ? (Yes/No)	Name		dbh (cm)	crown radius (m)	Critical root zone radius (m)	Condition		Relative tolerance	General field observations/remarks	Tree retention/location comments	Retention status
				Common	Botanical				Health	Structural				
1695	Yes	On-site	No	Pyramidal cedar	*Thuja occidentalis 'fastigiata'*	2x11,14,	1	3.264	Fair	Fair	Moderate	Sheared	See section 8.2.1	Retain
1696	Yes	On-site	No	Pyramidal cedar	*Thuja occidentalis 'fastigiata'*	3,6,11,12,14	1	3.336	Fair	Fair	Moderate	Sheared	See section 8.2.1	Retain
1697	Yes	On-site	No	Pyramidal cedar	*Thuja occidentalis 'fastigiata'*	7,8,5,6,2x9	1	2.304	Fair	Fair	Moderate	Sheared	See section 8.2.1	Retain
1698	Yes	On-site	No	Pyramidal cedar	*Thuja occidentalis 'fastigiata'*	2x4, 2x5, 2x9, 8	1	2.304	Fair	Fair	Moderate	Sheared	See section 8.2.1	Retain
1699	Yes	On-site	No	Pyramidal cedar	*Thuja occidentalis 'fastigiata'*	4,8,2x10,12	1	2.88	Fair	Fair	Moderate	Sheared	See section 8.2.1	Retain
1700	Yes	On-site	No	Pyramidal cedar	*Thuja occidentalis 'fastigiata'*	4,7,12,14	1	3.048	Fair	Fair	Moderate	Sheared	See section 8.2.1	Retain
H2	Yes	On-site	No	Pyramidal cedar	*Thuja occidentalis 'fastigiata'*	20 trees ~3-15	1x17		Fair	Fair	Moderate	Maintained as a hedgerow	See section 8.2.1	Retain
H3	Yes	On-site	No	Pyramidal cedar	*Thuja occidentalis 'fastigiata'*	20 trees ~4-14	1x8		Fair	Fair	Moderate	Maintained as a hedgerow	See section 8.2.1	Retain
1701	Yes	On-site	No	Deodara Cedar	*Cedrus deoara*	34	4	3.4	Good-fair	Fair	Good	Growing on a slope, large, exposed surface roots, touching existing building,	See section 8.2.1	Retain
1702	Yes	On-site	No	Black locust cultivar	*Robinia pseudoacacia*	23	5	2.3	Fair	Fair	Good	Canopy touching existing building, grafted branches, epicormic growth,	See section 8.2.1	Retain
H4	Yes	On-site	No	Pyramidal cedar	*Thuja occidentalis 'fastigiata'*	58 trees ~4-15cm	1x50		Fair	Fair	Moderate	Portions of hedgerow in decline, extends all the way to 1897 spruce	See section 8.2.1	Remove

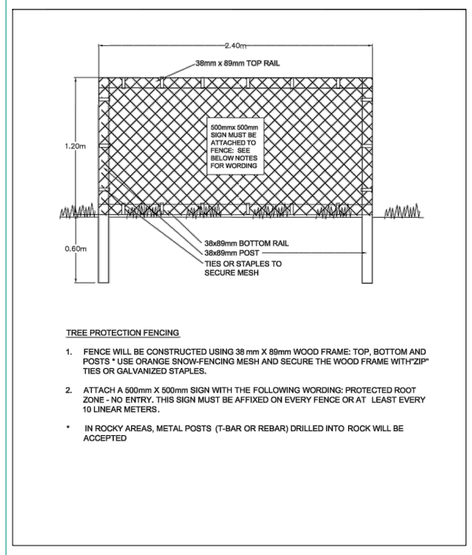
Tag #	Surveyed ? (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected ? (Yes/No)	Name		dbh (cm)	crown radius (m)	Critical root zone radius (m)	Condition		Relative tolerance	General field observations/remarks	Tree retention/location comments	Retention status
				Common	Botanical				Health	Structural				
1703	Yes	On-site	No	Pyramidal cedar	*Thuja occidentalis 'fastigiata'*	3x12,14	1	3.408	Fair	Fair	Moderate	Deadwood, restricted growing area	See section 8.2.1	Remove
1704	Yes	On-site	No	Pyramidal cedar	*Thuja occidentalis 'fastigiata'*	15,3x14,8,3	1	3.816	Fair	Fair	Moderate		See section 8.2.1	Remove
OS1	Yes	Off-site	No	Norway maple	*Acer platanoides*	~22, 17, ~18	4	4.3	Fair	Fair	Good	Obstructed view, three stems at ~1.3m agl	See section 8.3.1	Retain
H5	Yes	On-site	No	Pyramidal cedar	*Thuja occidentalis 'fastigiata'*	14 trees ~4-14cm	1x10		Good-fair	Fair	Moderate	Likely shared with neighbouring property	See section 8.2.1	Retain
H6	Yes	On-site	No	Pyramidal cedar	*Thuja occidentalis 'fastigiata'*	6 trees ~4-14	1x7		Good-fair	Fair	Moderate	Likely shared with neighbouring property	See section 8.2.1	Retain
1615	No	Municipal	Yes	Red maple	*Acer rubrum*	16	4	1.92	Good	Fair	Moderate	Included unions	See section 8.1.1	Retain
1616	No	Municipal	Yes	Western Hemlock	*Tsuga heterophylla*	19	7	2.28	Good	Fair	Moderate	Based covered in bramble, deflected leader	See section 8.1.1	Retain
1617	No	Municipal	Yes	Western Hemlock	*Tsuga heterophylla*	17	6	2.04	Good	Good-fair	Moderate	Base covered in bramble	See section 8.1.1	Retain

APPENDIX B – DEMOLITION TREE MANAGEMENT PLAN (T1)



LEGEND

- DRIPLINE
- CRITICAL ROOT ZONE
- UN-SURVEYED TREE
- X — TREE SELECTED FOR REMOVAL
- RE□ UIRED TREE BARRIER FENCING
- RECOMMENDED TREE BARRIER FENCING



TREE PROTECTION FENCING

1. FENCE WILL BE CONSTRUCTED USING 38 mm X 89mm WOOD FRAME: TOP, BOTTOM AND POSTS * USE ORANGE SNOW-FENCING MESH AND SECURE THE WOOD FRAME WITH"ZIP" TIES OR GALVANIZED STAPLES.
2. ATTACH A 600mm X 500mm SIGN WITH THE FOLLOWING WORDING: PROTECTED ROOT ZONE - NO ENTRY. THIS SIGN MUST BE AFFIXED ON EVERY FENCE OR AT LEAST EVERY 10 LINEAR METERS.

* IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED

TREE PROTECTION NOTES

Tree protection barrier: The areas, surrounding the trees to be retained, should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zone. The barrier fencing to be erected must be a minimum of 1200mm in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with flexible snow fencing. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.

Arborist supervision: All excavation occurring within the critical root zones of protected trees must be completed under the supervision of the project arborist. Any severed or severely damaged roots must be pruned back to sound tissue to reduce wound surface area and encourage rapid compartmentalization of the wound.

Demolition: The demolition of the existing houses, driveways, and any services that must be removed or abandoned must take the critical root zone of the trees to be retained into account. If any excavation or machine access is required within the critical root zones of trees to be retained, it must be completed under the supervision of the project arborist. If temporarily removed for demolition, barrier fencing must be erected immediately after the supervised demolition.

Methods to avoid soil compation: In areas where construction traffic must encroach into the critical root zones of trees to be retained, efforts must be made to reduce soil compaction where possible by displacing the weight of machinery and foot traffic. This can be achieved by one of the following methods:

- Installing a layer of hog fuel or coarse wood chips at least 20cm in depth and maintaining it in good condition until construction is complete.
- Placing medium weight geotextile cloth over the area to be used and installing a layer of crushed rock to a depth of 15cm over top.
- Placing two layers of 19mm plywood.
- Placing steel plates.

Mulching: Mulching can be an important proactive step in maintaining the health or trees and mitigating construction related impacts and overall stress. Mulch should be made from a natural material such as wood chips or bark pieces and be 5-8cm deep. No mulch should be touching the trunk of the tree. See "methods to avoid soil compaction" if the area is to have heavy traffic.

Pruning: We recommend that any pruning of bylaw-protected trees be performed to ANSI A300 standards and Best Management Practices.

Paved surfaces above tree roots: Where paved areas cannot avoid encroachment within critical root zones of trees to be retained, construction techniques, such as floating permeable paving, may be required. The "paved surfaces above tree roots" detail above offers a compromise to full depth excavation (which could impact the health or structural stability of the tree). The objective is to avoid root loss and to instead raise the paved surface above the existing grade (the amount depending on how close roots are to the surface and the depth of the paving material and base layers). Final grading plans should take this potential change into account. This may also result in soils which are high in organic content being left intact below the paved area. To allow water to drain into the root systems below, we also recommend that the surface be made of a permeable material (instead of conventional asphalt or concrete) such as permeable asphalt, paving stones, or other porous paving materials and designs such as those utilitzed by Grasspave, Gravelpave, Grasscrete and open-grid systems.

Blasting and rock removal:Care must be taken to ensure that the area of blasting does not extend beyond the necessary footprints and into the critical root zones of surrounding trees. The use of small low-concussion charges and multiple small charges designed to pre-shear the rock face will reduce fracturing, ground vibrations and overall impact to the surrounding environment. Only explosives of low phytotoxicity and techniques that minimize tree damage should be used. Provisions must be made to ensure that blasted rock and debris are stored away from the critical root zones of trees.

Scaffolding:This assessment has not included impacts from potential scaffolding including canopy clearance pruning requirements. If scaffolding is necessary and this will require clearance pruning of retained trees, the project arborist should be consulted. Depending on the extent of pruning required, the project arborist may recommend that alternatives to full scaffolding be considered such as hydraulic lifts, ladders or platforms. Methods to avoid soil compaction may also be recommended (see "Minimizing Soil Compaction" section).

Landscaping and irrigation systems: The planting of new trees and shrubs should not damage the roots of retained trees. The installation of any in-ground irrigation system must take into account the critical root zones of the trees to be retained. Prior to installation, we recommend the irrigation technical consult with the project arborist about the most suitable locations for the irrigation lines and how best to mitigate the impacts on the trees to be retained. This may require the project arborist supervise the excavations associated with installing the irrigation system. Excessive frequent irrigation and irrigation which wets the trunks of trees can have a detrimental impact on the tree health and can lead to root and trunk decay.

Arborists role: It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:

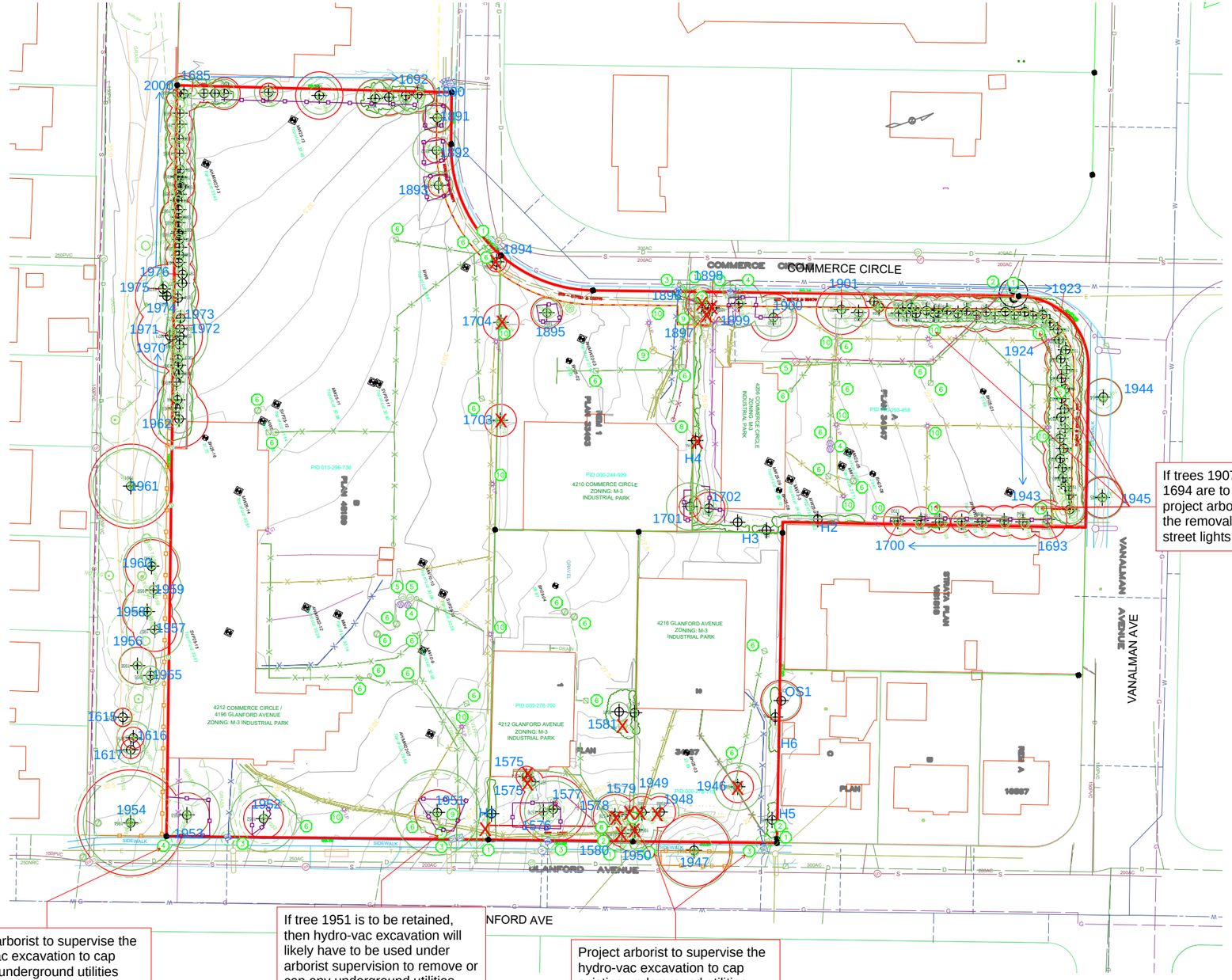
- Locating the barrier fencing.
- Reviewing the report with the project foreman or site supervisor.
- Locating work zones and machine access corridors where required.
- Supervising excavation for any areas within the critical root zones of trees to be retained including any proposed retaining wall footings and review any proposed fill areas near trees to be retained.

DEMOLITION TREE MANAGEMENT PLAN

4212, 4210, 4206 Commerce Circle & 4216, 4212 Glanford Avenue
Saanich, BC
September 23rd, 2025
Prepared for: BC Transit Capital Projects
Scale: 1:1000 @11" X 17"
Drawn By: CC
Reference Drawings: Demolition Site Plan (McElhanney; August 14th, 2025)

TALMACK URBAN FORESTRY Consultants Limited
Victoria, BC V8Z 7H6
TEL: 250-479-8733
EMAIL: trees@talmack.ca
www.talmack.ca

APPENDIX C – UTILITY REMOVAL TREE MANAGEMENT PLAN (T2)



Project arborist to supervise the hydro-vac excavation to cap existing underground utilities near municipal tree 1954.

If tree 1951 is to be retained, then hydro-vac excavation will likely have to be used under arborist supervision to remove or cap any underground utilities within its CRZ

Project arborist to supervise the hydro-vac excavation to cap existing underground utilities near municipal tree 1947.

If trees 1907 - 1943, & 1693 - 1694 are to be retained, then the project arborist should supervise the removal of the silt trap and street lights within their CRZ's.

1:1000

0 25

LEGEND

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- CRITICAL ROOT ZONE
- UN-SURVEYED TREE
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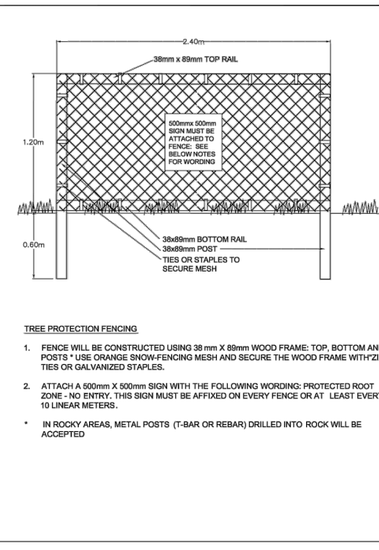

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Saanich, BC
September 23rd, 2025
Prepared for: BC Transit Capital Projects
Scale: 1:1000 @11" X 17"
Drawn By: CC
Reference Drawings: Utility removal plan (McElhanney; September 18th, 2025)

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Victoria, BC V8Z 7H6
TEL: 250-479-8733
EMAIL: trees@talmack.ca
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