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LEGEND

IRRIGATION LEGEND

PLANT LIST

LANDSCAPE SPECIFICATIONS

PREPARATION NOTES

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Certified Arborist PN-6523A
TRAQ Certified

Arborist Report for Development Purposes
Re: Proposed New Buildings and Landscape Construction

Site Location: 2852 Douglas St. Victoria BC
Darryl Clark PN-6253A TRAQ Certified
March 27, 2020

March 27, 2020

Northland Properties Corp.
1755 W Broadway #310, Vancouver, BC V6J 4S5
Vancouver BC V5Y 4B5
Attn: Scott Harwood-Project and Permitting Manager

Re. Proposed New Buildings and Landscape Construction
2852 Douglas St. – Sandman Hotels

Scope of Work

D. Clark Arboriculture has been retained by Northland Properties Corp. to provide comments on trees impacted by a potential building application, and a Tree Protection Plan for the properties at 2852 Douglas St. including 2706 Government St. as per the requirements of the City of Victoria.

Summary

A permit application is being undertaken in order to develop the properties at 2852 Douglas St. including 2706 Government St. potentially impacting (9) city owned boulevard trees, (17) trees not protected by the Tree Preservation Bylaw (the bylaw), and (3) bylaw protected trees. No additional trees fall outside the expected area of impact. All other vegetation is being cleared from the proposed site. Trees potentially retained in this report may require tree protection measures for retention including tree protection fencing, root zone barriers and supervision of activities in the protected root zone of the trees.

Introduction and Methodology

I (Darryl Clark) visited the site on March 26, 2020 at 5:30 pm to perform an assessment of trees off-property that could potentially be impacted by proposed development. Conditions at the time were favorable and without impedance. A site survey (landscape plan and civils) was provided by our client on March 24, 2020. Site conditions surrounding affected trees were favorable. This report was completed on March 27, 2020.

Tasks performed include:

- An aerial site map from available GIS was marked indicating tree locations
- visual inspection of (9) city owned boulevard trees, (17) trees not protected by the Tree Preservation Bylaw (the bylaw), (3) bylaw protected trees, and notes were collected on health and structural condition
- Photos were taken to document the site and affected on-property and city owned trees
- Tree height and canopy spread was estimated to the nearest metre
- Photos of the site are included in this report

Tree Inventory

2852 Douglas St. Inventory of Trees									
#	Species	cm/DBH	Height/m	Spread	PRZ/m	Structure	Health	Bylaw protected	Retain/Remove
1	<i>Prunus serrulata</i>	21	5	4	3	Fair	Good	no	Remove
2	<i>Prunus serrulata</i>	24	5	3	3	Fair	Good	no	Remove
3	<i>Prunus serrulata</i>	22	5	4	3	Fair	Good	no	Remove
4	<i>Prunus serrulata</i>	16	5	3	2	Good	Good	no	Remove
5	<i>Prunus serrulata</i>	19	5	3	2	Fair	Good	no	Remove
6	<i>Tilia cordata</i>	25	6	6	3	Fair	Good	no	Remove
7	<i>Tilia cordata</i>	24	7	7	3	Fair	Good	no	Remove
8	<i>Tilia cordata</i>	22	7	5	3	Fair	Good	no	Remove
9	<i>Tilia cordata</i>	21	7	5	3	Fair	Good	no	Remove
10	<i>Prunus serrulata</i>	14	4	3	2	Poor	Poor	no	Remove
11	<i>Prunus serrulata</i>	18	3	3	2	Poor	Poor	no	Remove
12	<i>Magnolia grandiflora</i>	17	5	5	2	Good	Good	no	Remove
13	<i>Tilia cordata</i>	32	11	7	4	Fair	Fair	yes	Remove
14	<i>Tilia cordata</i>	28	9	7	3	Fair	Poor	no	Remove
15	<i>Tilia cordata</i>	21	7	5	3	Fair	Poor	no	Remove
16	<i>Tilia cordata</i>	29	11	7	3	Fair	Fair	no	Remove
17	<i>Tilia cordata</i>	27	11	10	3	Fair	Fair	no	Remove
18	<i>Cercidiphyllum japonicum</i>	16	6	3	2	Fair	Poor	no	Remove
19	<i>Tilia cordata</i>	32	13	10	4	Fair	Fair	yes	Remove
20	<i>Acer platanoides</i>	36	9	8	4	Fair	Poor	yes	Remove
27559	<i>Acer truncatum</i>	3	3	2	0	Good	Good	City Owned	Retain
35034	<i>Acer truncatum</i>	3	3	2	0	Good	Good	City Owned	Retain
27558	<i>Acer truncatum</i>	3	3	2	0	Good	Good	City Owned	Retain
35035	<i>Acer truncatum</i>	3	3	2	0	Good	Good	City Owned	Retain
35036	<i>Acer truncatum</i>	3	3	2	0	Good	Good	City Owned	Retain
35037	<i>Acer truncatum</i>	3	3	2	0	Good	Good	City Owned	Retain
27557	<i>Carpinus betulus</i>	23	12	5	3	Good	Good	City Owned	Remove
27556	<i>Carpinus betulus</i>	25	12	5	3	Good	Good	City Owned	Remove
27555	<i>Sorbus intermedia</i>	20	6	5	2	Fair	Fair	City Owned	Remove

DBH-Diameter at Breast Height. Measured at 1.4m from the point of germination. Where the tree is multi-stemmed at 1.4m, the DBH shall be considered 100% of the largest stem and the sum of 60% of the remaining stems, rounded to the nearest cm.

PRZ-Protected Root Zone. The PRZ shall be considered 12x the DBH, rounded to the nearest whole meter.



Site Description and Observations

The site is north of Victoria's downtown core and on the west side of Douglas St., one of the main arterial roads into town. On the north side of the property at 2852 Douglas is an existing four (4) story hotel. On the southeast side of the property where Government St. begins is a one (1) story private liquor store. Included in the scope of the project is the property at 2706 Government with a sushi restaurant on the east side of the building and two (2) vacant retail businesses on the west side fronting Gorge Rd. The overall site is largely level and paved with multiple entrance/exit points at all frontages. Vegetation is limited to a few narrow planted areas best described as maintained formal commercial landscape.

Impacts of Development

The Protected Root Zone (PRZ) of all protected trees recognized in this report shall be 12 times the diameter of the tree.¹

The project requires demolition of two (2) existing properties on the south side (the liquor store, sushi restaurant and retail spaces) and excavation in order to construct a new six (6) story hotel on the southerly corner and a new multilevel parking area on the southeast corner. Additionally, the site will be reconfigured with new parking areas, and landscaping to compliment the new alignments.

The proposed new development will likely involve the entire footprint of the lot with the possible exception of the north and northwest corner.

Some existing services will be capped and/or removed, and new services will be installed.

All of the twenty (20) on property trees are being removed. Three (3) of those are bylaw protected by size. Additionally, three (3) city owned boulevard trees along the Gorge Rd. frontage of 2706

¹Best Management Practices (BMP) - Managing Trees During Construction, Second Edition By Kelby Fite and E. Thomas Smiley

Government St. will require removal. Six (6) newly planted city owned boulevard trees along the west side of the Douglas St. frontage will be retained.

Tree Protection Measures

The site will be cleared of all trees and vegetation, and the three city owned trees at the southerly point of the project will also be removed. No onsite tree protection measures are expected.

Six newly planted trees occupy the city owned boulevard on the west side of Douglas St. They fall outside the general areas of impact and there is no indication that any underground infrastructure will impact these trees. These trees are too small to have a considered protected root zone, but they must still be protected from the impacts of compaction and mechanical damage. A tree protection fence shall be erected along the length of the boulevard to protect the trees during construction. A fence detail at the end of this report outlines expectations for the construction of the fence.

Role of the Project Arborist

No aspect of the Tree Protection Plan will be amended in whole or in part without the permission of the project arborist. Any amendments to the plan must be documented in memorandums to the municipality and the developer.

The project arborist must approve all tree protection measures before demolition and/or construction is to begin.

A site meeting including the project arborist, developer, project supervisor and any other related parties to review the tree protection plan will be held at the beginning of the project.

The developer may keep a copy of the tree protection plan on site to be reviewed and/or initialed by everyone working inside or around the PRZ of trees.

The project arborist is responsible for ensuring that all aspects of the plan, including violations, are documented in memorandums to the municipality and the developer.

Replacement Trees

The City of Victoria requires a number of replacement trees be planted for every bylaw protected tree removed according to its size. As required, tree locations have been determined and a landscape plan is finalized. The current volume of trees being replanted exceeds the city's expectation for replacement of protected trees. Locations for and species of city owned trees being removed for development will be determined by the city at a date after permits are awarded for the project.

Thank you for the opportunity to comment on these trees.

Should any issues arise from this report, I am available to discuss them by phone, email or in person.

Regards,



Darryl Clark

Certified Arborist PN-6523A

TRAQ Certified

Disclosure Statement

An arborist uses their education, training and experience to assess trees and provide prescriptions that promote the health and wellbeing, and reduce the risk of trees.

The prescriptions set forth in this report are based on the documented indicators of risk and health noted at the time of the assessment and are not a guarantee against all potential symptoms and risks.

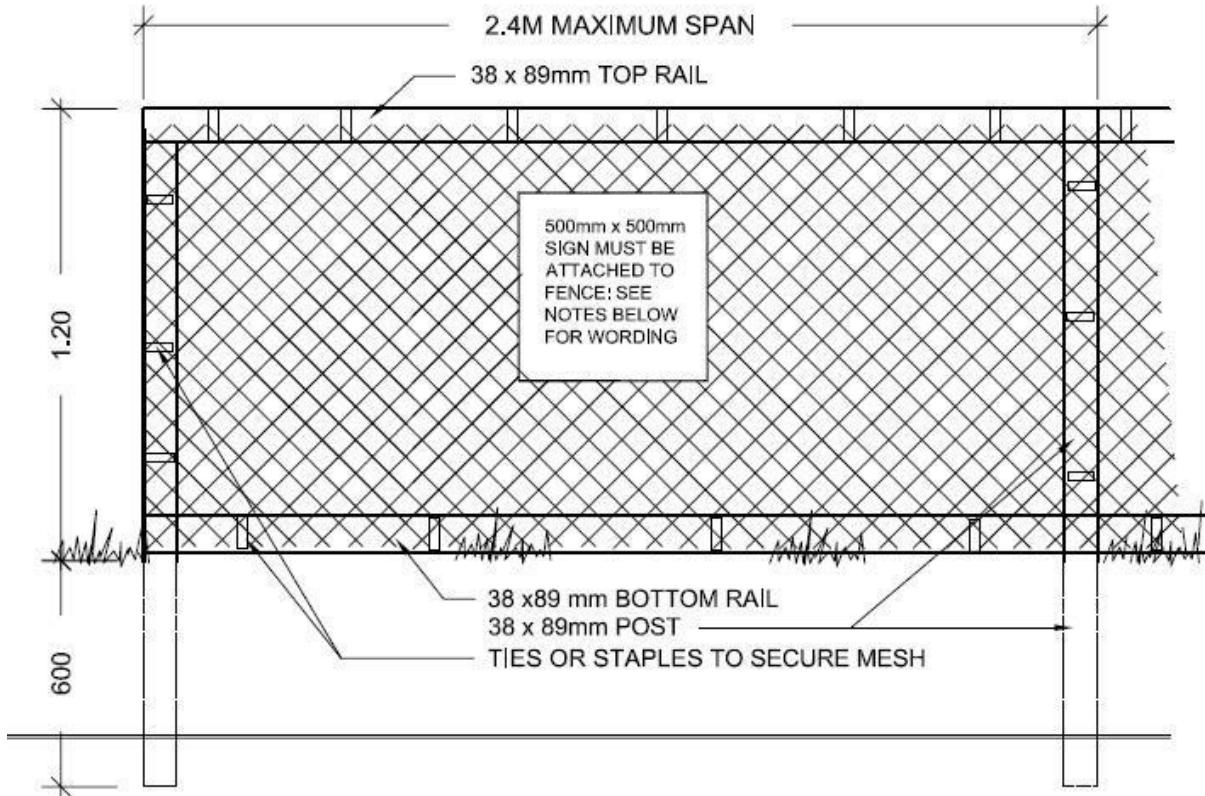
Trees are living organisms and subject to continual change from a variety of factors including but not limited to disease, weather and climate, and age. Disease and structural defects may be concealed in the tree or underground. It is impossible for an arborist to detect every flaw or condition that may result in failure, and an arborist cannot guarantee that a tree will remain healthy and free of risk.

To live near trees is to accept some degree of risk. The only way to eliminate the risks associated with trees is to eliminate all trees.

Assumptions and Limiting Conditions

- Altering this report in any way invalidates the entire report.
- The use of this report is intended solely for the addressed client and may not be used or reproduced for any reason without the consent of the author.
- The information in this report is limited to only the items that were examined and reported on and reflect only the visual conditions at the time of the assessment.
- The inspection is limited to a visual examination of the accessible components without dissection, excavation or probing, unless otherwise reported. There is no guarantee that problems or deficiencies may not arise in the future, or that they may have been present at the time of the assessment.
- Sketches, notes, diagrams, etc. included in this report are intended as visual aids, are not considered to scale except where noted and should not be considered surveys or architectural drawings.
- All information provided by owners and or managers of the property in question, or by agents acting on behalf of the aforementioned is assumed to be correct and submitted in good faith. The consultant cannot be responsible or guarantee the accuracy of information provided by others.
- It is assumed that the property is not in violation of any codes, covenants, ordinances or any other governmental regulations.
- The consultant shall not be required to attend court or give testimony unless subsequent contractual arrangements are made.
- The report and any values within are the opinion of the consultant, and fees collected are in no way contingent on the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, or any finding to be reported.

Appendix A



TREE PROTECTION FENCING

Tree Protection Fencing Specifications:

1. The fence will be constructed using 38 x 89 mm (2" x 4") wood frame:
 - Top, Bottom and Posts. In rocky areas, metal posts (t-bar or rebar) drilled into rock will be accepted
 - Use orange snow fencing mesh and secure to the wood frame with "zip" ties or galvanized staples. Painted plywood or galvanized fencing may be used in place of snow fence mesh
2. Attach a roughly 500 mm x 500 mm sign with the following wording: **TREE PROTECTION AREA-NO ENTRY**. This sign must be affixed on every fence face or at least every 10 linear metres.

2852 Douglas St.
March 26, 2020
trees 201-205 from south



2852 Douglas St.
March 26, 2020
trees 206-209 from southwest



2852 Douglas St.
March 26, 2020
trees 210-211 from northwest



2852 Douglas St.
March 26, 2020
tree 212 from south side



2852 Douglas St.
March 26, 2020
trees 213-215 from southeast



2852 Douglas St
March 26, 2020
trees 215-217 from southeast side



2852 Douglas St.
March 26, 2020
tree 218 from west side



2852 Douglas St.
March 26-2020
tree 219 from northwest side



2852 Douglas St.
March 26, 2020
tree 220 from north side



2852 Douglas St.
March 26, 2020
tree 27555 from west side



2852 Douglas St.
March 26, 2020
trees 27556 and 27557 from west side



2852 Douglas St.

March 26, 2020

new blvd trees on west side of Douglas St.

from south trees 35037, 35036, 35035, 27598, 35034, and 27599

