3260 Uplands Place, Oak Bay BC

Construction Impact Assessment &

Tree Management Plan

PREPARED FOR: Carson Lim
3260 Uplands Place, Oak Bay BC

PREPARED BY: Talmack Urban Forestry Consultants Ltd.

Noah Talbot – Consulting Arborist
ISA Certified # PN-6822A
TRA Qualified

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REVISION RECORD

REVISION	DESCRIPTION	DATE (YYYY-MM-DD)	ISSUED BY
R0	ORIGINAL REPORT DELIVERED TO THE CLIENT.	2026-08-19	NT

1. INTRODUCTION

Carson Lim (Client) retained Talmack Urban Forestry Consultants Ltd. (Talmack) to complete a tree inventory, construction impact assessment and tree management plan for the following proposed project:

Site:	3260 Uplands Place, Oak Bay BC
Municipality	The Corporation of the District of Oak Bay
Client Name:	Carson Lim
Client Contact:	carsonrlim@gmail.com
Dates of Site Visits:	April 29, 2021, May 07, 2021 & March 23, 2023, June 17, 2026
Site Conditions:	Pre-construction, Existing Residence
Weather During Site Visits:	Light Cloud

The purpose of this report is to address requirements of the Corporation of the District of Oak Bay arborist report terms of reference, and Tree Protection Bylaw No. 4742. The construction impact assessment section of this report (section 8) is based on plans reviewed to date, which included: Survey Site Plan (J.E. Anderson & Associates; File#: 33366; Date April 15, 2021) and Architectural package (Hoyt Design co.; Date: July 29, 2026). Talmack has not reviewed the site servicing plan currently. Once available, Talmack should review this plan to assess the impact to trees with influencing distance of the proposed services.

2. TREE INVENTORY METHODOLOGY

For this report, the size, health, and structural condition of onsite and offsite trees within influencing distance of the proposed development were documented. Trees located on neighbouring properties, identified as OS#, and the municipal frontages, identified as M#, were not tagged. Each onsite bylaw protected tree was labeled with a metal numerated tag. Onsite, non-bylaw protected trees were left untagged and identified with Non#. Onsite trees recorded during the tree inventory were visually examined on a limited visual assessment basis (level 1), in accordance with Tree Risk Assessment Qualification (TRAQ) methods (Dunster *et al.* 2017) and ISA Best Management Practices.

3. EXECUTIVE SUMMARY

Five (5) onsite bylaw protected trees have proposed for removal. All other onsite (Bylaw & Non-Bylaw Protected) and offsite trees have been proposed for retention. The four (4) hedges have also been proposed for retention. To accommodate the removal of the five (5) trees, ten (10) replacement trees are required to be planted. If the site cannot accommodate these replacement tree, cash in-lieu shall serve as a suitable alternative.

The proposed development site (2848.45m^2) has a zoning of RS-2, which requires the lot to have a canopy cover of 45% (Canopy Cover Minimum: 1282m^2). The retention of onsite trees and canopy overhang of offsite trees will provide 1577m^2 canopy cover within the property lines of the subject sites, which should be sufficient to meet the canopy cover requirement as outlined in the tree protection bylaw.

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.

DBH: Diameter at breast height – diameter of trunk, measured in centimeters 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 neighboring property

Dripline: Indicates the diameter of the crown spread measured in meters 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 meters 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 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 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 very little pruning

Suitability ratings are described as follows:

Rating: Suitable.

- A tree with no visible or minor health or structural defects, is tolerant to changes to the growing environment and is a possible candidate for retention provided that the critical root zone can be adequately protected.

Rating: Conditional.

- A tree with good health but is a species with a poor tolerance to changes to its growing environment or has a structural defect(s) that would require that certain measures be implemented, in order to consider it suitable for retention (i.e., retain with other codominant tree(s), structural pruning, mulching, supplementary watering, etc.)

Rating: Unsuitable.

- A tree with poor health, a major structural defect (that cannot be mitigated using ANSI A300 standards), or a species with a poor tolerance to construction impacts, and unlikely to survive long term (in the context of the proposed land use changes).

Retention Status:

- Remove - 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 impact

5. SITE INFORMATION & PROJECT UNDERSTANDING

The construction of a single-family home has been proposed within the lot at 3260 Uplands Place, Oak Bay BC. It is our understanding that the following items will be completed as part of this proposal:

- Demolition of the existing single-family residence and accessory buildings
- Demolitions of the existing driveway surface and landscape features
- Construction of a single-family home, new driveway access and landscape features
- Installation and/or upgrade of site services

6. FIELD OBSERVATIONS

The site was heavily vegetated with trees, hedges, and shrubs (*Figure 1*). Most of the trees were considered native species, with Garry Oak (*Quercus garryana*) being the dominant species. The trees were generally located around the perimeter of the site, with the greatest density observed within the northern/north-western portion of the site.



Figure 1: Aerial photo of 3260 Uplands Place (CRD, 2023). The approximate boundary of the subject site is outlined in blue.

7. TREE RISK ASSESSMENT

During our June 17, 2026 site visit 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. 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 that were deemed to be moderate, high, or extreme risk in the context of the existing land uses that would require hazard abatement to eliminate present and/or future risks (within a one-year timeframe). Targets considered during this tree risk assessment included: occupants of the existing residence (occasional), occupants of vehicles travelling on Uplands Place (occasional), existing onsite and neighboring residence (constant), pedestrians travelling along existing sidewalk (occasional) and hydro lines (constant).

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 PRIVATE OFFSITE TREES

The following private offsite trees (indicated by ID #) are located where they are possible for retention provided their critical root zones can be adequately protected during construction. The project arborist must be onsite to supervise any excavation or fill placement required within the critical root zone (shown on the tree management plan (T1) in *Appendix B*):

Retain and protect seven (7) trees located on adjacent properties

- OS1, OS2, OS3, OS4, OS5, OS6 & OS7

8.2. RETENTION AND REMOVAL OF ONSITE TREES

The following bylaw protected onsite trees (indicated by ID #) are located where they are possible for retention provided their critical root zones can be adequately protected during construction. The project arborist must be onsite to supervise any excavation or fill placement required within the critical root zone (shown on the tree management plan (T1) in *Appendix B*):

Retain and protect twenty-six (26) bylaw protected trees located within the subject site

- 461, 462, 465, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 486, 487, 488, 490, 491, 493, 494, 495, 30 & 1244

**Two (2) of the onsite hedges were observed with bylaw protected stems:

Hedge 2 – five (5) bylaw protected stems

Hedge 4 – three (3) bylaw protected stems

The following non-bylaw protected onsite trees and hedges (indicated by ID #) are located where they are possible for retention provided their critical root zones can be adequately protected during construction. The project arborist must be onsite to supervise any excavation or fill placement required within the critical root zone (shown on the tree management plan (T1) in *Appendix B*):

Retain and protect five (5) non-bylaw protected trees and two (2) hedges located within the subject site

- NON1, NON2, NON3, NON4, NON5, Hedge1 & Hedge3

The following bylaw protected onsite trees (indicated by ID #) will likely be significantly impacted by the proposed construction and have been recommended for removal (shown on the tree management plan (T1) in *Appendix B*):

Remove five (5) bylaw protected trees

- 463, 464, 469, 470, 471.

8.3. OAK BAY CANOPY COVER TARGET

Oak Bay's Urban Forest Management Strategy (UFMS) recommends that residential building lots with RS-2 zoning have a canopy cover target of 45%. We have been informed by the Oak Bay Parks department that the following canopy shall be included within this percentage:

- For a tree located on a neighbouring property or municipal property, the portion of its canopy overhanging the subject property counts towards the property's canopy cover percentage.
- For trees located on the subject property, only the portion of the canopy located on the subject property counts towards its canopy cover percentage (ie., the canopy overhanging neighbouring properties does not count).
- If newly planted trees are in locations where they can grow to reach maturity, their canopy covers can be included at the values in Appendix 5 of the UFMS.

The following table is the calculation of the existing canopy coverage, and additional canopy cover that is required to meet the 45% canopy cover target. The Canopy Cover Plan (*appendix C*) shows the existing canopy cover calculation to meet the 45% canopy cover target.

Lot Size	Canopy Cover Target	Existing (estimated)	After proposed tree removal (estimated)	Additional canopy cover required to meet 45% target	New canopy proposed via replanting	Proposed Canopy Coverage (post construction)
2848.45 m^2	45 % 1282 m^2	63 % 1786 m^2	55 % 1577 m^2	0 % 0 m^2	N/A	55 % 1577 m^2

To meet the municipality's 45% canopy cover target, following Section 3.7 of the Oak Bay UFMS, a proposed large tree will provide 125.00 m^2 of canopy cover credit, a medium tree will provide 50.00 m^2 of canopy cover credit and a small tree will provide 25.00 m^2 of canopy cover credit. This project complies with Oak Bay's Urban Forest Management Strategy (UFMS) and meets the Oak Bay Canopy Cover Target post construction.

9. IMPACT MITIGATION

Tree Protection Barrier: The ground area adjacent to the trees scheduled for retention should be isolated from the construction activity by erecting protective barrier fencing (see *Appendix B* for municipal barrier specifications). 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 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.

Arborist Supervision: All excavation occurring within the critical root zones of protected trees 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:

- The project arborist shall supervise the removal of the existing driveway surface with the critical root zones of Tree ID: 462, 494 & 495. The final driveway surface shall be installed above the critical root zones of Tree ID: OS1, 461, 462, 472 & 473 to help minimize construction impacts. See hard surfaces above tree roots specification (Appendix D).
- Prior to the start of demolition/construction, root armoring shall be installed within the critical root zones of Tree ID: 461, 462 & 463 to help minimize construction impacts. The installation of root armouring shall be completed under the direction of the project arborist. See temporary construction access specification for root armoring details (Appendix E).
- The project arborist shall supervise all excavation within the critical root zone of Tree ID: 476, 479, 484 & 488 to install the building foundations, and the stone wall and patios around the perimeter of the proposed house. The stone wall within the critical root zone of Tree ID: 484 shall be suspended above any structural roots observed during excavation, where possible.
- The project arborist shall supervise all excavation within the critical root zone of Tree ID: 484, 487, 488, 494 & 495 to install landscape features and vegetation.
- The project arborist shall supervise all excavation within the critical roots zones of retained, bylaw protected trees to install site servicing.
- Prior to demolition/construction, the project arborist shall review the tree protection fencing.
- Any adjustments made to the tree protection fencing should be completed under the direction of the project arborist.
- Any clearance pruning the facilitate equipment access to site should be completed under the direction of the project arborist.
- Any additional arborist supervision requirements not listed here should be completed under the direction of the project 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.

Demolition of the Existing Buildings: 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 and direction of the project arborist. If temporarily removed for demolition, barrier fencing must be erected immediately after the supervised demolition.

Paved Surfaces Above Tree Roots:

If the new paved surfaces within the critical root zone 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, a raised and permeable paved surface should be constructed in the areas within the critical root zone of the trees. The “paved surfaces above root systems” diagram and specifications is attached.

The objective is to avoid root loss and to instead raise the paved surface and its base layer above the roots. This may result in the grade of the paved surface being raised 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 utilized by Grasspave, Gravelpave, Grasscrete and open-grid systems.

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.

Blasting: 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 vibration, and overall impact on 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 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 because 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 new 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

We trust that this report meets your needs. Should there be any questions regarding the information within this report, please do not hesitate to contact the undersigned.

Yours truly,

Talmack Urban Forestry Consultants Ltd.

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12. REFERENCES

Capital Regional District (CRD). 2023. CRD Regional Map. Retrieved data from https://maps.crd.bc.ca/Html5Viewer/?viewer=public&

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

The Corporation of the District of Oak Bay Bylaw No. 4742.

13. COMPANY INFORMATION

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

APPENDIX A – TREE RESOURCE TABLE

Table 1. Tree Inventory

Tag or ID #	Surveyed ? (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected ? (Yes/No)	Name		dbh (cm)	Ht (m)	Critical root zone radius (m)	Dripline diameter (m)	Condition		Retention Suitability (onsite trees)	Relative tolerance	General field observations/remarks	Tree retention / location comments	Retention status
				Common	Botanical					Health	Structural					
461	**Yes**	**On**	**Yes**	Garry oak	*Quercus garryana*	50	20	5.0	10	Good	Fair/good	Suitable	Good	Asymmetric crown due to shading on east side, poor trunk taper, codominant crown	*Rainwater permeable driveway proposed within the critical root zone.	**Retain***
462	**Yes**	**On**	**Yes**	Garry oak	*Quercus garryana*	53	20	5.3	12	Fair	Fair	Suitable	Good	Codominant crown with adjacent trees, natural lean to south, twig dieback	*Rainwater permeable driveway proposed within the critical root zone.	**Retain***
463	**Yes**	**On**	**Yes**	Garry oak	*Quercus garryana*	48	20	4.8	8	Good	Fair/good	Suitable	Good	Codominant crown with adjacent trees, asymmetric crown due to shade, twig dieback	Located within the footprint of the proposed driveway.	**Remove**
464	**Yes**	**On**	**Yes**	Garry oak	*Quercus garryana*	43	23	4.3	8	Good	Fair/good	Suitable	Good	Poor taper, crown dieback,	Located within the footprint of the proposed driveway.	**Remove**
465	**Yes**	**On**	**Yes**	Leyland cypress	*Cupressus x leylandii*	30	15	3.0	4	Good	Good	Conditional	Good	Hedge tree		**Retain**
469	**Yes**	**On**	**Yes**	Garry oak	*Quercus garryana*	40	20	4.0	5	Fair/good	Fair/poor	Suitable	Good	Codominant crown with adjacent trees, deadwood, southern lean, suppressed on north, large cavity 10 m above grade	Will be heavily impacted the excavation required for the footprint of the proposed garage and located within proposed driveway footprint.	**Remove**
470	**Yes**	**On**	**Yes**	Garry oak	*Quercus garryana*	48	20	4.8	10	Good	Fair	Suitable	Good	Assym crown on north from shading, multiple historical pruning wounds w associated decay	Will be heavily impacted the excavation required for the footprint of the proposed garage and located within proposed driveway footprint.	**Remove**
471	**Yes**	**On**	**Yes**	Garry oak	*Quercus garryana*	58	20	5.8	12	Fair	Fair	Suitable	Good	Crown die back, 20cm dead stubbed, high crown, poor taper scaffold limb at 8m above grade	*Located within the footprint of the proposed driveway.	**Remove**
472	**Yes**	**On**	**Yes**	Garry oak	*Quercus garryana*	41	18	4.1	5	Good	Fair	Suitable	Good	High crown, suppressed, poor taper		**Retain**
473	**Yes**	**On**	**Yes**	Garry oak	*Quercus garryana*	65	20	6.5	10	Good	Fair/good	Suitable	Good	Wound at 10 m, deadwood in upper crown, high crown		**Retain**
474	**Yes**	**On**	**Yes**	Garry oak	*Quercus garryana*	51	15	5.1	12	Fair	Fair/poor	Suitable	Good	Decayed limb at 8m, over extending limbs, eastern lean, suppressed from west,		**Retain**
475	**Yes**	**On**	**Yes**	Leyland cypress	*Cupressus x leylandii*	44	18	4.4	5	Good	Fair/good	Conditional	Good	Hedge tree		**Retain**
476	**Yes**	**On**	**Yes**	Garry oak	*Quercus garryana*	50	20	5	7	Fair/good	Fair/good	Suitable	Good	Large deadwood, high crown, sw suppression, historical pruning wounds w associated decay		**Retain**
477	**Yes**	**On**	**Yes**	Garry oak	*Quercus garryana*	60	20	6.0	12	Good	Fair/good	Suitable	Good	Embedded metal object at 3 m height, north suppressed from shading, deadwood	*Excavation required within the critical root zone for the footprint of the proposed garage. Low limbs will require pruning for building clearance. All clearance pruning to be performed to ANSI A300 standards.	**Retain***

Tag or ID #	Surveyed ? (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected ? (Yes/No)	Name		dbh (cm)	Ht (m)	Critical root zone radius (m)	Dripline diameter (m)	Condition		Retention Suitability (onsite trees)	Relative tolerance	General field observations/remarks	Tree retention / location comments	Retention status
				Common	Botanical					Health	Structural					
478	**Yes**	**On**	**Yes**	Garry oak	*Quercus garryana*	52	20	5.2	14	Fair	Fair/good	Suitable	Good	Late to leaf, twig dieback, possible health stress indicators, suppressed on west from shade,half of trunk covered in English ivy		**Retain**
479	**Yes**	**On**	**Yes**	Garry oak	*Quercus garryana*	57	22	5.7	9	Good	Fair	Suitable	Good	Wound 5 m above grade with visible decay, assym crown on south west side from shading		**Retain**
480	**Yes**	**On**	**Yes**	Garry oak	*Quercus garryana*	41	18	4.1	8	Fair	Fair	Suitable	Good	Ivy covering majority of stem, crown dieback, suppressed from south		**Retain**
481	**Yes**	**On**	**Yes**	Garry oak	*Quercus garryana*	42	20	4.2	10	Good	Fair	Suitable	Good	Assymetric crown suppressed on west side,		**Retain**
482	**Yes**	**On**	**Yes**	Garry oak	*Quercus garryana*	65	25	6.5	14	Good	Fair/good	Suitable	Good	Some crown dieback		**Retain**
483	**Yes**	**On**	**Yes**	Garry oak	*Quercus garryana*	75	25	7.5	12	Good	Fair/good	Suitable	Good	Burls present on main stem, Ivey on lower stem, large dead scaffold limb on north side,		**Retain**
484	**Yes**	**On**	**Yes**	Garry oak	*Quercus garryana*	56	20	5.6	14	Good	Fair	Conditional	Good	Wire embedded in base but no signs of girdling, suppressed on north from shading, cavity on long endweighted limb over existing house, deadwood		**Retain**
486	**Yes**	**On**	**Yes**	European plum	*Prunus domestica*	15,6,20,10	4	3.5	4	Good	Fair	Conditional	Good	5 stems at 1m above grade, historical pruning		**Retain**
487	**Yes**	**On**	**Yes**	European plum	*Prunus domestica*	14,9,16	4	2.8	5	Good	Fair	Conditional	Good	3 stems form at 1 meter above grade - included bark - not active.		**Retain**
488	**Yes**	**On**	**Yes**	Austrian pine	*Pinus nigra*	56*	20	5.6	8	Good	Fair	Conditional	Good	Multiple leaders form at 12 meters above grade - no major weaknesses visible at stem union. Ivy covered trunk		**Retain**
490	**Yes**	**On**	**Yes**	Garry oak	*Quercus garryana*	39	20	3.9	8	Fair/good	Fair	Suitable	Good	Codomimant crown with adjacent trees - slender trunk taper.		**Retain**
491	**Yes**	**On**	**Yes**	Garry oak	*Quercus garryana*	39*	20	3.9	4	Fair/poor	Fair/poor	Conditional	Good	Codomimant crown with adjacent trees - slender trunk taper, target canker, scaffold limb died back at 8m above grade, asymmetric crown, ivy covered lower trunk.		**Retain**
493	**Yes**	**On**	**Yes**	Garry oak	*Quercus garryana*	71	25	7.1	18	Fair/good	Fair/good	Suitable	Good	Codomimant leaders form at 7 meter as above grade / no major weaknesses visible at stem union, small deadwood in crown, nylon strap around Sasternmost stem - not girdling at this time.		**Retain**

Tag or ID #	Surveyed ? (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected ? (Yes/No)	Name		dbh (cm)	Ht (m)	Critical root zone radius (m)	Dripline diameter (m)	Condition		Retention Suitability (onsite trees)	Relative tolerance	General field observations/remarks	Tree retention / location comments	Retention status
				Common	Botanical					Health	Structural					
494	**Yes**	**On**	**Yes**	Garry oak	*Quercus garryana*	46	20	4.6	12	Fair/good	Fair	Suitable	Good	Codomimant crown with adjacent oaks - asymmetric crown on South side due to shading, existing asphalt driveway .3m from the North side of the root collar.	*Excavation required within the critical root zone to remove the old driveway surface.	**Retain***
495	**Yes**	**On**	**Yes**	Garry oak	*Quercus garryana*	47	20	4.7	10	Fair/good	Fair	Suitable	Good	Codomimant crown with adjacent oaks - asymmetric crown on North side due to shading, ivy covered lower trunk.	*Excavation required within the critical root zone to remove the old driveway surface.	**Retain***
Non 1	**Yes**	**On**	**No**	Pear	*Pyrus sp.*	12	5	1.2	4	Fair/good	Fair/poor	Conditional	Good	Topped historically at at 2.5m above grade - it maintained. Growing below existing overhead utility lines.		**Retain if desired.**
Non 2	**Yes**	**On**	**No**	Apple	*Malus sp.*	4,7	4	0.9	5	Fair/good	Fair/poor	Conditional	Good	Suppressed by adjacent oak - asymmetric crown on West side due to shading.		**Retain if desired.**
Non 3	**Yes**	**On**	**No**	Apple	*Malus sp.*	4,3,3	3	0.8	4	Fair/good	Fair/poor	Conditional	Good	Suppressed by adjacent oak - asymmetric crown on West side due to shading.		**Retain if desired.**
Non 4	**Yes**	**On**	**No**	Pear	*Pyrus sp.*	10,10,9	5	1.9	5	Fair/good	Fair	Conditional	Good	Multiple stems form at 2m above grade - no major weaknesses visible at stem unions.		**Retain if desired.**
30	**No**	**On**	**Yes**	Garry oak	*Quercus garryana*	59	20	5.9	14	Fair/poor	Fair	Conditional	Good	Declining health - low vigour - sparse foliage throughout crown, dead limbs in upper crown.	*Rainwater permeable driveway proposed within the critical root zone.	**Retain***
Hedge 1	**No**	**On**	**No**	Western redcedar & Leyland cypress	*Thuja plicata, Cupressus x leylandii*	10-30cm	10-15m	1.2 - 3.4	2 - 4m	Fair/good	Fair	Conditional	Moderate	Hedge row along East property boundary consisting of 16 individual trees. 1 bylaw stem		**Retain**
OS1	**No**	**Off**	**Yes**	Garry oak	*Quercus garryana*	57, 62~	25	9.3	12	Fair/good	Fair		Good	Codominant stems form base - no major weaknesses visible at stem union, basal wound on West side of 60cm dbh stem, small deadwood in upper canopy.	*Rainwater permeable driveway proposed within the critical root zone.	**Retain**
Hedge 2	**No**	**Shared**	**5 bylaw stems**	Western redcedar & Leyland cypress	*Thuja plicata, Cupressus x leylandii*	22, 42	10-20m	2.2 - 4.4	2 - 4m	Good	Fair	Conditional	Moderate	Hedge row along North boundary consisting of 16 individual stems (5 bylaw size stems).		**Retain**
OS2	**No**	**Off**	**Yes**	Garry oak	*Quercus garryana*	62~	25	6	16	Good	Fair/good		Good	Asymmetric crown on South side due to shading.		**Retain**
OS3	**No**	**Off**	**Yes**	Garry oak	*Quercus garryana*	50~	20	5	8	Fair	Fair/good		Good	Codomimant crown with adjacent oaks- asymmetric crown on South side due to shading, deadwood in lower crown.		**Retain**

Tag or ID #	Surveyed ? (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected ? (Yes/No)	Name		dbh (cm)	Ht (m)	Critical root zone radius (m)	Dripline diameter (m)	Condition		Retention Suitability (onsite trees)	Relative tolerance	General field observations/remarks	Tree retention / location comments	Retention status
				Common	Botanical					Health	Structural					
1244	**No**	**On**	**Yes**	Garry oak	*Quercus garryana*	60	25	6	12	Good	Fair/good	Suitable	Good	Codominant stems form at 8m above grade - no major weaknesses visible at stem union, ivy covered lower trunk.		**Retain**
OS4	**No**	**Off**	**Yes**	Garry oak	*Quercus garryana*	64~	25	6.4	12	Good	Fair		Good	Codomimant leaders form at 5m above grade - no major weaknesses visible at stem union, scaffold limb removed historically at 6m above grade with associated surface decay.		**Retain**
OS5	**No**	**Off**	**Yes**	Garry oak	*Quercus garryana*	35~	15	3.5	12	Good	Fair/poor		Good	Topped historically at 4m above grade for hydro clearance - multiple leaders arise near topping location.		**Retain**
Hedge 3	**Yes**	**On**	**No**	Emerald cedar, Excelsa cedar, Leyland cypress	*Thuja occidentalis 'smaragd', Thuja plicata 'excelsa', Cupressus x leylandii*	Multiple stems	5	1	1	Good	Fair	Conditional	Moderate	Mixed species hedge row along West boundary, no bylaw stems.		**Retain**
OS6	**No**	**Off**	**Yes**	Garry oak	*Quercus garryana*	55~	25	5.5	10	Fair/good	Fair/poor		Good	Longditudinal decay column up North side of stem.	1m from fence, adjacent to 490	**Retain**
OS7	**No**	**Off**	**Yes**	Garry oak	*Quercus garryana*	65~	25	6.5	10	Fair/good	Fair/good		Good	Crown weighted to Southeast.	1.5m from fence, adjacent to 491	**Retain**
Hedge 4	**Yes**	**Shared**	**3 bylaw stems**	Sawara cypress, Lawson cypress, Leyland cypress, emerald cedar	*Chamaecyparis pisifera, Chamaecyparis lawsoniana, Thuja occidentalis 'smaragd', Cupressus x leylandii*	10-30cm	10	1.2 - 3.6	6	Fair/good	Fair	Conditional	Moderate	Mixed species hedge row along South boundary, 3 bylaw stems	Extend to West boundary	**Retain**

APPENDIX B – TREE MANAGEMENT PLAN

THIS PLAN IS PROVIDED FOR CONTEXT ONLY, AND IS NOT CERTIFIED AS TO THE ACCURACY OF THE LOCATION OF FEATURES OR DIMENSIONS THAT ARE SHOWN ON THIS PLAN. PLEASE REFER TO THE ORIGINAL SURVEY PLAN AND ARCHITECTURAL PLANS.

INSTALL TREE FENCING AS SHOWN AT HOUSE DEMOLITION STAGE. ADJUST TO THE ALIGNMENT INDICATED WITH THE SOLID ORANGE LINE – AT THE TIME OF THE DRIVEWAY INSTALLATION – UNDER THE DIRECTION OF THE PROJECT ARBORIST.

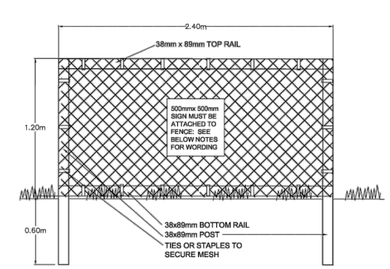
THE PROJECT ARBORIST MUST BE ONSITE TO SUPERVISE EXCAVATION REQUIRED WITHIN CRITICAL ROOT ZONES FOR THE PROPOSED BUILDING AND DRIVEWAY FOOTPRINT.

0 1:250 10

LEGEND

- Existing tree with ID #
- Tree protection fencing
- Critical root zone radius (m)
- Tree proposed for removal
- Unsurveyed tree (approx. loc'n)
- Site boundary

TREE PROTECTION 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 500mm 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 Management Plan - T1

3260 Uplands Place
Oak Bay, BC

DATE:	August 19, 2026
PREPARED FOR:	Carson Lim
SCALE:	1 : 250 @ 11" X 17"
DRAWN BY:	NT
REVISION:	0
REFERENCE DWG:	Architectural site plan by Hoyt Design Co. Topographic survey by J.E. Anderson & Ass.

TALMACK URBAN FORESTRY Consultants Limited

APPENDIX C – CANOPY STUDY

THIS PLAN IS PROVIDED FOR CONTEXT ONLY, AND IS NOT CERTIFIED AS TO THE ACCURACY OF THE LOCATION OF FEATURES OR DIMENSIONS THAT ARE SHOWN ON THIS PLAN. PLEASE REFER TO THE ORIGINAL SURVEY PLAN AND ARCHITECTURAL PLANS.



LEGEND

- Existing tree with ID #
- Tree protection fencing
- Dripline radius (m)
- Tree proposed for removal
- Unsurveyed tree (approx. loc'n)
- Site boundary

TREE PROTECTION 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 500mm 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 Management Plan - T1

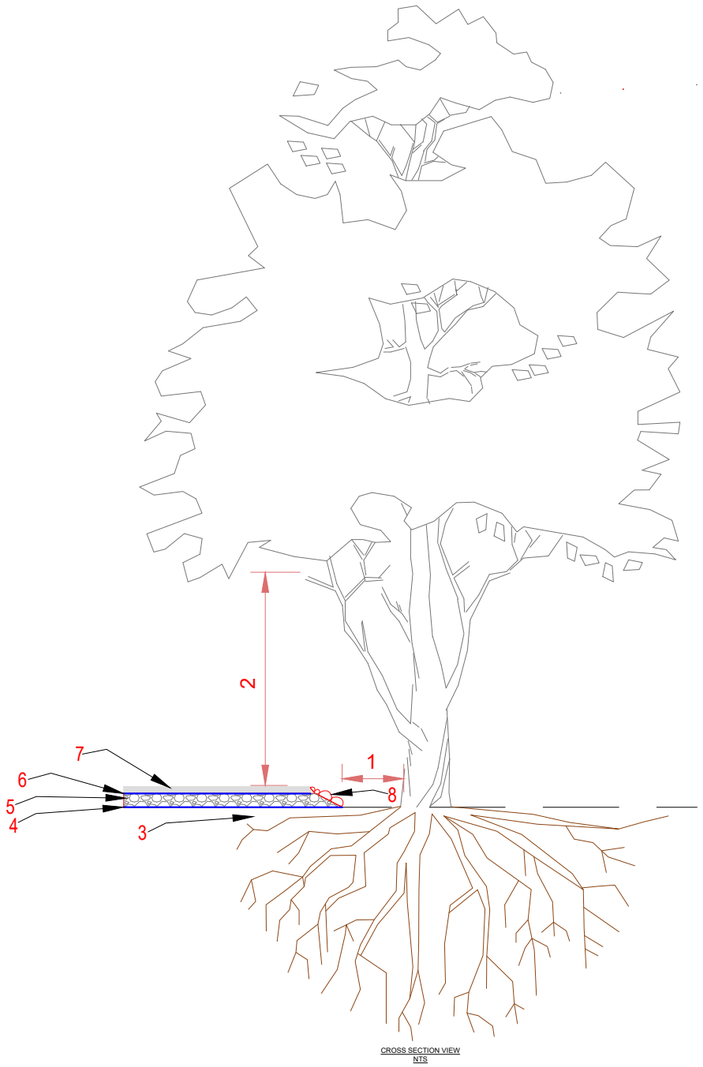
3260 Uplands Place
Oak Bay, BC

DATE:	August 19, 2026
PREPARED FOR:	Hillell Architecture Inc.
SCALE:	1 : 250 @ 11" X 17"
DRAWN BY:	NT
REVISION:	0
REFERENCE DWG:	Architectural site plan by Hillell Architecutre Inc. Topographic survey by J.E. Anderson & Ass.

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APPENDIX D – HARD SURFACES ABOVE TREE ROOTS SPECIFICATION

HARD SURFACE ABOVE TREE ROOTS DETAIL



CROSS SECTION VIEW
NTS

HARD SURFACE ABOVE TREE ROOTS NOTES

1. Maintain as large a setback between the fill encroachment and the root collar of the tree as possible.
2. Review any canopy clearance pruning requirements to accommodate vehicle or pedestrian clearances (Pruning to be performed to ANSI A300 standards).
3. Excavate the new footprint of the driveway or sidewalk under the supervision of the project arborist. Excavation will be limited to the removal of the existing sod layer. Excavation around root structures must be performed by hand, airspade, or hydroexcavation.
4. Install a two-dimensional (such as Combigrid $\frac{30}{30}$) or Three-dimensional geogrid reinforcement.
5. Install a 150mm depth layer of clear crushed gravel (no fines) using 20mm and/or 75mm diameter material or approved equivalent. *Note - the depth may be less than 150mm in some situations (dependant on grading constraints).
6. Install 4 oz non woven geotextile over the clear crushed gravel layer to prevent fine particles of sand from infiltrating this layer.
7. The bedding or base layer and new driveway or sidewalk surface can be installed directly on top of the felted filter fabric.
8. Fill slopes - where possible install loose stacked boulders to reduce the footprint of the fill slopes that encroach within the critical root zone. Fill slope materials must be permeable to air and water. Do not pile fill material directly against the trunk of a tree.

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APPENDIX E – TEMPORARY CONSTRUCTION ACCESS SPECIFICATION

Temporary access or storage area within critical root zones

Cross section View

Construction notes:

1. Maintain as large a setback between fill area and tree trunk as possible or practical.

2. Ensure there is adequate limb clearance for any machinery.

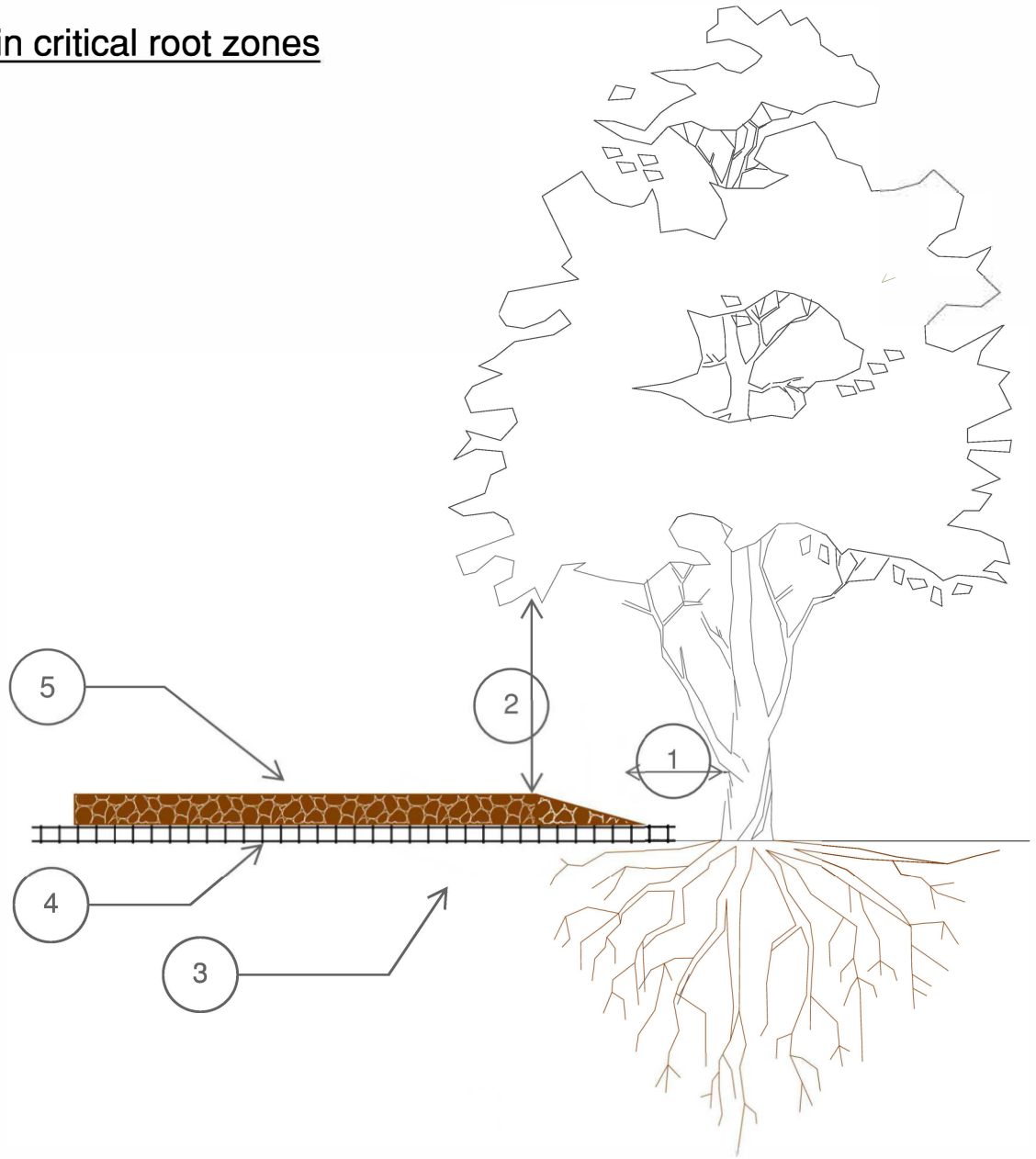
3. Leave existing soil and organics in place or lightly excavate to remove turf or level ground under the direction of the project arborist.

4. Install a layer of Combigrid 30/30 geogrid or similar.

5. Install a 20-25 cm layer of hog fuel or course wood chip, or clear crush gravel directly over the geogrid layer. Maintain in good condition and at required coverage and depth for the duration that the area is being used.

Reinstating the area:

After the hog fuel, course wood chip or gravel and geogrid are removed under the direction of the project arborist, it may be necessary to loosen and amend any compacted soil using an airspade. The area can then be re-sodded or landscaped as desired.



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