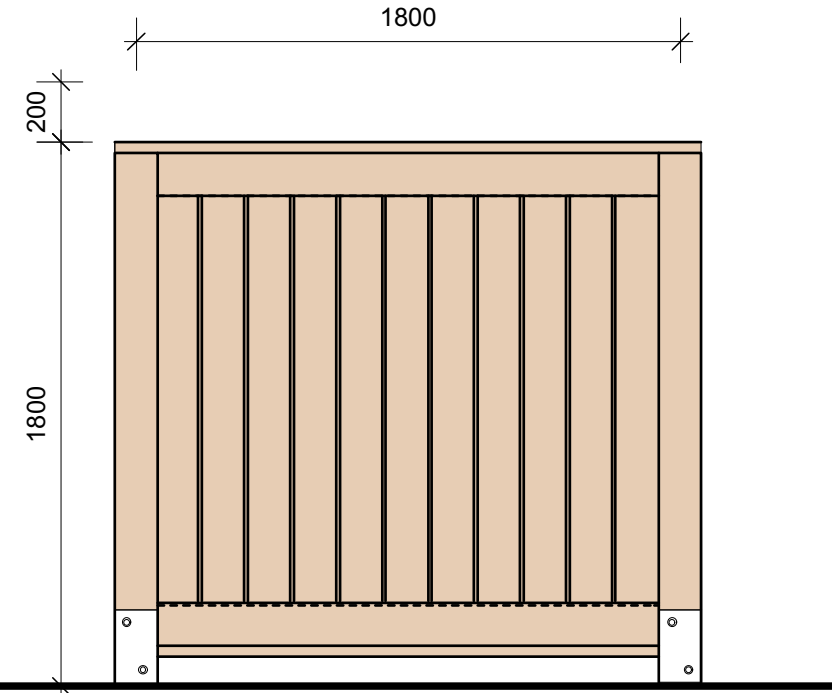
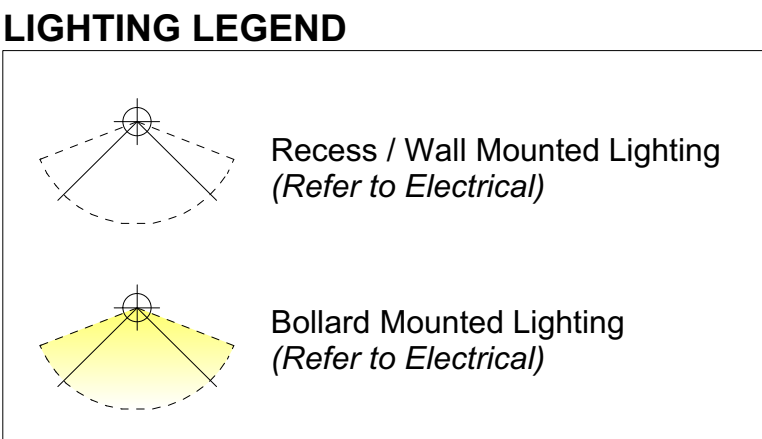




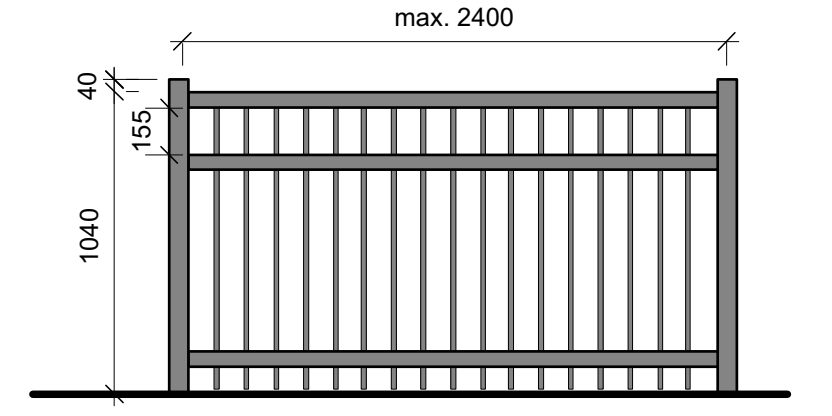
Recommended Nursery Stock

Trees			
Quantity	Botanical Name	Common Name	Size
12	Amelanchier x grandiflora 'autumn Brilliance'	Autumn Brilliance Serviceberry	6cm cal.
	Honey Locust	Gleditsia triacanthos	6cm cal.
	Magnolia virginiana	Sweetbay Magnolia	6cm cal.
	Nyssa sylvatica	Tupelo	6cm cal.
	Quercus garryana	Garry Oak	5cm cal.
Large Shrubs			
Quantity	Botanical Name	Common Name	Size
61	Holodiscus discolor	Oceanspray	#5 pot
	Philadelphus lewisii	Mock Orange	#5 pot
	Pieris 'Forest Flame'	Forest Flame Pieris	#5 pot
	Taxus baccata 'Fastigiata'	Irish Yew	#5 pot, 1.5m ht.
Medium Shrubs			
Quantity	Botanical Name	Common Name	Size
187	Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	#3 pot
	Mahonia aquifolium	Tall Oregon Grape	#3 pot
	Pittosporum tenuifolium 'Silver Magic'	Kohuhu	#3 pot
	Rhododendron 'Janet Blair'	Rhododendron	#3 pot
	Ribes sanguineum	Flowering Currant	#3 pot
	Rosa gymnocarpa	Baldhip Rose	#3 pot
	Spiraea thunbergii 'Ogon'	Golden Bridalwreath Spirea	#3 pot
	Symphoricarpos albus	Snowberry	#3 pot
Small Shrubs			
Quantity	Botanical Name	Common Name	Size
180	Azalea japonica 'Hino White Dwarf'	Hino White Dwarf Azalea	#2 pot
	Gaultheria shallon	Salal	#1 pot
	Lavandula officinalis	English Lavender	#1 pot
	Mahonia repens	Creeping Mahonia	#1 pot
	Sarcococca hookeriana var. humilis	Dwarf Sweet Box	#2 pot
	Spiraea 'Goldflame'	Goldflame Spirea	#2 pot
Perennials, Annuals and Ferns			
Quantity	Botanical Name	Common Name	Size
116	Blechnum spicant	Deer Fern	#1 pot
	Helictotrichon sempervirens	Blue Oat Grass	#1 pot
	Polystichum munitum	Sword Fern	#1 pot
	Stipa tenuissima	Mexican Feather Grass	#1 pot

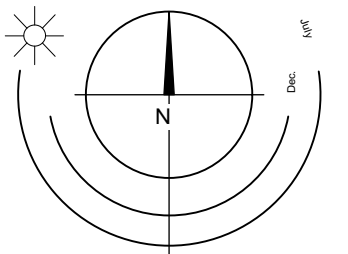
- Notes:
1. All work to be completed to current CSLA Landscape Standards
 2. All soft landscape to be irrigated with an automatic irrigation system



2 1.8m (6ft) Timber Perimeter Fence
Scale: 1:25



3 1040mm Decorative Metal Fence
Scale: 1:25



Landscape Concept Plan - 2298 Lansdowne Road



Inventory of Existing Trees

Tag #	Location (On, Off, Shared, City)	Species	Name	Botanical	DBH (cm)	Crown radius (m)	Critical root zone radius (m)	Condition	Relative tolerance	General field observations/remarks	Tree retention/location comments	Retention status
Nt1	On	No	Garry oak	<i>Quercus garryana</i>	26	1.5	3.9	Good	Fair	Maintained as shrub, topped, rooted in rock	Arborist supervision within critical root zone	retain
Nt2	Shared(?)	No	Pyramidal cedar	<i>Thuja occidentalis</i>	17	1.7	3.4	Fair	Good	Located in clump of shrubs		retain
Nt3	On	No	Plum	<i>Prunus sp</i>	36, 12	2	1.8	Poor	Poor	Clump of stems, black knot, deadwood		retain
Nt4	On	No	Plum	<i>Prunus sp</i>	40, 24	2	1.55	Fair	Good	Clump of stems, black knot, deadwood		retain
Nt5	On	No	Plum	<i>Prunus sp</i>	4, 5, 6	2	1.14	Poor	Poor	Clump of stems, black knot, deadwood		retain
Nt6	On	No	Portuguese laurel	<i>Prunus laurifolia</i>	21	3	2.1	Fair	Good	Columnar top, asymmetrical crown		retain
Nt7	Shared(?)	No	Plum	<i>Prunus sp</i>	4, 6, 8, 11	3	1.94	Fair	Good	Deadwood, clump of plum stems		retain
Nt8	Shared(?)	No	Portuguese laurel	<i>Prunus laurifolia</i>	13	2	2.6	Dead	Dead	Lean to east, mechanical damage on lower stem		retain
Nt9	On	Yes	Holly	<i>Ilex sp</i>	17, 21, 24	2	5.816	Fair	Moderate	Trunk from base, topped		retain
Nt10	On	No	Cherry	<i>Prunus sp</i>	24	4	2.4	Fair	Good	Canker on scaffolding limb, topped, deadwood	Arborist supervision within critical root zone	retain
Nt11	Off	Yes	Garry oak	<i>Quercus garryana</i>	49	5	4.6	Fair	Good	Pre-existing tag, asymmetrical crown, lean to south, historical pruning with associated decay		retain
Nt12	Off	Yes	Garry oak	<i>Quercus garryana</i>	28, 38, 36	5	7.74	Poor	Poor	Finding bodies in base of large stem, smallest stem is dead, significant deadwood		retain
Nt13	Off	Yes	Garry oak	<i>Quercus garryana</i>	38, 49	6	6.88	Fair	Good	Small deadwood, minimal crown overlaps with subject site, historical pruning wounds with associated decay		retain
Nt14	Off	Yes	Garry oak	<i>Quercus garryana</i>	32	6	3.2	Fair	Good	Historical pruning, red ant nest in base, multiple stem detectors	Prune for clearance, arborist supervision within critical root zone	retain
Nt15	Shared/Off	Yes	Douglas fir	<i>Pseudotsuga menziesii</i>	43	4	5.45	Fair	Poor	Union at 1m, deadwood, heaving up walkway on east side of stem		retain
Nt16	Shared/Off	Yes	Garry oak	<i>Quercus garryana</i>	49, 38	7	7.2	Fair	Good	Located on east side of pathway		retain
Nt17	Off	Yes	Western redcedar	<i>Thuja plicata</i>	36	6	5.4	Good	Good	Asymmetrical crown pruning for hydro, small deadwood, historical pruning wounds with associated decay		X
Nt18	On	Yes	Garry oak	<i>Quercus garryana</i>	51	7	5.1	Good	Fair	Historical pruning with associated decay	Prune for clearance, arborist supervision within critical root zone	retain
Nt19	On	Yes	Apple	<i>Malus sp</i>	12, 13, 14, 21	3	4.494	Fair	Fair	Limited visibility of base due to fence, estimated DBH hydro lines through canopy, historical pruning	Prune for clearance, arborist supervision within critical root zone	retain
Os1	Off	Yes	Garry oak	<i>Quercus garryana</i>	50	7	5	Fair	Fair	Large scaffold limbs low over subject site (touching garage roof, hydro lines through crown, historical pruning wounds with associated decay)	Prune for clearance, arborist supervision within critical root zone	retain
Os2	Off	Yes	Garry oak	<i>Quercus garryana</i>	60	7	6	Fair	Fair			retain

Recommended Nursery Stock

Trees	Botanical Name	Common Name	Size
12	Amelanchier x grandiflora 'autumn Brilliance'	Autumn Brilliance Serviceberry	6cm cal.
	Honey Locust	Gleditsia triacanthos	6cm cal.
	Magnolia virginiana	Sweetbay Magnolia	6cm cal.
	Nyssa sylvatica	Tupelo	6cm cal.

Minimum Spacing And Soil Volume

Tree size category	Average Spacing	Per-tree Minimum Soil Volume*
Large (>10 m canopy spread)	9 - 11 m	45 m3/30 m3 shared
Medium (~10 m canopy spread)	8 - 10 m	25 m3/20 m3 shared
Small (~6 m canopy spread)	6 - 10 m	10 m3/5 m3 shared
Very Small (~3 m spread)	3 - 6 m	5 m3

Urban Forest Canopy Coverage

CANOPY (Sq. M.)		
Existing Canopy Preserved		
Os1	85	
Os2	90	
1058	47.6	
1055	23	
Nt9	11.3	
1059	11.9	
Nt2 - Nt8	40.5	
Nt1	7.5	
Proposed Canopy		
PRO.1 - Large	125	
PRO.2 - Large	125	
PRO.3 - Medium	50	
PRO.4 - Medium	50	
PRO.5 - Medium	50	
PRO.6 - Medium	50	
PRO.7 - Medium	50	
PRO.8 - Small	25	
PRO.9 - Small	25	
PRO.10 - Small	25	
PRO.11 - Small	25	
PRO.12 - Small	25	
SUMMARY		LOT COVERAGE (%)
Total Canopy	901.3	48%
Total Site	1878	

Rm-3 - 3 Storey Multiple Dwelling:
20% tree target canopy coverage requirement for commercial zone per Section 3.7 of Oak Bay Urban Forest Management Strategy, dated March 24, 2017.

Existing Trees Legend:

- Retained Tree
 - Crown Spread
 - Tree Tag #. See Tree Inventory for assessment.
 - Protected Root Zone
- Removed Tree
 - Protected Root Zone
 - Tree Tag #. See Tree Inventory for assessment.
 - Tree Protected Fence

Canopy Tree Coverage Legend:

- Small canopy tree (25 sq.m.)
- Medium canopy tree (50 sq.m.)
- Large canopy tree (125 sq.m.)

Tree Management Plan - 2298 Lansdowne Road