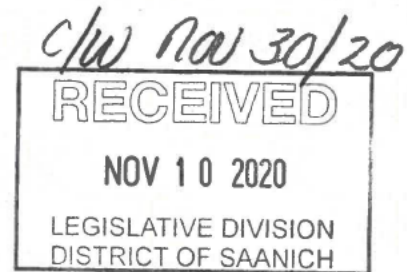




The Corporation of the District of Saanich

Report

To: Mayor and Council
From: Sharon Hvozdzanski, Director of Planning
Date: November 12, 2020
Subject: Rezoning and Subdivision Application
File: REZ00652; SUB00859 • 665 Canterbury Road



RECOMMENDATION

1. That Carey Local Area Plan Policy 9.12 be amended to provide for consideration of rezoning and subdivision to small lots on a site specific basis having regard for specific site constraints and the impacts to neighbours and the streetscape.
2. That the application to rezone from the RS-6 (Single Family Dwelling) Zone to the RS-2 (Single Family Dwelling) Zone be approved.
3. That Final Reading of the Zoning Amendment Bylaw be withheld pending registration of a covenant to secure the following:
 - Development of the property in accordance with the plan of subdivision prepared by McIlvaney Riley Land Surveying Inc., date stamped received on August 13, 2019; and
 - The dwellings on proposed Lots A and B be constructed generally in accordance with the character, scale and massing, as shown on house plans prepared Jerry Vander Wal date stamped received on May 1, 2020, and be constructed to include electric vehicle plug-ins in the garages and the installation of the necessary conduits to be solar ready for future installation of photovoltaic and/or solar hot water systems.
4. That the requirement to provide a replacement tree in the event that Pacific Dogwood tree #909 cannot be retained, be referred to the Approving Officer for consideration through the subdivision process.

PURPOSE

The purpose of this report is to seek direction from Council on the subject application. The application is to rezone the parcel at 665 Canterbury Road from the RS-6 (Single Family Dwelling) Zone to the RS-2 (Single Family Dwelling) Zone to accommodate a subdivision to create one additional lot (two lots in total) for single family dwelling use. An amendment to the Carey Local Area Plan is also requested. The applicant is Gale Zaphiel.

DISCUSSION

Neighbourhood Context

The 994 m² site, is located in the Douglas/Glanford neighbourhood of the Carey local area, on the south side of Canterbury Road near the intersection with Jolly Place (see Figure 1). Surrounding land use to the north and west is single family dwellings on RS-6 zoned lots. To the east and south are single family dwellings on RS-2 and RS-4 zoned in-fill lots. An RP-2 (Residential Personal Care) zoned apartment is located 100 m to the west at the end of Canterbury Road (see Figure 1). Access to the neighbourhood is through intersections at Carey Road/Ralph Street and Glanford Avenue/Jolly Place. Canterbury Road is a cul-de-sac accessed from Jolly Place.

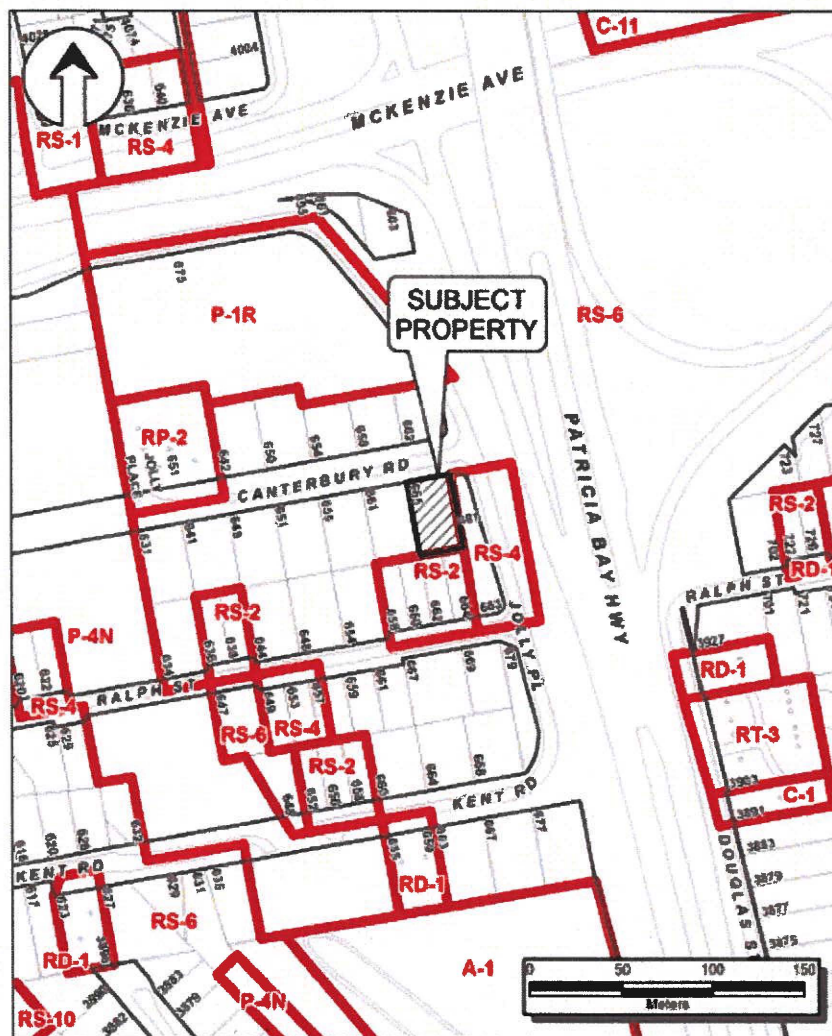


Figure 1: Neighbourhood Context

The site is located 715 m travel distance from shops and services in the Uptown Major "Centre". There are a number of parks located nearby including: Swan Creek Park (150 m), Rainbow Park (530 m), Glanford Park (890 m), and Swan Lake Nature Sanctuary (935 m). Nearby schools include McKenzie Elementary School (750 m), Colquitz Middle School (1.3 km), Spectrum Community School (2.3 km), and Reynolds Secondary School (1.8 km).

The site is well served by public transit. Route #51 (UVic/Langford) operates on McKenzie Avenue and provides frequent service between UVic and Langford and routes #70/71/72 (Downtown) provide north-south frequent service along Highway 17 between Swartz Bay and the Legislature at 15 minute intervals or better. The nearest bus stops for all of these routes are near the McKenzie Avenue/Highway 17 intersection, 300 - 580 m walking distance. Route #30/31 (Downtown) provides local service along Glanford Avenue between the Royal Oak Exchange and the Legislature at 20-120 minute intervals. The nearest bus stops are about 620 m walking distance near the Glanford Avenue/McKenzie Avenue intersection.

Proposed Land Use

The proposed rezoning would accommodate a subdivision to create one additional lot (two lots in total) for single family dwelling use (see Figure 2). The proposed lot configurations would comply with the requested RS-2 Zone and Subdivision Bylaw regulations. Each lot would have an area of 498 m² which exceeds the minimum 400 m² lot area for the RS-2 Zone. The existing house on the property would be removed.



Figure 2: Proposed Subdivision

Site and Building Design

The subject property rises gently about 1.5 m from north to south. The proposed subdivision would split the lot north-south creating two slightly irregular lots. Both lots would have areas of 498 m². The existing 1930s dwelling would be removed and new dwellings would be constructed on each of the lots. No variances are required.

The applicant has provided conceptual house elevations for the new dwellings (see Figures 3 - 6). The two-storey dwellings would be constructed without a basement and no secondary suites are currently proposed. Both dwellings would have a gross floor area of 169 m² and would comply with the maximum gross floor area for the RS-2 Zone.

Proposed building materials would include vertical and horizontal cement fiber siding, cedar or cement fiber shingles, perforated vinyl soffits, and fiberglass shingle roof. The dwellings would be staggered on the lots to create visual interest and avoid existing trees to be retained. Each dwelling would include a single-car garage and additional parking would be available on the driveways. Secondary suites are not proposed.

The single family dwellings would be required to meet Step 3 of the BC Energy Step Code and would include the necessary conduits to be solar ready for future installation of photovoltaic and/or solar hot water systems. The applicant has stated that the proposed dwellings would include electric vehicle plug-ins in both garages. These commitments would be secured by covenant.

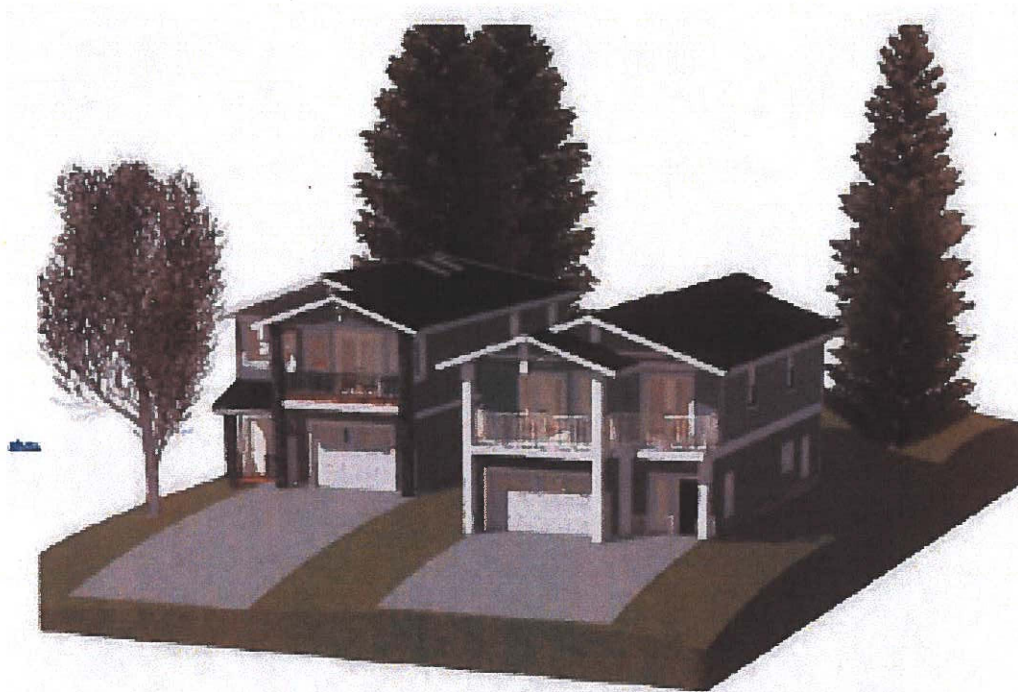


Figure 3: Proposed Perspective View from Canterbury Road (from plans by Jerry Vander Wal)

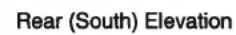
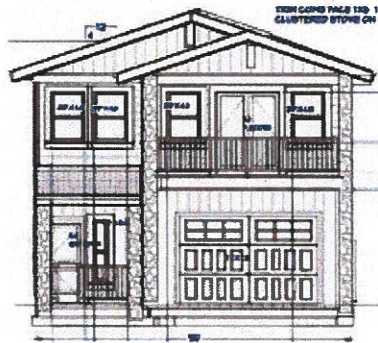


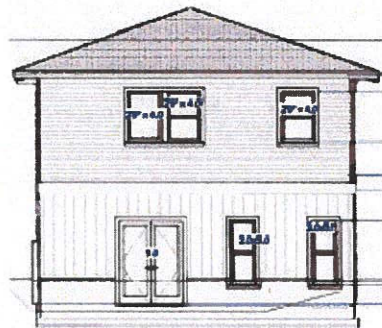
Figure 5: Proposed House Elevations – Lot A (from plans by Jerry Vander Wal)



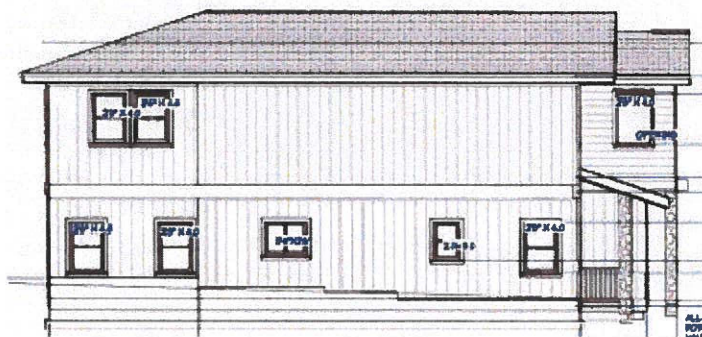
Front (North) Elevation



East Elevation



Rear (South) Elevation



West Elevation

Figure 6: Proposed House Elevations – Lot B (from plans by Jerry Vander Wal)**Consultation**

A referral was sent from the Planning Department to the Mount View Colquitz Community Association (MVCCA). A neighborhood notification letter was sent out to residents within 90 m of the site as well. A letter was received from MVCCA stating that “The infill project is appropriate and in keeping with the new construction in the area”. No correspondence about the application has been received from area residents.

ALTERNATIVES

1. That Council approve the recommendation as outlined in the staff report.
2. That Council reject the recommendations as outlined in the staff report.
3. That Council provide alternate direction to Staff.

FINANCIAL IMPLICATIONS

The proposal has no immediate implications related to the District of Saanich Financial Plan.

STRATEGIC PLAN IMPLICATIONS

The subject proposal in part works towards achieving one of Council's key Strategic Plan goals, namely; the development of “Affordable and diverse housing that meets our residents’ needs now and in the future”.

PLANNING IMPLICATIONS

Policy

The following Saanich Planning Policies are most applicable to the subject proposal:

Official Community Plan

- 4.2.1.1 “Support and implement the eight strategic initiatives of the Regional Growth Strategy, namely: Keep urban settlement compact; Protect the integrity of rural communities; Protect regional green and blue space; Manage natural resources and the environment sustainably; Build complete communities; Improve housing affordability; Increase transportation choice; and Strengthen the regional economy.”
- 4.2.1.2 “Maintain the Urban Containment Boundary as the principal tool for growth management in Saanich, and encourage all new development to locate within the Urban Containment Boundary.”
- 4.2.4.3 “Support the following building types and land uses in Neighbourhoods:
- Single family dwellings;
 - Duplexes, tri-plexes, and four-plexes;
 - Townhouses;
 - Low-rise residential (up to four-storeys); and
 - Mixed-use (commercial/residential) (up to four-storeys).”
- 4.2.1.14 “Encourage the use of ‘green technologies’ in the design of all new buildings.”

Carey Local Area Plan

- 5.1 “Support the concept of developing land within the Urban Containment Boundary for urban uses”;
- 8.1 “Encourage the protection of indigenous vegetation, wildlife habitat and riparian environments when considering applications for change in land use”;
- 9.1 “Protect and maintain the stability and character of Carey by maintaining single-family housing as the predominant residential land use”;
- 9.3 “Consider subdivision and rezoning for single-family infill development in established neighbourhoods that is compatible with and contributes to the character and quality of the community and preserves privacy of dwellings”;
- 9.11 “Support rezoning for small lots subdivision on Ralph Street, between the frontage road for Pat Bay Highway and Swan Creek, subject to specific site constraints, including the location of existing structures, vegetation and required setback variances”;
- 9.12 “Do not support rezoning and subdivision to small lots on Canterbury Road, between the frontage road for Pat Bay Highway and Swan Creek”.

Policy Analysis

The proposal is consistent with the Official Community Plan, which contemplates limited infill in neighbourhoods inside the Urban Containment Boundary and with Carey Local Area Plan policy 9.3, which generally supports single family infill in established neighbourhoods. The proposal

does not, however, comply with Carey Local Area Plan policy 9.12 which states “Do not support rezoning and subdivision to small lots on Canterbury Road, between the frontage road for Pat Bay Highway and Swan Creek”. This policy was based on a 1993 mini-planning study for the Ralph Street/Canterbury Road area to examine the potential for small-lot infill development.

The study determined that the creation of several new infill lots fronting Ralph Street could be achieved without removing dwellings and with minimal disruption to the streetscape. Due to the sprawling homes on larger footprints, however, and a wide right-of-way, which results in a more open streetscape, infill through small lot subdivision on Canterbury Road was not supported at the time.

Lots along Canterbury Road are relatively large ($\pm 990 \text{ m}^2$) and the condition of some of the houses has gradually deteriorated over the past 27 years since the study was completed. The area is well-suited to accommodate appropriate infill, being close to shops and services in the Uptown Major “Centre”, parks, schools, and a variety of public transit options. Access into and out of the neighbourhood was improved in recent years with the installation of a signalized intersection at Carey Road and Ralph Street. Infill development in the form of small lot subdivision has already occurred along Ralph Street adjacent to the proposed subdivision. For these reasons, an amendment to the Carey Local Area Plan to remove policy 9.12 would be appropriate. Consistent with policy 9.3, the impact of new infill development on neighbourhood character, adjacent residential, and the streetscape can be assessed through the rezoning and subdivision process.

The Carey Local Area Plan was adopted in 1999 and is scheduled for review in the next few years. Should Council wish to support the current application, an amendment to Carey Local Area Plan policy 9.12 is recommended to provide for consideration of rezoning and subdivision to small lots on a site-by-site basis having regard for site specific constraints and the impacts to neighbours and the streetscape.

The Official Community Plan notes the importance of neighbourhood character and the role building style, exterior finish, massing, and height have on the effective integration of new housing stock. While there is no consistent building style along Canterbury Road, the style and size of the proposed dwellings would not be out of character with other dwellings in the neighbourhood. Furthermore, the applicant has submitted conceptual building elevations that would be secured by covenant for the proposed dwellings to be constructed on the lots.

Servicing

The development servicing requirements for the proposed subdivision are consistent with an infill subdivision in an urban area. The existing non-mountable curb and gutter, fronting this property, must be extended to the westerly property line and the existing sidewalk on Canterbury Road must be extended to the westerly property line of this property. A driveway drop is required for proposed Lot B. The existing sewer and storm drain connections are to be capped and provided with inspection chambers to serve proposed Lot B. Subsequent sewer and drain connections and a provisional water connection will be required for proposed Lot A from the existing mains on Canterbury Road. The existing water service to proposed Lot B must be upgraded. Stormwater management must be provided in accordance with Schedule H “Engineering Specifications” of the Subdivision Bylaw. The subdivision is within a Type 1 watershed which requires storm water storage, construction of a wetland or treatment train and sediment basin. The proposal is subject to the prevailing municipal development cost charges.

Environment

A Tree Management Plan was prepared for the site by M.B. Arboriculture. A total of 12 trees are located on the subject property and one tree is located close to the property boundary on the adjacent lot. Of these, five of the on-site trees are Bylaw protected. They consist of three Douglas Firs, one Grand Fir, and one Pacific Dogwood. While all of the Bylaw protected trees are shown to be retained, Parks notes that the multi-stemmed Dogwood tree is located in the side yard approximately 1 m from the proposed building. Based on the location of this tree within the proposed development there would be major conflict with both the roots and the upper crown of this tree. As a result, retention of this tree is not anticipated. If it cannot be retained, one replacement tree would be required in accordance the "No Net Loss" canopy policy of the Urban Forest Strategy. The provision of a replacement tree, if necessary, can be addressed by the Approving Officer through the subdivision process.

CLIMATE CHANGE AND SUSTAINABILITY

The Official Community Plan adopted in 2008 highlights the importance of climate change and sustainability. The Official Community Plan is broadly broken down into the pillars of sustainability, including environmental integrity, social well-being and economic vibrancy. Climate change is addressed under the environmental integrity section of the Official Community Plan and through Saanich's Climate Action Plan.

The following is a summary of the Climate Change and Sustainability features and issues related to the proposed development. This section is not and cannot be an exhaustive list or examination of the issue. However, this section is meant to highlight key issues for council and keep the matter at the forefront of council's discussion.

Climate Change

This section includes the specific features of a proposal related to mitigation and adaptation strategies. Considerations include: 1) Project location and site resilience; 2) Energy and the built environment; 3) Sustainable transportation; 4) Food security; and 5) Waste diversion.

The proposed development includes the following features related to mitigation and adaptation:

- The proposal is an infill project located within the Urban Containment Boundary and Sewer Service Area, that is able to use existing roads and infrastructure to service the development;
- Limited infill through the development of new single-family housing inside the Urban Containment Boundary provides a much desired housing form within Saanich that people would otherwise have to commute further distances for elsewhere in the region. The number of lots so created are limited in number, acknowledge longstanding policies of the Official Community Plan and Local Area Plan, and will not result in significant long-term negative impacts, as long as the majority of future growth is focussed in "Centres", "Villages", and along key corridors;
- The site is located 715 m travel distance from shops and services in the Uptown Major "Centre". There are a number of parks located nearby including: Swan Creek Park (150 m), Rainbow Park (530 m), Glanford Park (890 m), and Swan Lake Nature Sanctuary (935 m). Nearby schools include McKenzie Elementary School (750 m), Colquitz Middle School (1.3 km), Spectrum Community School (2.3 km), and Reynolds Secondary School (1.8 km).
- The site is well served by public transit. Route #51 (UVic/Langford) operates on McKenzie Avenue and provides frequent service between UVic and Langford and routes #70/71/72 (Downtown) provide north-south frequent service along Highway 17 between Swartz Bay

and the Legislature at 15 minute intervals or better. The nearest bus stops for all of these routes are near the McKenzie Avenue/Highway 17 intersection, 300-580 m walking distance. Route #30/31 (Downtown) provides local service along Glanford Avenue between the Royal Oak Exchange and the Legislature at 20-120 minute intervals. The nearest bus stops are about 620 m walking distance near the Glanford Avenue/McKenzie Avenue intersection; and

- The single family dwellings would be constructed to achieve Step 3 of the BC Energy Step Code and would include the necessary conduits to be solar ready for future installation of photovoltaic and/or solar hot water systems. The house designs and commitment to solar readiness would be secured by covenant.

Sustainability

Environmental Integrity

This section includes the specific features of a proposal and how it impacts the natural environment. Considerations include: 1) Land disturbance; 2) Nature conservation; and 3) Protecting water resources.

The proposed development includes the following features related to the natural environment:

- The proposal is an infill development in an already urbanized area without putting pressures onto rural areas; and
- A total of 12 trees are located on the subject property and one tree is located close to the property boundary on the adjacent lot. Of these, five of the on-site trees are Bylaw protected. While all of the Bylaw protected trees are shown to be retained, Parks notes that the multi-stemmed Dogwood tree is located in the side yard approximately 1 m from the proposed building. Based on the location of this tree within the proposed development there would be major conflict with both the roots and the upper crown of this tree. As a result, retention of this tree is not anticipated. If it cannot be retained, one replacement tree would be required in accordance the "No Net Loss" canopy policy of the Urban Forest Strategy. The provision of a replacement tree, if necessary, can be addressed by the Approving Officer through the subdivision process.

Social Well-being

This section includes the specific features of a proposal and how it impacts the social well-being of our community. Considerations include: 1) Housing diversity; 2) Human-scale pedestrian oriented developments; and 3) Community features.

The proposed development includes the following features related to social well-being:

- The proposed lot configurations would comply with the requested RS-2 Zone and Subdivision Bylaw regulations. Each lot would have an area of 498 m² which exceeds the minimum 400 m² lot area for the RS-2 Zone; and
- Secondary suites are not proposed in this development. This housing option provides for alternative forms of rental accommodation and supportive housing for immediate family members. Suites also work to make a home purchase by young couples/families, and home retention by aging seniors, relatively more affordable.

Economic Vibrancy

This section includes the specific features of a proposal and how it impacts the economic vibrancy of our community. Considerations include: 1) Employment; 2) Building local economy; and 3) Long-term resiliency.

The proposed development includes the following features related to economic vibrancy:

- The development would create local short-term jobs during the construction period;
- Home based businesses would be permissible in this development; and
- The development would site additional residential units within the commercial catchment/employment area for the businesses and services located within the Uptown Major "Centre".

CONCLUSION

The proposal is consistent with the Official Community Plan which contemplates limited infill in neighbourhoods inside the Urban Containment Boundary and with Carey Local Area Plan Policy 9.3, which generally supports single family infill in established neighbourhoods. The proposed subdivision with a total of two lots would provide an infill housing opportunity in an established neighbourhood without significantly altering the character of the area. The scale, massing, design and height of the new dwellings would be in keeping with the general character of the other houses in the neighbourhood and conceptual house plans would be secured by covenant.

The proposal does not, however, comply with Carey Local Area Plan Policy 9.12 which states "Do not support rezoning and subdivision to small lots on Canterbury Road, between the frontage road for Pat Bay Highway and Swan Creek". The Carey Local Area Plan was adopted in 1999 and is scheduled for review in the next few years. Some of the residential policies are no longer consistent with the Official Community Plan policies which encourage appropriate infill within the established urban area as part of the District's growth management strategy. As such, staff support and recommend that Carey Local Area Plan Policy 9.12 be amended to provide for consideration of rezoning and subdivision to small lots on a site-by-site basis having regard for site specific constraints and the impacts to neighbours and the streetscape.

The proposal is an infill development within the Carey neighbourhood in an area of predominantly single-family dwellings. The area is well suited to accommodate appropriate infill, being close to shops and services in the Uptown Major "Centre", parks, schools, and a variety of public transit options.

While market housing, the new proposed single family dwellings would provide a much desired form of housing within Saanich that people would otherwise have to commute further distances for elsewhere in the region.

For the above noted-reasons, staff support the Rezoning and Subdivision application, subject to the recommendations outlined on page 1 of this Report.

Prepared by:



Neil Findlow

Planner

Reviewed by:



Shari Holmes-Saltzman

Manager of Current Planning

Approved by:



Sharon Hvozdzanski

Director of Planning

NDF/rh

Attachments

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Planning.



Paul Thorke, Chief Administrative Officer

Memo

To: Subdivision Office
From: Jagtar Bains – Development Coordinator
Date: January 8, 2020
Subject: Servicing Requirements for Development

PROJECT: TO REZONE FROM RS-6 (SINGLE FAMILY DWELLING ZONE) TO RS-2 (SINGLE FAMILY DWELLING ZONE) TO CREATE ONE ADDITIONAL

SITE ADDRESS: 665 CANTERBURY RD

PID: 007-788-495

LEGAL: LOT 10 BLOCK 7 SECTION 49 VICTORIA DISTRICT PLAN

DEV. SERVICING FILE: SVS02254

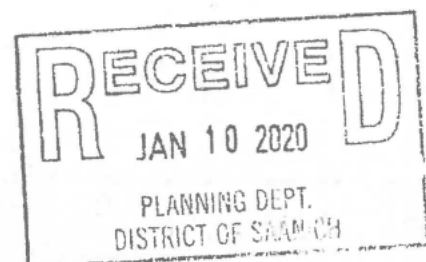
PROJECT NO: PRJ2019-00458

The intent of this application is to subdivide the above referenced parcel into two lots for single family use. Some of the more apparent Development Servicing requirements are as listed on the following pages(s).



Jagtar Bains
Development Coordinator

cc Harley Machielse, Director of Engineering
Jason Hodgins, Development Services Manager



Development Servicing Requirements

Development File: SVS02254
Civic Address: 665 CANTERBURY RD
Page: 1

Date: Jan 8, 2020

Drain

1. The existing storm drain connection is to be capped and provided with an inspection chamber to serve proposed Lot B.
2. Storm water management must be provided in accordance with the requirements of Schedule H "Engineering Specifications" of Subdivision By-law. This subdivision is within Type 1 watershed area which requires storm water storage, construction of wetland or treatment train and sediment basin. For further details, refer to section 3.5.16, Storm Water Management and Erosion Control of Schedule H "Engineering Specifications" of Subdivision By-law.
3. Subsequent drain connection will be required for proposed Lot A from the existing main on Canterbury Road.

General

1. This proposal is subject to the prevailing municipal development cost charges.
2. The existing non-conforming building must be removed prior to subdivision approval.

Road

1. The existing non-mountable curb and gutter, fronting this property, must be extended to westerly property line. Also, the existing sidewalk on Canterbury Road must be extended to the westerly property line of this property.
2. A driveway drop is required for proposed driveway to Lot B.

Sewer

1. The existing sewer connection is to be capped and provided with an inspection chamber for future use by proposed Lot B.
2. Subsequent sewer connection will be required for proposed Lot A from the existing main on Canterbury Road.

Water

1. Provisional water connection will be required for proposed Lot A from the existing main on Canterbury Road.
2. The existing 13 mm water service to proposed Lot B, must be upgraded to 19 mm.

Mr. Gale Zaphiel

██████ Swift st.
Victoria
██████████

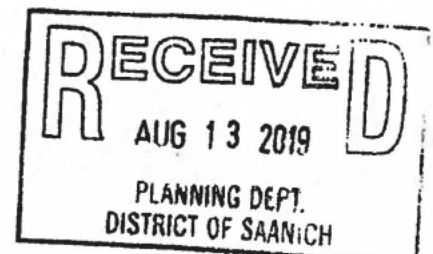
SUSTAINABILITY REPORT

Re: proposed creation of 2 rs2 lots from 1 rs 6 lot @665 Canterbury Rd. and removal of an older 1930's era home with 2 new homes

- The building of 2 new homes will create family homes (3-4) bedrooms. (the existing home is a 2 bedroom home with a low basement not allowing for proper (code compliant) bedrooms or further development)
- The 2 new homes are designed for families with children with 3 schools in the area that the parent have access to.
- The 2 new homes will comply with today's standards for energy efficiency ; requiring a smaller carbon foot print for its residents. (the existing home has little to no insulation and single pane windows an old vintage oil furnace etc.
- The proposed homes will replace a home in poor repair (too expensive to bring up to today's building standards) with 2 new homes designed to fit in with the style of the existing homes.
- In compliance with the arborist report, the new homes will be nestled between most of the existing trees (which were planted close to the outer edges of the lot) avoiding the look of bare cleared lots with no landscaping features.
- Building the new homes and demolishing (some salvaging) of the existing home and removing any hazardous materials will be safer for the environment.
- Construction will provide employment for many local tradesperson.
- Both proposed homes will attach to local infrastructure, sewer, water, hydro, and surface drains which are available at the street.
- This will also add to Saanich tax base with 2 current technology homes replacing a single older home.

Submitted

July / 2019





M.B. ARBORICULTURE

Michael Bridgman, Consulting Arborist

ISA certified #UI-1221AM

3412A Gratton Road, Victoria, BC V9C 1Z1

Tel: 250-634-2376

Email: mbarboriculture@gmail.com

Tree Management Plan

Client: Glen Zaphiel

Client email: [REDACTED]

Property location: 655 Canterbury Road

Site visit conducted on: June 24th 2019

Site conditions: Sunny

Date of completed report: July 1st 2019

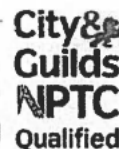
Completed by:

Michael Bridgman

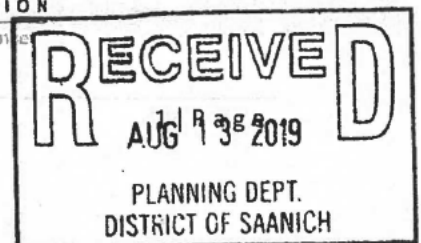
ISA Certified Arborist #UI-1221AM

ISA Tree Risk Assessor

Insurance policy numbers: SR034748 (CCGL), PSG00589802 (E&O)



Arboricultural
ASSOCIATION
Technician Member



CONTENTS:

- 1.0 Scope of work
- 2.0 Tree Survey Methodology
- 3.0 General Considerations for Tree Retention / Removal
- 4.0 Tree Protection & Mitigation Plan
 - 4.1 Tree Works
 - 4.2 Tree Crowns
 - 4.3 Demolition/Excavation Works
 - 4.4 Hard Landscape Works
- 5.0 Role of the Project Arborist

APPENDICES:

- I. Tree inventory
- II. Site plan of trees surveyed
- III. Sketch plan of proposed sub division
- IV. Photographs
- V. Tree protection fencing

1.0 Scope of work

MB Arboriculture was instructed by Glen Zaphiel (Client) to undertake a tree inventory and if required a tree protection plan for a parcel of land located at 655 Canterbury Road in preparation for the proposed construction activity, where trees protected under the Saanich Tree Protection Bylaw (No. 9272) may be impacted. This report provides a general assessment of these protect trees located on the parcel of land in question.

The scope of work:

- Identify trees protected under the "Saanich Tree Protection Bylaw (No. 9272)" that may be impacted by activities occurring as part of the proposed project
- Assess the health and structural condition of these "protected trees"
- Provide recommendations for the protection of trees through all phases of construction to minimize impacts to health and structural condition
- Identify conflicts or conditions that require removal and replacement of "protected trees"

2.0 Tree survey methodology

The tree survey includes any trees protected within the scope of the tree bylaw both on-property and off-property that could potentially be impacted by the proposed development and demolition work. A visual inspection of these protected trees on the property was undertaken as well any trees on adjacent properties. Trees were surveyed individually and inspected from ground level only.

The trees were inspected to determine their health, condition and capability to withstand the proposed construction.

For the completion of the survey each tree had already previously been assigned a tree reference number, and for clarity I have kept the reference numbers the same. Should new reference number and tags be required I will attach them as needed. Details of genus and size (DBH in cm) were noted (see Appendix I Tree Inventory). Protected Root Zone (PRZ) is in meters. Estimated tree height was recorded in meters. Age class and condition (both physiological and structural) was assessed and an indication of their tolerance to construction activity given¹.

The survey area comprises of a current single home dwelling as denoted on the site map supplied to us by the Client (Appendix III). The site currently supports five trees that are currently protected under the municipality bylaw (District of Saanich Bylaw No. 9272).

3.0 General considerations for tree retention / removal

Of the five trees surveyed most were generally considered to be of fairly good quality and provide good arboricultural and amenity value with at least 40 years life expectancy remaining ('A' category trees, 'B' category trees, see Appendix III). These trees should be considered for retention and protected from any development where feasible as they provide immediate aesthetic and economic benefits. Consideration for tree removal or retention should aim to enhance both the volume of trees, canopy cover and biodiversity from native species selection.

¹ Trees and Development - A technical guide to preservation of trees during land development. By Matheny N and Clark JR.

4.0 Tree protection & mitigation plan

The design and layout of the site should incorporate the essential components of any retained trees (crown and rooting area) and provide a suitable level of clearance to allow for their long-term safe retention, i.e. PRZ protection and crown.

The PRZ of all protected trees identified in this report will be 18 times the diameter of the tree unless their removal is deemed appropriate.

Depending on the level of tree retention/removal, the protection methods for any retained trees is likely to vary. However, based on the majority of the mature trees being towards the boundaries and/or surrounding the existing property, it is likely that a combination of construction restrictions with protective barrier fencing (to protect crowns and PRZs) would be sufficient to protect the trees.

The process of site operations will be an important aspect to confirm by way of a construction layout plan, i.e. to show plant and site cabins, material delivery and storage areas, parking space, access routes etc. - these will need to be outside of PRZs or use suitably designed ground protection to avoid compaction. As a basis for tree protection the following points will need to be considered:

- Removal of all agreed trees and any agreed pruning works prior to works commencing by a suitably qualified arboricultural contractor;
- Induction of construction personnel regarding the exclusion of works (including access and storage) from any retained trees' PRZs;
- Secure temporary barrier fencing around the site's retained trees to exclude the tree's crowns and PRZs from the working site (see Appendix V). All fencing required should be erected prior to the commencement of any demolition including erection of any temporary structures. Once established the fences should not be removed or altered without prior consultation with the Project Arborist. Fencing should be clearly visible and suitable for the location. Securely affixed orange snow fence or plywood and clearly marked as WARNING – HABITAT PROTECTION AREA be affixed to the fence (see Schedule C).
- The storage of materials is clear of any retained trees and conditions to ensure no contamination/run-off into soils in proximity to trees or on higher ground;

- The removal of existing structures and/or hard surfaces from PRZs should be undertaken separately to construction i.e manually and with sensitivity.

The considerations for trees which are to be retained as part of the proposal need to be addressed in order to ensure their protection. This is to account for the potential impact on retained trees and their growing environment from the proposed development and vice versa (these follow).

Areas outside the Tree protective fencing but still within the PRZ may be left open for access, as work areas and for storage of materials. These areas shall be protected by vehicle traffic with a minimum 6 inches of coarse wood chips. Additional measures such as the temporary use of load bearing geotextile fabric may be employed with the approval of the Project Arborist.

Any excavation within this area or adjacent to the PRZ at any depth for any reason shall be supervised by the Project Arborist either using hand tools or with an excavator working radially inward toward the tree. The excavator will remove the soil incrementally with a non-toothed grading bucket allowing any exposed roots to be pruned to acceptable standard by the Project Arborist. Roots that have been pruned are to be covered with a layer of burlap and kept damp for the duration of the project.

Tree protection measures will not be amended in any way without approval from the Project Arborist. Any additional tree protection measures will be documented in a memo to the Parks Department at Saanich and the developer.

4.1. Tree Works

Any tree removals to facilitate the scheme are to be justifiable in the context of the site layout and are to be mitigated by way of a landscape scheme; new tree planting will be required to replace and enhance the site's canopy cover with a general scheme of landscaping in acknowledgement for the removal of any trees.

Any trees which are to be removed should be well indicated to ensure that the retained trees are suitably protected. Hence, all trees which are to be removed are to be marked by a suitably qualified person [spraying the stems with a cross] prior to tree works.

4.2. Tree Crowns

Taking account of the encroachment on structures, providing the previous conditions remain or the clearance is increased this should demonstrate no change of circumstance or an improvement to the existing conditions and should be acceptable; i.e. retain the existing walkways etc. or increase the clearance from retained trees.

Consideration is required for both existing and newly planted trees whereby the proposed construction should take account of trees reaching their full growth potential.

It is always prudent to provide adequate clearance from a tree's current crown for future growth, i.e. to allow a tree adequate space to reach maturity without conflicts with new structures; this is especially prudent with the newly planted trees.

4.3. Demolition/Excavation Works

Any removal of existing built structures (including stairways, small outbuildings, retaining walls etc.) or hard surfacing will need to be undertaken with great care where this occurs within or near to the anticipated rooting areas of any retained trees.

Said works should adhere to the PRZ restrictions, be undertaken manually with hand held non mechanical tools and ensure that existing ground levels are retained; this is most likely to concern the existing driveway and hard landscaping within PRZs.

4.4. Hard Landscape Works

As with previously mentioned arboricultural restrictions to demolition/construction, the proposed works should avoid retained trees' PRZs. However, where ground works are proposed within PRZs, construction methods [for hard surfacing, walls etc.] should retain the existing ground levels, be undertaken sensitively and using a no dig design.

The existing hard surfaced areas within PRZs can be replaced on a like for like basis or of a preferential surface treatment; the soil levels will need to be retained and protected.

Elsewhere, conversion of soft surfaced areas within PRZs to hard surfaced walkways, parking areas etc., will need to utilise a no-dig product to ensure no negative impact on the tree roots and/or growing conditions, i.e. a permeable surface.

5.0 Role of the Project Arborist

Pre-Construction

- Prior to construction, all trees identified to be retained will be protected with TPF. The fencing shall be inspected by the Project Arborist (after installation) and maintained for the whole duration of construction. It shall not be removed until authorized by the Project Arborist.
- A site meeting to include the Project Arborist, developer, project supervisor and any other related parties to review/addend the tree protection plan will be held at the beginning of the project.

During Construction

- If excavation or root cutting is required within the PRZ, this must be done under the direct supervision of the onsite Project Arborist.
- Demolition of existing buildings and excavation of the foundation of the proposed building footprints must be done under the direct supervision of the onsite Project Arborist.
- The developer must 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 this tree protection plan, including violations, are documented in memorandums to the municipality and the developer.

Post-Construction

- Following construction, the PRZ and trees shall be inspected by the Project Arborist and documented according.

Disclosure statement

An arborist uses their professional education and experience to assess trees and provide recommendations on the management of trees that will promote or improve their physical and structural health and reduce risks to human life and the built environment.

This report, its appendices and any subsequent revisions thereof, will form part of any formal planning application in respect of the development of this site, and as such will be open to public scrutiny and comment.

Limitations

The use of this report is intended solely for the addressed client and may not be used or reproduced without the consent of the author.

The findings of this study are valid for a period of 12 months from the date of survey. If works have not commenced by this date, an updated site visit should be carried out by a suitably qualified and experienced arborist to assess any changes to the trees and groups on site and to inform a review of the conclusions and recommendations made.

Trees are living organisms and as such their structural and physical health is influenced by age, growth, pest and diseases and climate and weather conditions. Defects that may affect a tree's structure or health may be concealed within the tree or beneath the ground. It is not possible for an arborist to identify all flaws or conditions that may result in failure nor can an arborist guarantee that a tree will remain healthy and free of risk in the future.

Trees are dynamic living organisms, whose health and condition can be subject to rapid change, depending on a number of external and internal factors. The conclusions and recommendations contained in this report relate to the trees at the time of inspection. .

The information in this report is limited to only the items that were examined and reported on and reflect only the visual conditions present at the time of the assessment. Any significant alteration to the site that may affect the trees that are present will necessitate a re-assessment of the site and trees.

Unless stated, the inspection was limited to a visual examination of the accessible components without dissection or probing.

Site plans or other diagrams in this report are intended as visual aids only and are not to scale.

APPENDIX I Tree Inventory

Tree Ref #	Species	DBH (cm)	PRZ (m)	Tolerance to construction activity	Height (m)	Branch spread (m)	Age class	Physiological condition	Structural condition	Category rating	Preliminary management recommendations/ Notes
909	Pacific Dogwood (<i>Cornus nuttallii</i>)	38/ 54	13.8	Good	12	5	Mature	Good	Fair	B1	Retain. Double stem origination from the base / ivy covering majority of tree
911	Douglas Fir (<i>Pseudotsuga menziesii</i>)	59	10.6	Poor - Good	21	7	Mature	Good	Good	A2	Retain. Minor deadwood throughout canopy / hanging, broken branches/Various soil/garden waste deposited at base of tree.
912	Douglas Fir (<i>Pseudotsuga menziesii</i>)	31	5.6	Poor - Good	12	2	Young	Good	Good	C2	Retain. Suppressed by other Fir trees/Various soil/garden waste deposited at base of tree.
913	Douglas Fir (<i>Pseudotsuga menziesii</i>)	67	12.1	Poor - Good	21	7	Mature	Good	Fair	A2	Retain. Various soil/garden waste deposited at base of tree.

915	Grand Fir (<i>Abies grandis</i>)	97	17.5	Moderate	20	4	Mature	Fair	Good	A2	Retain. Minor deadwood throughout canopy.
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Tree Inventory Key

Tree numbers (#) – tree numbers relate to the location of the tree on the site plan and assigned tag (Appendix II)

Tree species – common names (*latin names*)

DBH – diameter at breast height (measured 1.4m from grade)

Height – all heights are approximate

PRZ – protected root zone is a radius in meters from the tree truck calculated as $(\text{DBH in cm} \times 18) / 100$ Ref: Best Management Practices (BMP) - Managing Trees During Construction, Second Edition By Kelby Fite and E. Thomas Smiley

Age Class - Young trees – less than 1/3 normal life expectancy

Middle-aged trees – 1/3 to 2/3 normal life expectancy

Mature trees – over 2/3 normal life expectancy

Over-mature – beyond usually expected life span

Category rating – see Table 1 below

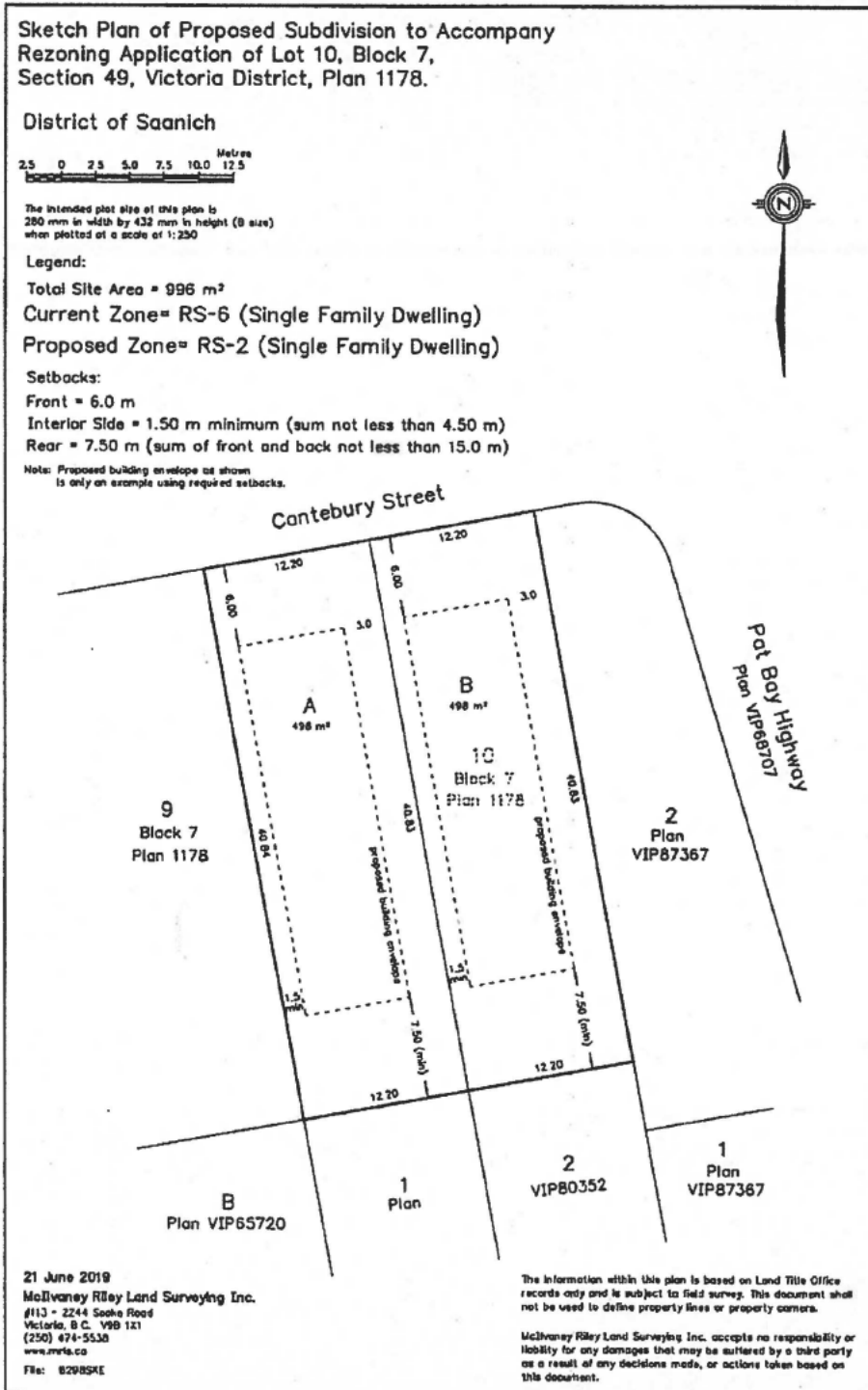
Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)		
Trees unsuitable for retention (see Note)			
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none">Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)Trees that are dead or are showing signs of significant, immediate, and irreversible overall declineTrees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i></p>		
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation
Trees to be considered for retention			
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value

APPENDIX II Site plan of trees surveyed



Appendix III Sketch plan of proposed sub division (provided by Client)



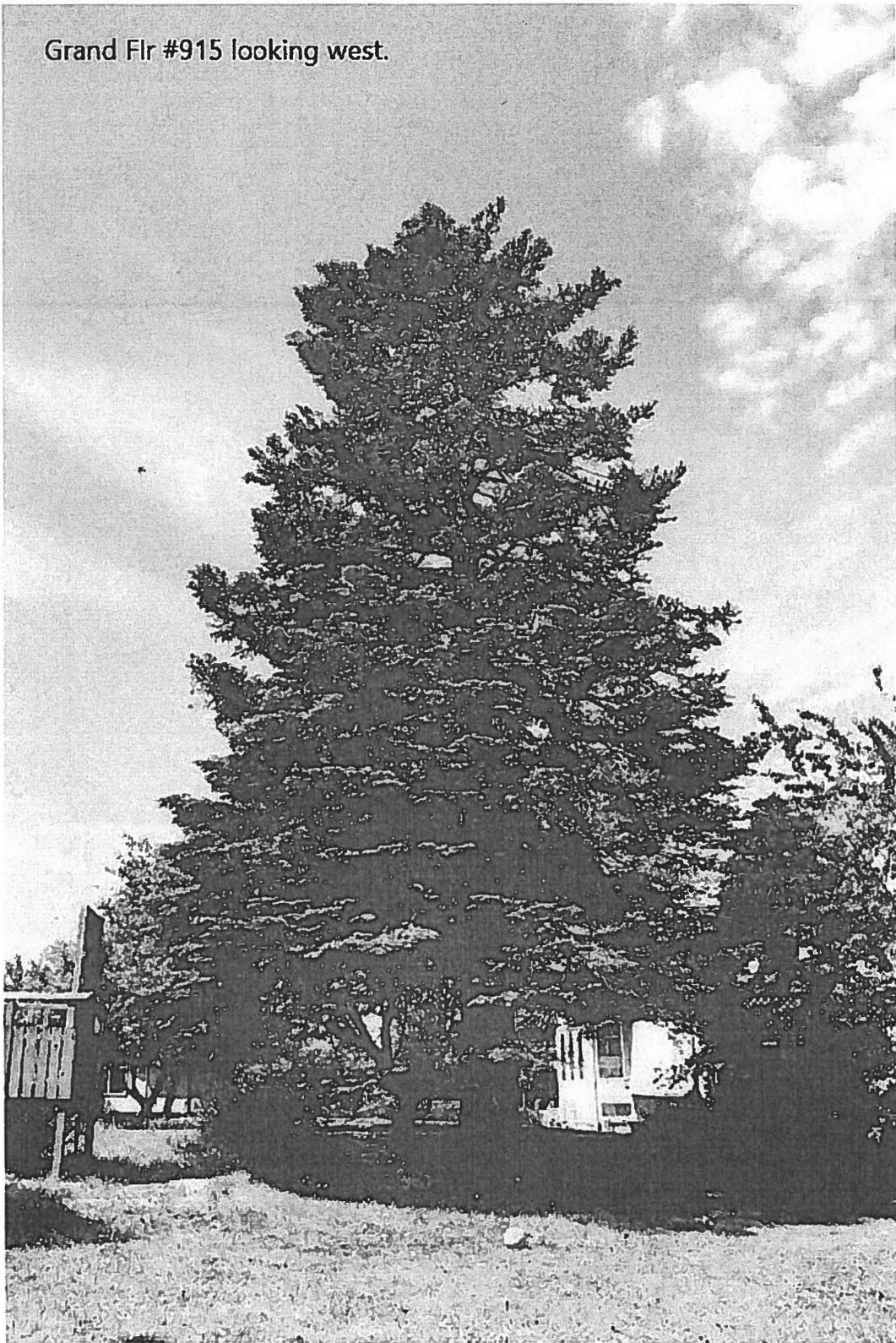
APPENDIX IV Photographs

All photographs were taken on June 24nd 2019.

Group of Firs looking south-east



Grand Flr #915 looking west.





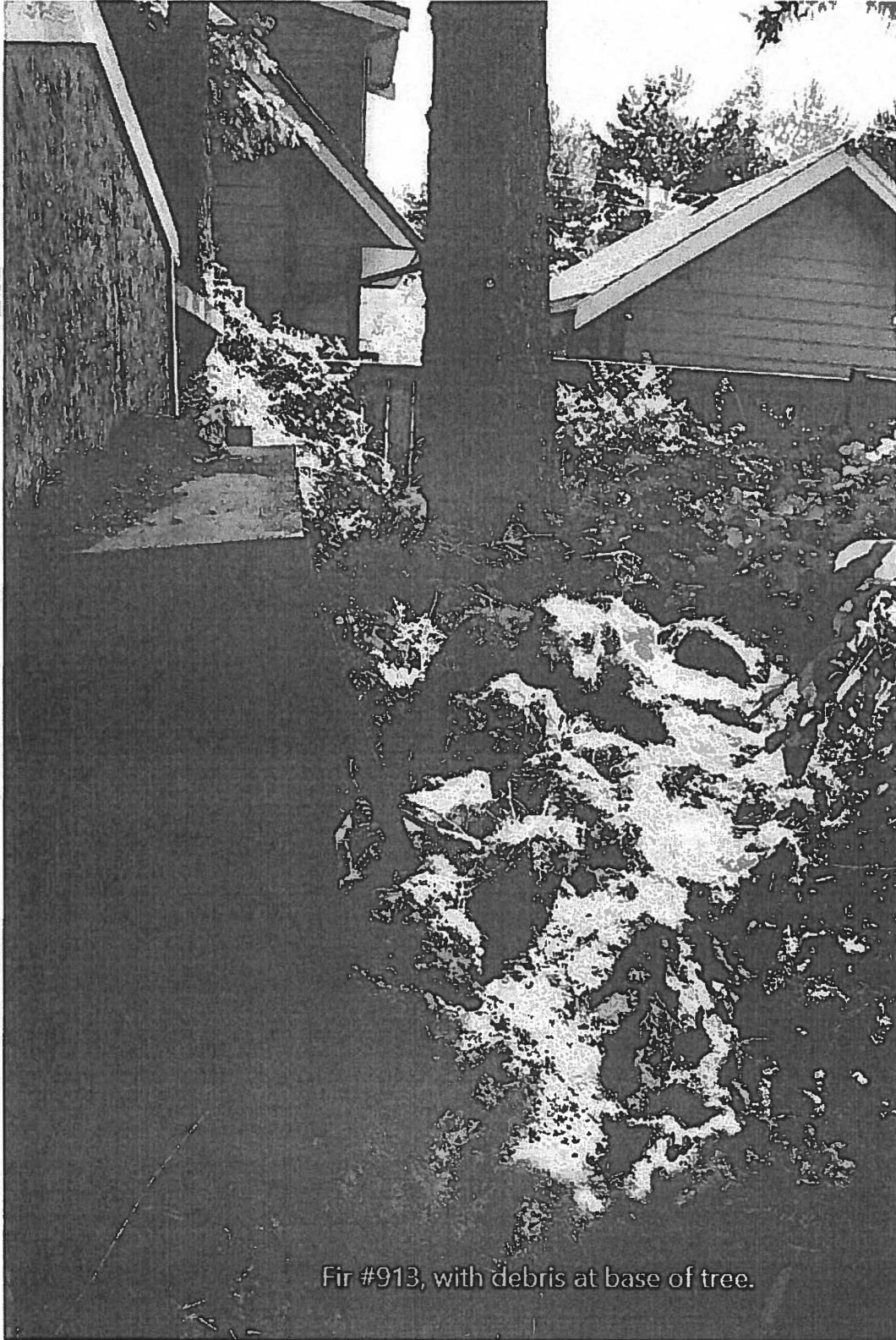
Dogwood #909 looking east

Dogwood #909 looking at base and
co-dominant stem



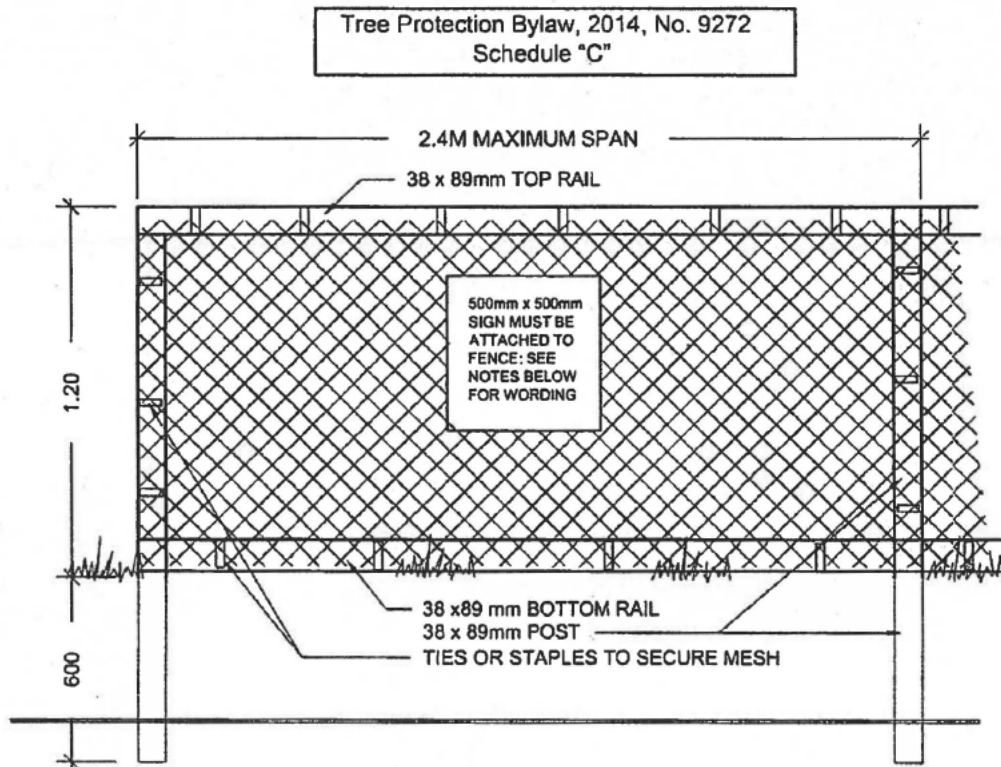


Firs #911 & #912 looking south, various debris
at base



Fir #913, with debris at base of tree.

APPENDIX V Tree Protection Fencing (Saanich bylaw No. 9272 Schedule C)



TREE PROTECTION FENCING

NOTES:

1. FENCE WILL BE CONSTRUCTED USING 38 X 89 mm (2"X4") WOOD FRAME: TOP, BOTTOM AND POSTS. *
USE ORANGE SNOW-FENCING MESH AND SECURE TO THE WOOD FRAME WITH "ZIP" TIES OR GALVANIZED STAPLES.
2. ATTACH A 500mm x 500mm SIGN WITH THE FOLLOWING WORDING:
WARNING-HABITAT PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE FACE OR AT LEAST EVERY 10 LINEAR METRES.

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



Carol Hamill

for Mt. View Colquitz Community Assoc.

website: www.mountviewcolquitz.ca

█ Homer Rd.

3 January 2020

To: Liz Gudavicius, Saanich Planning

Re: 665 Canterbury Road rezoning application

The Mt. View Colquitz Community Association has no objection to the rezoning from RS-6 to RS-2 resulting in a total of two lots

This infill project is appropriate and in keeping with the new construction in the area.

In Aug. 2019, I dropped off information notifications to the immediate area neighbours, this has not resulted in any comments received by MVCCA.

Thank you for the opportunity to comment on this project.

Carol Hamill

cc. Glenn Brown: █

