



***SouthShore Forest Consultants***

Arborist Report

For

646 Atkins Avenue

Langford, BC

October 11, 2023

Revised July 19, 2024

Prepared for: Erich Schmitt – Residential Property Owner

Prepared by:

***SouthShore Forest Consultants***

## *SouthShore Forest Consultants*

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PSG03515712)

Incorporation # BC1069996 Ltd.

Business Licence – Intermunicipal - 00016808

### **RE: Arborist Assessment and Report.**

#### **Background/Scope of Work**

Southshore forest consultants were contacted by Residential Property Owner by the name of Erich Schmitt in regard to a proposed subdivision development project located at 646 Atkins Ave in the City of Langford (CoL). Within the proposal the client is seeking to subdivide the lot into six (6) residential lots. Three (3) existing structures are currently positioned on the lot with the front main dwelling and the rear most dwelling to remain.

The client, (Erich Schmitt) has requested that SouthShore Forest Consultants provide a Basic Visual Tree Assessment (VTA) for the site located at 646 Atkins Avenue. Under the current City of Langford Tree Preservation Bylaw, any tree over 20cm in DBH (diameter at 1.4m above grade) is identified as a protected tree. Under the client's current proposal fifteen (15) trees are protected under the existing Tree Preservation Bylaw.

SouthShore Forest Consultants agreed to complete the field assessment and provide the findings in an Arborist Report form.

#### **Methodology**

On October 10, 2023 Ray Praud, an associate consulting arborist and representative from R.A Consulting preformed the basic visual tree assessment and inventory of the property.

All trees are tagged and recorded on to a spread sheet, the consulting arborists also measured the diameter, species, impact during construction, and current condition of the trees. Trees are tagged in Series "100" - #101-115.

No form of invasive testing, excavation and or drilling were performed. The site was assessed form grade.

## Observations/Discussion

The site was observed to be a developed residential site along the North side of Atkins Ave. The site was observed to have an existing single family residential structure positioned on it with two (2) small secondary living spaces at the middle and rear of the property. The site was observed to be fairly level, a mix of both coniferous, deciduous and fruit trees.

Twelve (12) bylaw protected trees are positioned on the subject property while three (3) are positioned on private property. All fifteen (15) trees are protected under the current City of Langford Tree Preservation Bylaw. Three (3) bylaw protected trees are proposed for removal due to poor health and structure (#104, 111 & 109). One (1) bylaw protected tree is proposed for removal due to driveway impacts (#110). Two (2) Bylaw protected trees are proposed for removal due to their location within building footprint (#106 & 108). Two bylaw protected trees #102 & 103 are proposed for removal due to high impacts from existing building removal. Trees #112-113 will be protected and retain with ownership of these trees granted to the City of Langford for proposed road dedication.

## Tree Dynamics

### Tree Dynamics & Terms & Meanings

DBH - Diameter Breast Height – Calculated at 1.4 m above grade on tree stem.

PRZ – Protected Root Zone, (calculated at a ratio of 1:18) 50cm DBH = 9m PRZ.

CRZ – Critical Root Zone, (calculated at a ratio of 1:9) 60cm DBH = 5m CRZ

50cm DBH = 5m CRZ

Condition – P= Poor, F=Fair, G=Good

Footprint = Excavation edge along the outside of building envelope on grade. Over excavation is expected and can be up to a 1.5m distance from the outside of the proposed footprint edge.

Impact Zone = Constructive area, estimated at 0-1.5m outside the proposed building footprint.

Impact Levels – L (Low), M (Moderate), H (High)

### Appendix “A”- Tree Inventory.

R.A. Consulting/Southshore Forest Consultants									
Appendix A - Tree Inventory/Hazard Ratings Summary									
646 Atkins Ave, Langford BC.									
Date: Oct 10-2023					Conditions during TTS inventory visits: 10°C, Rain, 5km/h E Breeze				
Tag #	Species	DBH (cm)	PRZ (m)	Health/Structure	Bylaw Protected	Action	Inventory Update	Observations	Impact Comments
101	Big Leaf Maple	75		FP/FP	Yes	Remove		Ivy Covered. Basal stem grafted to building. 5cm dead wood. Epicormic.	Removal of existing building will require removal of tree.
102	Big Leaf Maple	80		FP/FP	Yes	Remove		Ivy Covered. Basal stem .1m from building foundation. 5cm dead wood. Epicormic.	Removal of existing building will require removal of tree.
103	Douglas Fir	Est 70		F/F	Yes	Retain		Private tree Protect and Retain. Dead wood. Over extended limbs. Tag on fence.	Low impact.
104	Big Leaf Maple	45		P/P	Yes	Remove		Sweeping stem at grade. Dead wood. Heavily ivy covered. Crown dieback. Poor live crown ratio.	Remove due to poor health and structure.
105	Cherry	23		FP/FP	Yes	Retain		Hardware attached to stem. Basal wound 1m AG.	Low impact.
106	Cherry	21		FP/P	Yes	Remove		Hardware attached to stem. One horizontal scaffold has advanced decay and sloughing bark.	Remove due to proximity to building footprint.
107	Plum	27		FP/FP	Yes	Retain		Heavily epicormic. Hardware attached to stem. Multi stem with poor angle of attachments.	Low impact.
108	Pear	26/20		FP/F	Yes	Remove		2 stems 1 tag. In building footprint. Rust foliar disease.	Remove due to location in building footprint.
109	Cherry	65		FP/P	Yes	Remove		Large cavity under root crown. Root plate lift.	Remove due to Driveway impacts and <b>High Hazard Rating.</b>
110	Juniper	36		F/F	Yes	Remove		Utility Interference. Driveway impacts.	Remove due to driveway impacts.
111	Juniper	32		P/P	Yes	Remove		Root compaction. Previously topped. Dead	Fire Hazard. Dead.
112	Juniper	21		FP/FP	Yes	Retain		Multi stem .5m AG. Included bark.	Proposed road dedication to City of Langford.
113	Juniper	22		FP/FP	Yes	Retain		Multi stem .5m AG. Included bark.	Proposed road dedication to City of Langford.
114	Douglas Fir	est 60		FP/F	Yes	Retain		Private tree Protect and Retain. 1m from property line. 10cm dead wood.	Low impact.
115	Douglas Fir	est 70		FP/F	Yes	Retain		Private tree Protect and Retain. 1m from property line. 10cm dead wood. Multi top with narrow angles of attachment.	Low impact.



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**Certified Utility Arborist: 19-TT-20**

**ISA/TRAQ Certified Arborist- PN-9461A**

**Wildlife Danger Tree Assessor: 8302**



#### **ATTACHMENTS**

- Appendix A – Tree Inventory
- Appendix B - Tree Site Map/Site Photos

*Although the site has been assessed, trees in the landscape are dynamic and changes could occur. This report is a static representation of the site during our assessment on October 10, 2023.*

## **Arborist Disclosure Statement:**

Arborists are tree specialists who use their education, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risks.

Arborists cannot detect every condition that could possibly lead to structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below the ground.

Arborists cannot guarantee that the tree will be healthy and safe under all circumstances, or for a specific period of time. Trees are dynamic specimens, not static. Changes in conditions, including the environment are unknown.

Remedial treatments cannot be guaranteed.

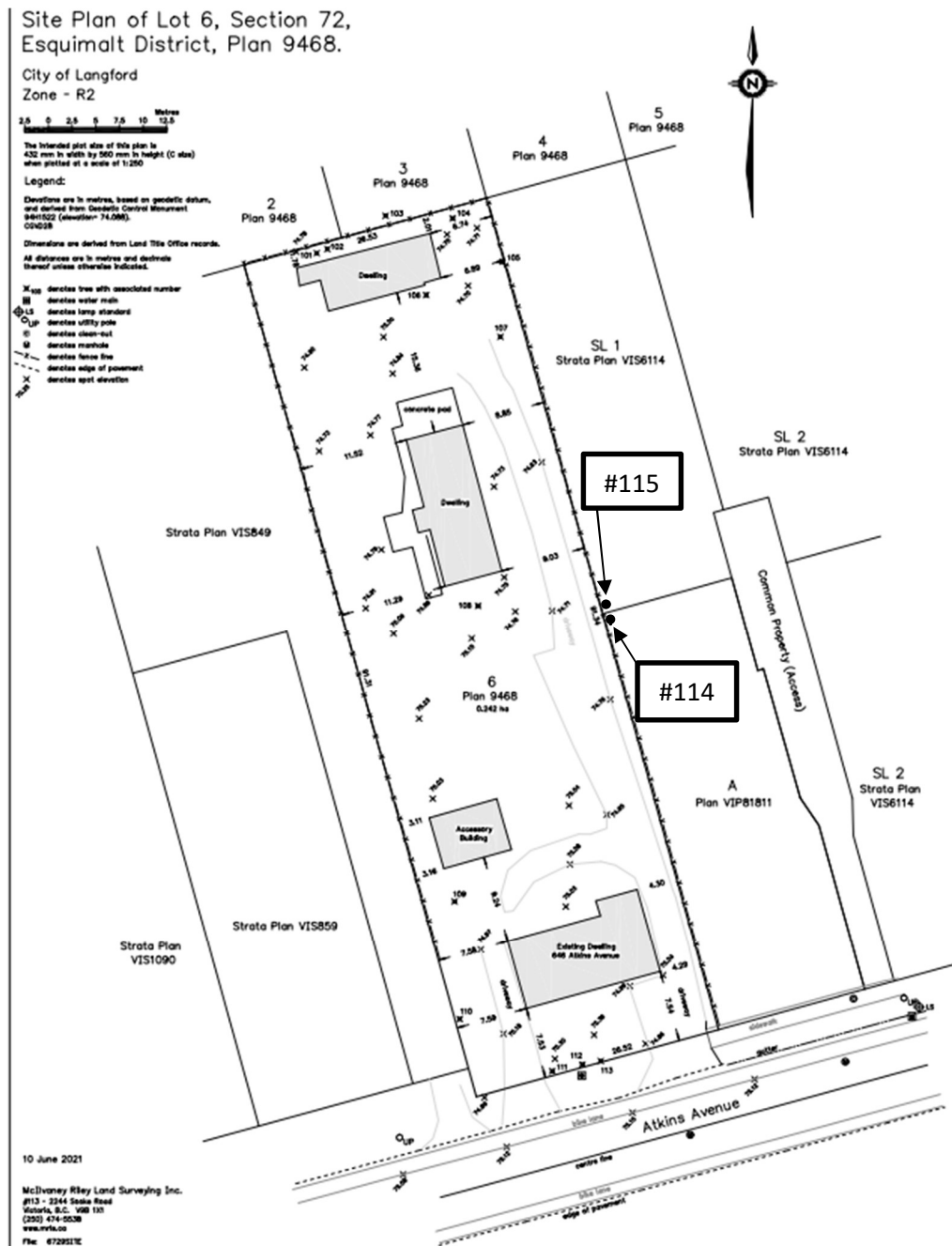
Trees can be managed, but they cannot be controlled. The only way to eliminate all risk is to eliminate all trees.

## **Tree Assessment Condition Rating**

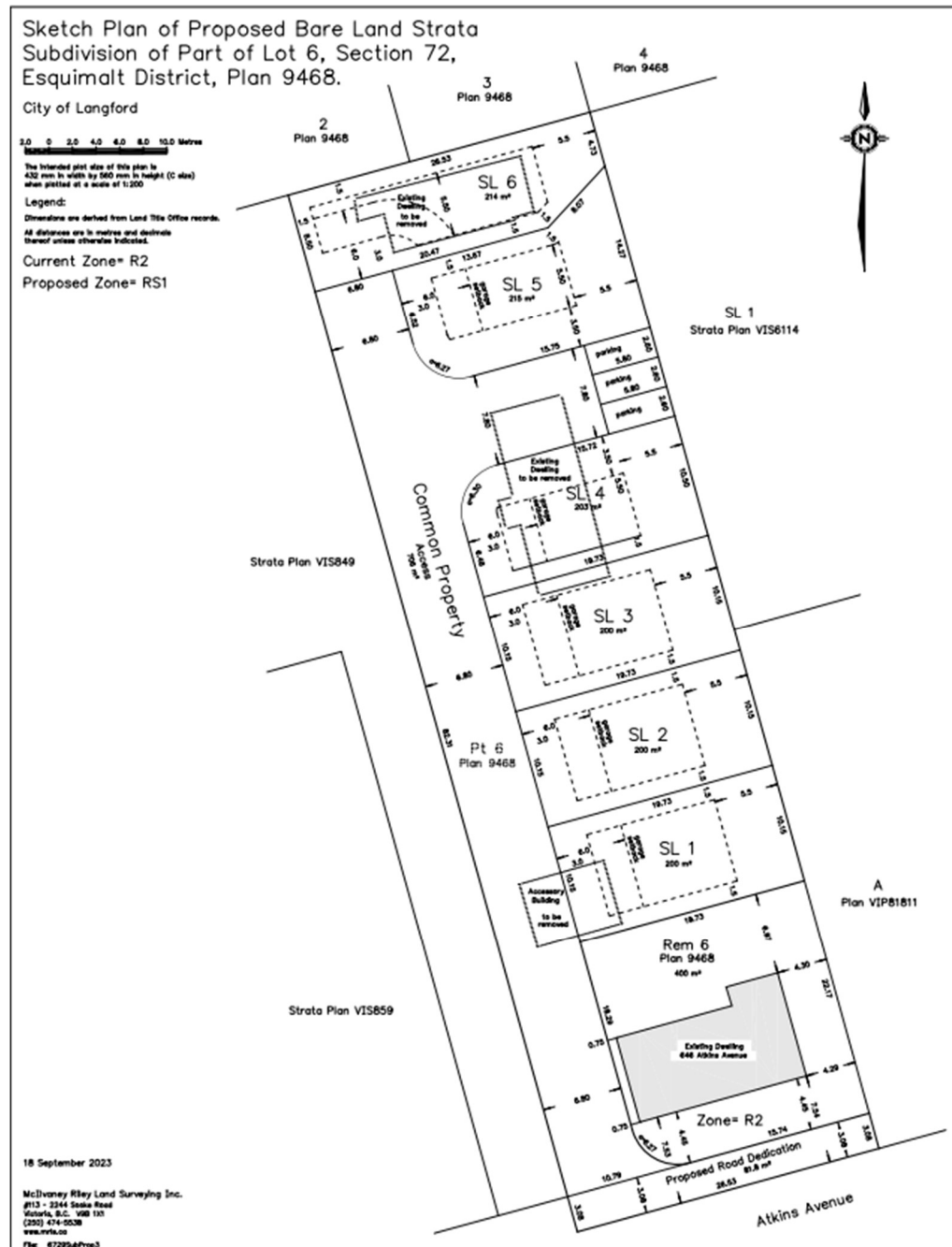
- Good - A tree specimen which is exempt defects, branch dieback, moderate insect and fungal identification. This tree has evenly distributed branching, trunk development and flare. The root zone is undisturbed, leaf, bud and flower production and elongation are normal for its distribution.
- Fair - A tree specimen which has minor defects, branch dieback, previous limb failure, identification of cavities and insect, or fungal identification. This tree has multiple (2-3) primary stem attachments; previous utility pruning, callus growth and poor wound wood development. Minor root girdling, soil heave and identifiable mechanical damage to the root flare or root zone.
- Poor- A tree specimen where 30-40% of the canopy is identifiably dead, large dead primary branching, limited leaf production, bud development and stem elongation. Limb loss or failure, and heavy storm damage leading to uneven weight distribution. Large pockets of decay, multiple cavities, heavy insect and fungal infection. Root crown damage or mechanical severing of roots. Root plate shifting, heavy lean and movement of soil.
- Dead- Tree has been observed to be dead with no leaf, foliar and bud development. No stump sprouts and root suckers are present.

## Appendix “B” – Site Photos

Figure #1a – Tree Site Map – 646 Atkins Avenue. Langford, BC.  
Current site map.



**Figure #1b – Tree Site Map – 646 Atkins Avenue. Langford, BC.  
Proposed site map.**

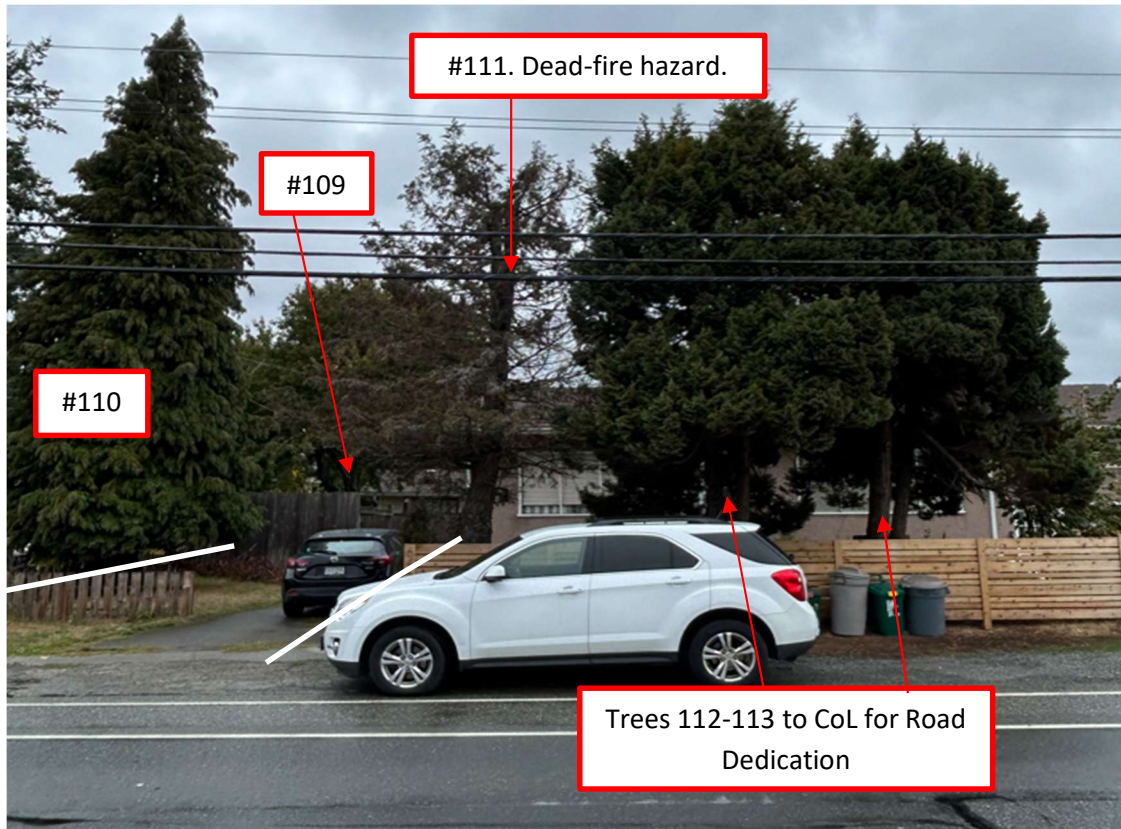




**Figure #2 –Site Photo-** NW view of driveway. Atkins Ave frontage.



**Figure #3- Site Photo-** Atkins Ave frontage. White line indicates proposed driveway.

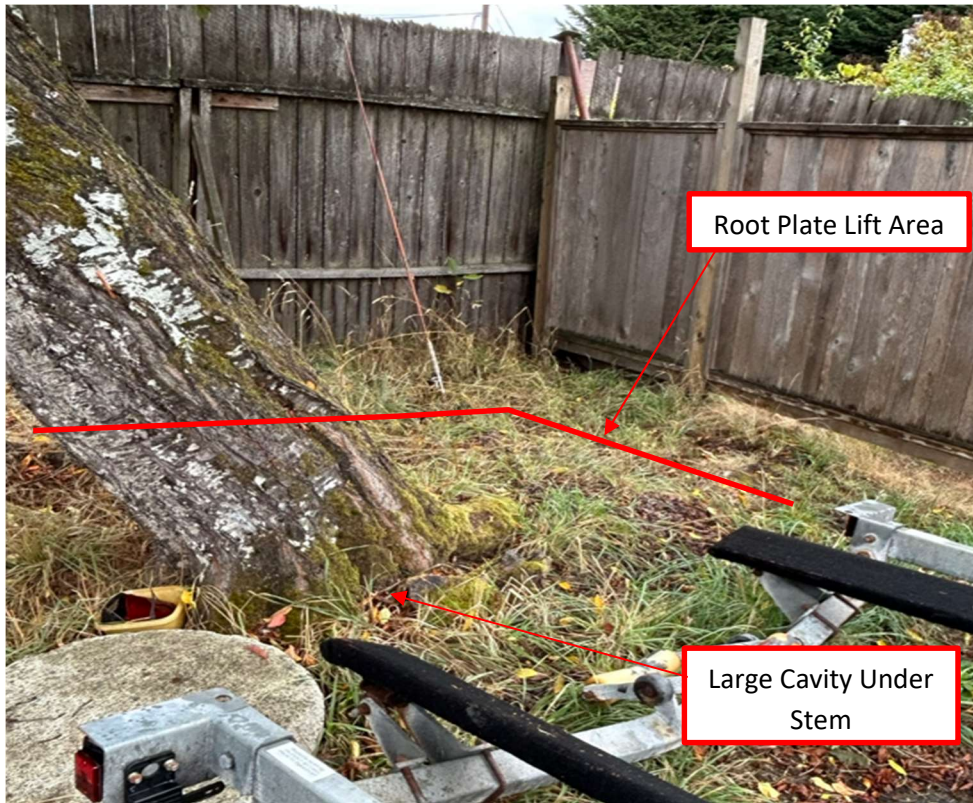


**Figure #4- Site Photo- West facing from driveway.**



**Figure #5- Site Photo- Tree #109 poor rooting structure. Showing root plate lift and cavity. Dangerous-Remove.**





**Figure #6- Site Photo-** North facing to back of lot showing trees #101-105.



**Figure #7 Site Photo-** SE facing. Private trees #114 & 115.

