



ELEVATED
T R E E S E R V I C E

Elevated Tree Service
681 Seedtree Rd
East Sooke, BC, V9Z 1C2
250-588-5228

Arborist Report for Meaford Ave - Viking Development, Langford, BC

Prepared by:

Jeremy Newell, Arborist
ISA Certification: PN-9739A
ISA Tree Risk Assessment Qualification

Date of visit: 19 August, 2024

Brief: Development of Meaford Ave at Station Ave in Langford will impact some of the trees existing on this site. This report covers assessment and recommendations for tree management with respect to the proposed development.

Definitions:

1. Diameter at Breast Height (DBH): diameter of the tree as measured at 1.4m above ground. On multi-stemmed trees, DBH is the aggregate measurement of all the stems at 1.4m above ground.

2. Tree Protection Zone (TPZ): fenced-off area around a tree to provide protection for the tree during construction activities. TPZ measurements are listed as a **radius** measured from the trunk of the tree.

A TPZ needs to **exclude** the following activities:

- Excavating or digging
- Driving or parking of any vehicles or machinery
- Storing of materials or temporary structures

If any of these activities need to happen within a TPZ, a certified arborist should be consulted ahead of time to recommend appropriate mitigation strategies.

3. “REMOVE” as a recommendation includes expectation of one-for-one replacement trees planted on the property, considering species and locations suitable for the new development.

SITE PLAN
VIKING PROPERTIES
 Station Ave.
 Meaford Phase

ADDRESS: Station/Meaford Avenue
 PROJECT NUMBER: 2307
 DRAWN BY: J. LOWE [DATE: July 2024]
 CUR. PLAN: 23073 REVISION: 1

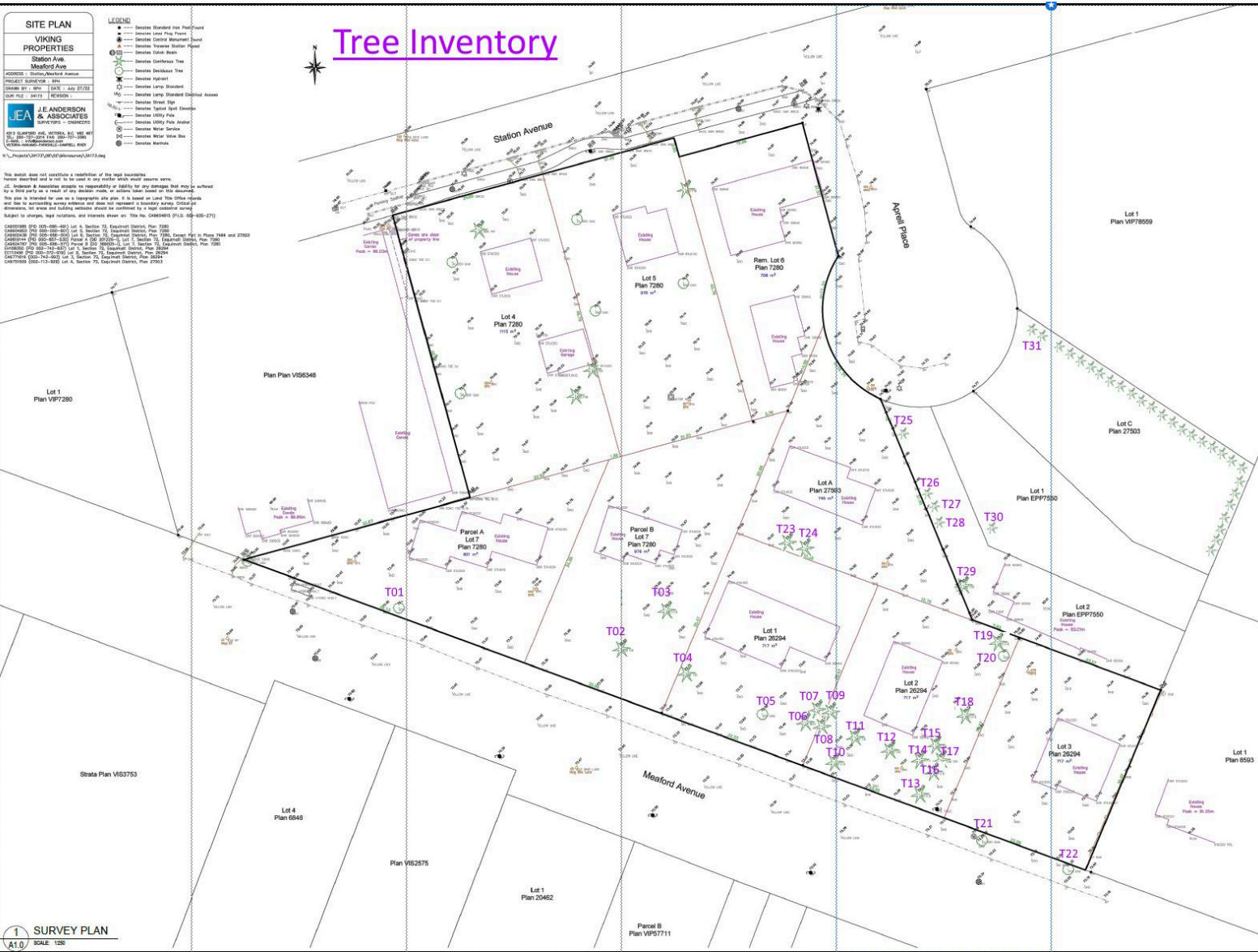
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- LEGEND**
- Existing Standard Post Permitted
 - Existing Land Use Footprint
 - Existing Utility Alignment
 - Existing Transformer Station Footprint
 - Existing Utility Pole
 - Existing Coniferous Tree
 - Existing Deciduous Tree
 - Existing Utility Pole
 - Existing Lamp Standard
 - Existing Lamp Standard Electrical Access
 - Existing Street Edge
 - Existing Utility Pole
 - Existing Water Valve Box
 - Existing Structure

Tree Inventory



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Project info:

Issue / Revision:

No.	Issued / Revisions	Date
5	FOR REVIEW	18 JULY 24
4	ISSUED FOR RECORDING	08 JAN 24
3	FOR RECORDING COORD.	04 DEC 23
2	FOR REVIEW	13 OCT 23
1	FOR REVIEW	28 AUG 23

alan lowe architect inc.

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Project Name: MEAFORD AVE. PHASE 2

705, 716, 718, 719, 708 MEAFORD AVE & 2912, 2914, 2916, 2911 APRILL PL.

Drawing Title: SURVEY PLAN

Project No.: 23.749

Issue	Date	Issue	All NOTED
Checked by	LOWE	Drawn by	NA

A1.0

1 SURVEY PLAN
 A1.0 SCALE: 1:50

Proposed Site Plan



Tree Inventory and Recommendations:

#	Tree type	DBH(cm)	Height(m)	TPZ(m)	Condition	Recommendation - Reason
T01	Pacific Dogwood	139	10	3	good	REMOVE - within sidewalk area
T02	Douglas Fir	119	30	6	good	REMOVE - within building envelope
T03	Douglas Fir	39.5	19.2	4	good	REMOVE - within building envelope
T04	Douglas Fir	52	20	4	good	REMOVE - within building envelope
T05	Gary Oak	43	19	5	good	REMOVE - within building envelope
T06	Douglas Fir	85	32	5	good	REMOVE - roots will be compromised
T07	Douglas Fir	42	11	3	good	REMOVE - roots will be compromised
T08	Douglas Fir	80	27	4	good	REMOVE - roots will be compromised
T09	Douglas Fir	78	32	4	good	REMOVE - roots will be compromised
T10	Deodora Cedar	31	13	2	good	REMOVE - within parking area
T11	Douglas Fir	79	26	5	good	REMOVE - within parking area
T12	Douglas Fir	92	26	5	good	REMOVE - within parking area
T13	Leylandii Cypress	33	11	3	good	REMOVE - within driveway entrance

T14	Douglas Fir	65	22	4	good	REMOVE - within parking area
T15	Douglas Fir	58	22	4	good	REMOVE - within parking area
T16	Douglas Fir	45	20	4	good	REMOVE - within parking area
T17	Douglas Fir	54	18	4	good	REMOVE - within parking area
T18	Douglas Fir	98	29	5	good	REMOVE - within parking area
T19	Douglas Fir	23	12	4	good	REMOVE - within parking area
T20	Red Maple	21	11	3	good	REMOVE - within parking area
T21	Gary Oak	98	15	4	good	REMOVE - within sidewalk area
T22	Gary Oak	76	14	4	good	REMOVE - within sidewalk area
T23	Leylandii Cypress	26	11	3	good	REMOVE - within building envelope
T24	Leylandii Cypress	25	11	3	good	REMOVE - within building envelope
T25	Emerald Cedar	46	7	1	fair	REMOVE - replace with more suitable selection
T26	Emerald Cedar	41	7	1	fair	REMOVE - replace with more suitable selection
T27	Emerald Cedar	46	8	1	fair	REMOVE - replace with more suitable selection

T28	Emerald Cedar	33	8	1	fair	REMOVE - replace with more suitable selection
T29	Douglas Fir	66	25	5	good	REMOVE - within parking area
T30	Emerald Cedar	78	8	1	good	REMOVE - replace with more suitable selection
T31	Leylandii Cypress Hedge	42m long hedge	7	1	good	RETAIN

End of Report