CITY OF COLWOOD

3300 Wishart Road | Colwood | BC V9C 1R1 | 250 294-8153
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File: DP000038

DEVELOPMENT PERMIT DP000038

THIS PERMIT, issued **September 15 2026,** is,

ISSUED BY: **CITY OF COLWOOD**, a municipality incorporated under the *Local Government Act*, 3300 Wishart Road, Victoria, BC, V9C 1R1

(the "City")

PURSUANT TO: Section 490 of the *Local Government Act* , RSBC 2015, Chapter 1

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1. This Form and Character, Natural Hazards (Steeply Sloped) and Environmental (Hillside & Riparian) Development Permit applies to those lands within the City of Colwood described below, and any and all buildings, structures, and other development thereon:

   LOT A, SECTION 60 AND 61, ESQUIMALT DISTRICT, PLAN EPP133596
   641 LATORIA RD

   (the "Lands")

2. This Development Permit regulates the development and alterations of the Land, and supplements the "*Colwood Land Use Bylaw, 1989*" (Bylaw No. 151), to ensure the Form and Character, Natural Hazard, and Environmental considerations for the development of 29 townhomes and associated site improvements are consistent with the design and environmental guidelines for areas designated as "Neighbourhood – Hillside and Shoreline" in the City of Colwood Official Community Plan (Bylaw No. 1700).

3. This Development Permit is **NOT** a Building Permit or a subdivision approval.

4. This Development Permit is issued subject to compliance with all of the bylaws of the City of Colwood that apply to the development of the Lands, except as specifically supplemented by this Permit.

5. The Director of Planning or their delegate may approve minor variations to the schedules attached to and forming part of this Development Permit, provided that such minor variations are consistent with the overall intent of the original plans and do not alter the form and character of the development authorized by those plans.

6. If the construction permitted by this Permit does not substantially start within 24 months of the

date of this Permit, the Permit shall lapse and be of no further force and effect.

7. The development is to be constructed in accordance with the following plans and specifications, which are attached to and form as part of this permit:

Schedule 1	Architectural Plans prepared by MJM Architect Inc. and Zebra Design dated July 24, 2025
Schedule 2	Landscape Plan prepared by MDI Landscape Architects dated July 25, 2025
Schedule 3	Landscape Cost Estimate prepared by MDI Landscape Architects dated October 28, 2025
Schedule 4	Environmental Impact Assessment prepared by Cascadia Biological Services dated June 8, 2022
Schedule 5	Conservation Covenant Area Restoration Plan prepared by Swell Environmental Consulting dated August 15, 2025
Schedule 6	Conservation Covenant Area Restoration Plan Cost Estimate prepared by MDI Landscape Architects dated November 7, 2025
Schedule 7	Tree Management Plan prepared by Talmack Urban Forestry Consultants Limited dated October 10, 2024
Schedule 8	Geotechnical Assessment prepared by Ryzuk Geotechnical dated October 2, 2024

8. This Development Permit authorizes the construction of a 29-unit townhouse development along with any associated site works. The Lands shall not be altered, nor any buildings or structures constructed, except in accordance with the following conditions:

GENERAL

8.1. Irrespective of the issuance of this Development Permit, the Lands shall not be cleared, blasted or built upon until the City is in receipt of a Building Permit application for the site, and the City provides written authorization to proceed with land alterations.

8.2. This Permit shall not be construed as relieving compliance with any of the requirements contained within the following documents:

8.2.1. Section 219 covenant registered as "CB1072174" as amended.
8.2.2. RAPR approval number 9081.
8.2.3. Development Variance Permit No. DVP00013.

8.3. This Permit does not authorize off-site works; additional permits are required.

8.4. British Columbia's archaeological sites are protected under the Heritage Conservation Act and shall not be altered or damaged without the required permits from the Provincial Archaeology Branch.

FORM AND CHARACTER CONDITIONS

Building Features

8.5. The form and character of the buildings to be constructed on the Lands shall conform to the Architectural Drawings prepared by MJM Architect Inc. & Zebra Design (Schedule 1).

8.6. Any future additions of telecommunications antennas or equipment to the exterior of the buildings and/or structures included in this Permit shall be architecturally integrated into the buildings and/or structures they are mounted on or screened from views so as not to be visually obtrusive, to the satisfaction of the Director of Planning or their delegate.

8.7. All mechanical roof elements, including mechanical equipment, elevator housings, and vents shall be visually screened with sloped roofs or parapets, or other forms of solid screening to the satisfaction of the Director of Planning or their delegate.

8.8. No future construction/installation of unenclosed or enclosed outdoor storage areas or recycling/refuse collection shall be undertaken without the issuance of a further Development Permit or amendment to this Permit.

Signage

8.9. This Development Permit does not include any signage approvals. A separate sign permit will be required for any marketing signage.

Site Lighting

8.10. The site lighting shall be in accordance with the lighting details included in the Site Lighting Plan prepared by MDI Landscape Architects (Schedule 2).

Landscaping

8.11. The design and construction of the proposed landscaping shall be in substantial compliance with the Landscape Plan prepared by MDI Landscape Architects (Schedule 2).

8.12. Prior to the issuance of a Building Permit, the City shall be provided with a written letter of engagement from a registered landscape architect agreeing to:

8.12.1. Supervise and install the landscape work in accordance with the approved Landscape Plan prepared by MDI Landscape Architects (Schedule 2); and

8.12.2. Perform a final inspection and submit an inspection report to the City confirming substantial compliance with the approved landscape plan.

8.13. Prior to the issuance of Building Permit, a one-year warranty of the landscape works from the landscape contractor shall be obtained. This warranty shall be transferrable to subsequent owners of the property within the warranty period. The warranty must include provision for a further one-year warranty on materials.

8.14. Prior to the issuance of a Building Permit, the City must be provided in the form of an irrevocable letter of credit or certified cheque, security in the amount of [redacted] based on 110% of the Landscape Cost Estimate [redacted] prepared by MDI Landscape Architects (Schedule 3), which amount, or a portion therefore, as the case may be, shall be returned, no sooner than 1 year from the date of planting, upon receipt of a signed statement of substantial completion from a registered landscape architect, to the satisfaction of the Director of Planning.

ENVIRONMENTAL CONDITIONS

General

8.15. Where required, Federal and Provincial environmental approvals shall be obtained prior to any works occurring on the Lands.

8.16. Development on the Lands shall comply the recommendations contained in the Environmental Impact Assessment prepared by Cascadia Biological Services (Schedule 4).

8.17. A security deposit of [redacted] based on 125% of the Restoration Cost Estimate ([redacted] prepared by MDI Landscape Architects (Schedule 6) has been accepted by the City of Colwood prior to issuance of this Development Permit. The environmental security deposit will be held until a satisfactory final inspection report prepared by the project's QEP is submitted to the City, no sooner than two years from the date restoration work is completed, confirming that the restoration works remain in substantial compliance with the approved Conservation Covenant Area Restoration Plan prepared by Swell Environmental Consulting (Schedule 5).

8.18. The property owner is responsible for ensuring all recommendations in the Environmental Impact Assessment (Schedule 4) are followed, including monitoring and reporting to the City of Colwood. No clearing or site preparation shall occur until all qualified professionals (registered biologist, qualified environmental professional, arborist, etc.), as applicable, have been retained to oversee impacts on the site and ensure compliance with the recommendations contained in Schedule 4. Prior to the issuance of the Building Permit, the City shall be provided with written letters of engagement from all qualified professionals, as applicable, agreeing to:

8.18.1. Oversee impacts on the site and ensure compliance with the recommendations contained in Schedules 4, 7 and 8; and

8.18.2. Perform a final inspection and submit an inspection report to the City confirming substantial compliance with Schedules 4, 7 and 8.

8.19. Signage identifying the environmentally sensitive and conservation areas and two nesting boxes are to be installed per the Environmental Impact Assessment prepared by Cascadia Biological Services (Schedule 4).

8.20. Environmental restoration and enhancement work shall be completed in substantial compliance with the approved schedules (Schedule 4 & 5), to the satisfaction of the Director of Planning.

Tree Management

8.21. Trees located on the Lands shall be retained in accordance with the approved Tree Management Plan prepared by Talmack Urban Forestry (Schedule 7) and only varied with written consent from the Director of Planning.

8.22. If any replacement tree does not survive for two years, within 6 months, the tree shall be replaced with a replacement tree in accordance with the Landscape Plan prepared by MDI Landscape Architects (Schedule 7) and shall thereafter maintain the replacement tree for a period of 1 year.

Nesting and Migratory Birds

8.23. It is the property owner's responsibility to ensure that physical works are compliant with the federal Migratory Birds Convention Act, 1994 and the provincial Wildlife Act with respect to bird nests. Both of these acts prohibit the disturbance or destruction of active nests and eggs.

HAZARD LANDS

8.24. All works shall adhere to the assessment and recommendations contained in the Geotechnical Report prepared by Ryzuk Geotechnical (Schedule 8) and be completed under the guidance and approval of a Geotechnical Engineer.

8.25. This permit does not authorize any blasting on the site; additional permits are required.

ISSUED ON THIS 15th DAY OF SEPTEMBER 2026.

JASON JOHNSON
CHIEF ADMINSTRATIVE OFFICER

Schedule 1

PROJECT INFO & SITE DATA

OWNER	FORMWELL HOMES
ARCHITECT	MJM ARCHITECT INC.
DESIGN CONSULTANT	ZEBRA DESIGN
CIVIC ADDRESS	641 LATORIA ROAD
LEGAL ADDRESS	LOT 2, SECTIONS 60 & 61, ESQUIMALT DISTRICT, PLAN 9849
CURRENT ZONING	SITE SPECIFIC/CD
PROJECT DESCRIPTION	PROPOSED 29-UNIT RESIDENTIAL TOWNHOUSE DEVELOPMENT

ADDITIONAL CONSULTANTS

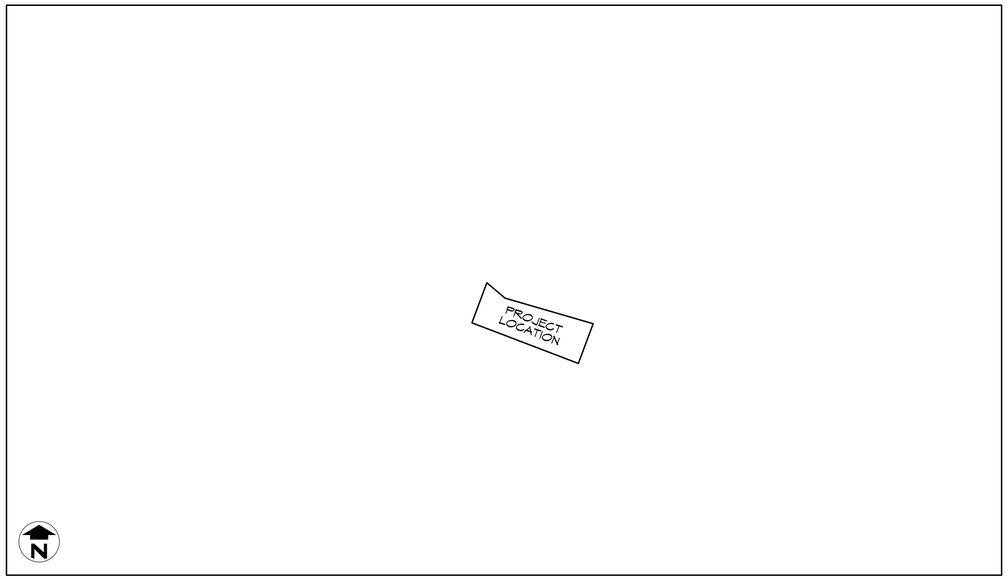
LANDSCAPE	MDI LANDSCAPE ARCHITECTS INC
CIVIL	ISLANDER ENGINEERING
SURVEYOR	POWELL & ASSOCIATES
STRUCTURAL	TBD
MECHANICAL	TBD
ELECTRICAL	AES ENGINEERING
ARBORIST	TALMACK URBAN FORESTRY
GEOTECHNICAL	RYZUK GEOTECHNICAL
ENVIRONMENTAL	SNELL ENVIRONMENTAL CONSULTING LTD

	PROPOSED
GROSS LOT AREA	7630.31 M²
ROAD DEDICATION AREA	422.86 M²
NET LOT AREA	7207.46 M²
TOTAL NUMBER OF UNITS	29
SITE AREA PER UNIT (1)	248.53 M²
SETBACKS	
FRONT (N)	5.04 M
REAR (S)	5.00 M
SIDE - INTERIOR (E)	3.00 M
SIDE - INTERIOR (W)	47.50 M
BTW BUILDINGS	MIN. 3.00 M
STOREYS	UP TO 3 STOREYS
BUILDING HEIGHT	UP TO 10.00 M
FLOOR AREA	
3RD FLOOR	1772.68 M²
2ND FLOOR	1706.72 M²
GROUND FLOOR	952.91 M²
GARAGE (excluded)	776.02 M² (excluded)
ELECTRICAL CLOSETS	9.10 M²
TOTAL FLOOR AREA EXCLUDING GARAGES	4441.42 M²
FLOOR AREA RATIO (1)	0.62
SITE COVERAGE (1)	27.00 % (1928.00 M²)
PARKING	63 TOTAL SPACES
ASSIGNED (IN GARAGE)	37 SPACES
ASSIGNED (SURFACE)	21 SPACES
VISITOR	5 SPACES
GREENSPACE AREAS	
UNDISTURBED LAND	1725.81 M²
USEABLE SPACE	1602.95 M²
TOTAL GREENSPACE AREAS	3328.76 M²
GREENSPACE PERCENTAGE	
% OF ON SITE GREENSPACE (1)	46.00 %
PRIVATE OUTDOOR SPACE	MIN 10.0 M² PER UNIT, MIN. 3.0 M WIDTH

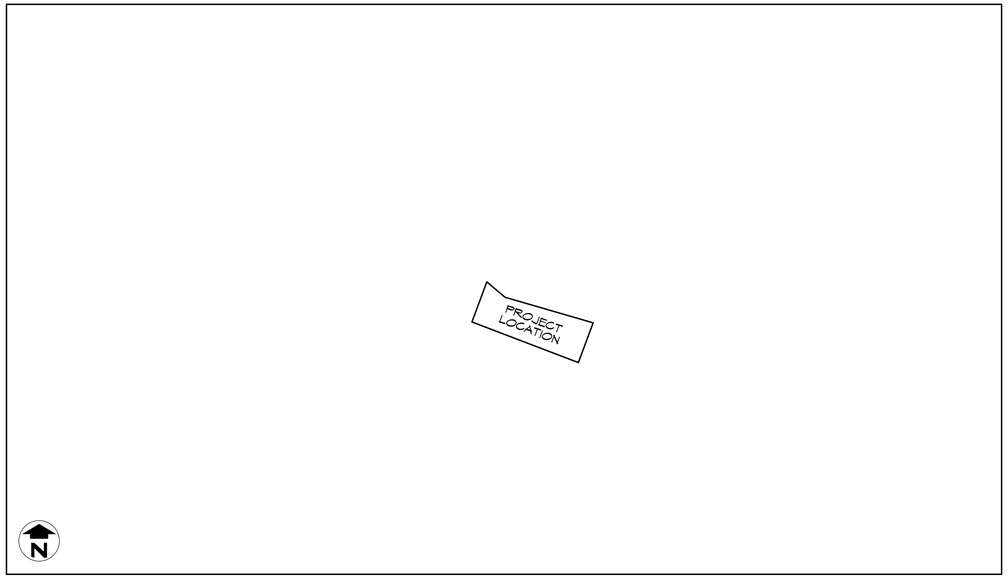
NOTES
(1) BASED ON NET LOT AREA

PHASING PLAN

PHASE 1	BUILDINGS A, F
PHASE 2	BUILDINGS B, C, D, E



LOCATION PLAN



ZONING CONTEXT PLAN

DRAWING LIST:

ARCHITECTURAL

A100	PROJECT INFO
A101	PHASING PLAN
A102	SITE PLAN (PROPOSED)
A103	SITE PLAN (EXISTING)
A104	AVG. GRADE CALCULATIONS
A201	BUILDING A FLOOR PLANS
A202	BUILDING B FLOOR PLANS
A203	BUILDING C FLOOR PLANS
A204	BUILDING D FLOOR PLANS
A205	BUILDING E FLOOR PLANS
A206	BUILDING F FLOOR PLANS
A301	BUILDING A ELEVATIONS
A302	BUILDING B ELEVATIONS
A303	BUILDING C ELEVATIONS
A304	BUILDING D ELEVATIONS
A305	BUILDING E ELEVATIONS
A306	BUILDING F ELEVATIONS
A401	SECTIONS
A501	COLOURS & MATERIALS
A601	STREETSCAPE

CIVIL

---	PRELIMINARY SITE SERVICING & GRADING PLANS

LANDSCAPE

---	LANDSCAPE PLANS

ISSUED FOR DVP
JUL. 24, 2025

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Fax: (250) 360-2115

Drawn By: [redacted]

Scale: AS NOTED

Project:
LATORIA TOWNHOUSES
641 LATORIA ROAD

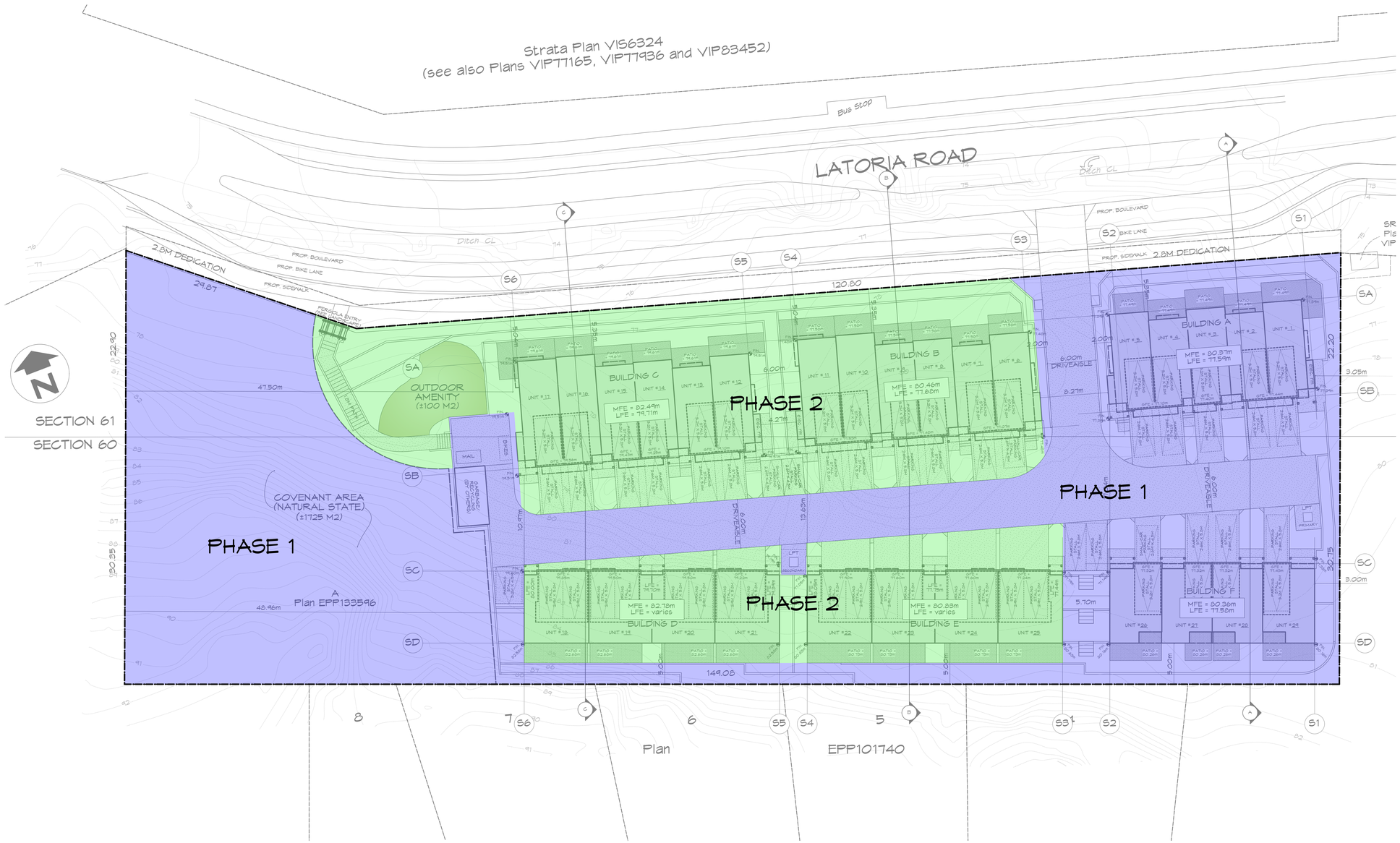
Title:
PROJECT INFO

REV. NO.	DESCRIPTION	DATE
1	NO CHANGES	JULY 24/25

Revision:
1ST SUBMISSION APR. 17/25
REV 1 JUL. 24/25

Sheet:
A 100

Proj.No. TBD



1 Phasing Plan - Proposed
Scale: 1:250

PHASING LEGEND & NOTES:

PHASE 1 -
INCLUDES COVENANT AREA; BLDGS A & F; DRIVEWAY/ FIRE-ACCESS ROUTE; GARBAGE/ RECYCLING AREA; MAILBOXES; PMT'S; ROAD FRONTAGE & IMPROVEMENTS; CIVIL WORK, SITE GRADING, & RETAINING WALLS

PHASE 2 -
REMAINDER OF PROJECT; INCLUDES BLDGS B, C, D, E; AMENITY SPACE; PATH/STAIRS TO LATORIA FRONTAGE

ABBREVIATIONS:

UFE = UPPER FLOOR ELEVATION
MFE = MAIN FLOOR ELEVATION
LFE = LOWER FLOOR ELEVATION
GFE = GARAGE FLOOR ELEVATION

NOTES:

FOR ROAD/SIDEWALK/DRIVEWAY, GRADING & SERVICING DETAILS SEE CIVIL PLANS BY ISLANDER ENGINEERING

FOR WALKWAYS/PATIOS/RETAINING WALLS/FENCES/GRADING DETAILS SEE LANSDSCAPE PLANS BY MDI LANDSCAPE

ISSUED FOR DVP
JUL. 24, 2025

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1	NO CHANGES	JULY 24/25

Revision:
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REV 1 JUL. 24/25

Sheet: A 101

Proj.No. TBD

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Drawn By: [redacted]

Scale: AS NOTED

Project:
LATORIA TOWNHOUSES
641 LATORIA ROAD

Title:
PHASING PLAN



1 Site Plan - Proposed
Scale: 1:250

SEE LANDSCAPE PLANS FOR LOCATIONS OF OVERHEIGHT RETAINING WALLS

ABBREVIATIONS:

UFE = 3RD/UPPER FLOOR ELEVATION
MFE = 2ND/MAIN FLOOR ELEVATION
LFE = GROUND/LOWER FLOOR ELEVATION
GFE = GARAGE FLOOR ELEVATION

NOTES:

FOR ROAD/SIDEWALK/DRIVEWAY, GRADING & SERVICING DETAILS SEE CIVIL PLANS BY ISLANDER ENGINEERING

FOR WALKWAYS/PATIOS*/RETAINING WALLS/FENCES/GRADING DETAILS SEE LANSDSCAPE PLANS BY MDI LANDSCAPE

*ALL PATIOS TO BE MIN. 10.0M2 AND MIN 3.0M IN WIDTH > REFER TO LANDSCAPE PLANS

ISSUED FOR DVP
JUL. 24, 2025

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Drawn By: [redacted]

Scale: AS NOTED

Project:
LATORIA TOWNHOUSES
641 LATORIA ROAD

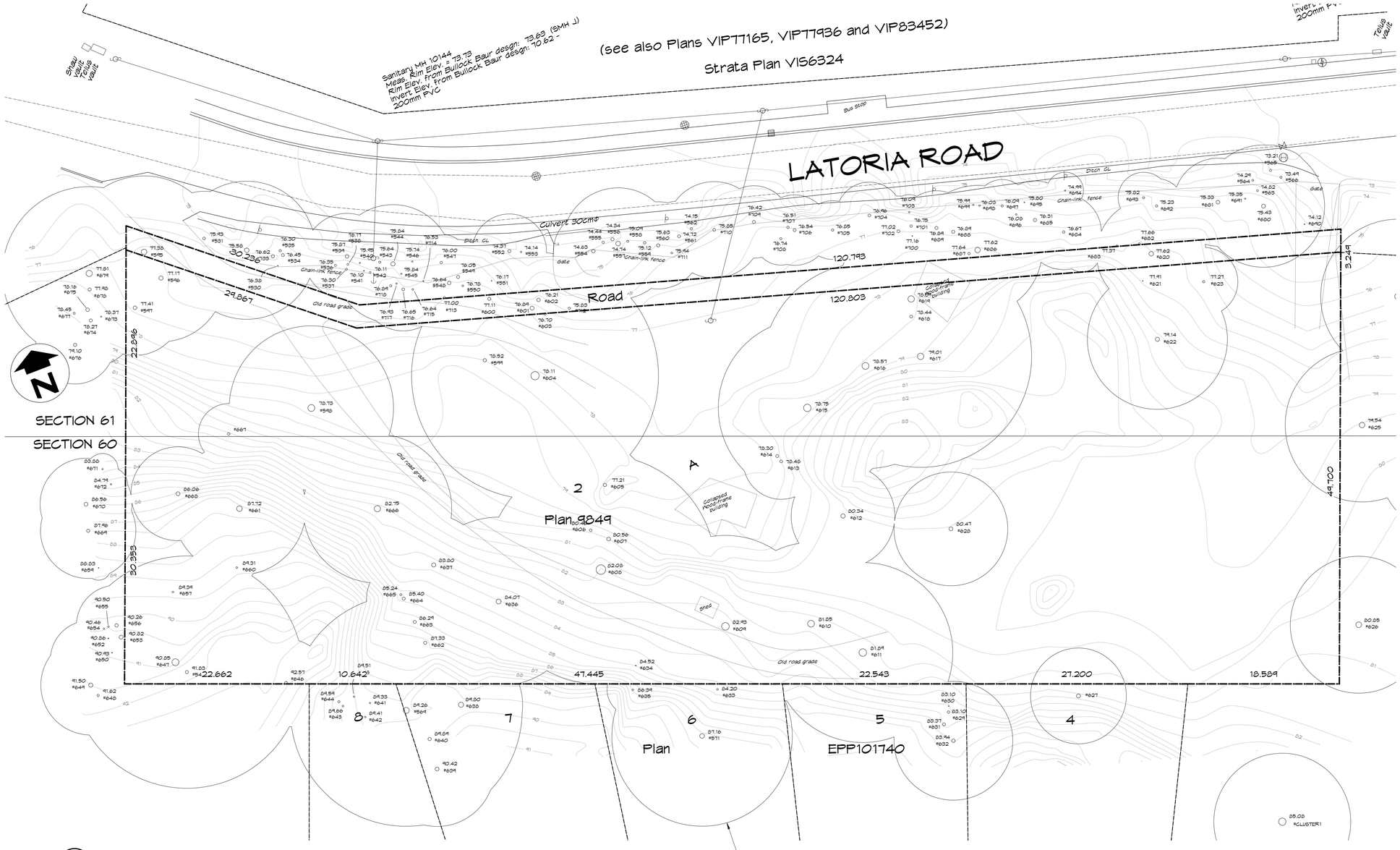
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SITE PLAN - PROPOSED

REV. NO.	DESCRIPTION	DATE
1	CHANGES TO FRONTAGE AND RETAINING WALLS TO COORDINATE WITH LANDSCAPE & CIVIL PLANS	JULY 24/25

Revision:
1ST SUBMISSION APR. 17/25
REV 1 JUL. 24/25

Sheet:
A 102

Proj.No. TBD



1 Site Plan - Existing
Scale: 1:250

ISSUED FOR DVP
JUL. 24, 2025

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Drawn By: [redacted]

Scale: AS NOTED

Project:
LATORIA
TOWNHOUSES
641 LATORIA ROAD

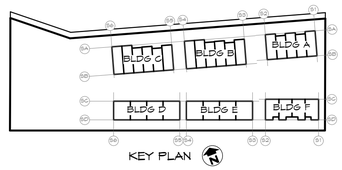
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SITE PLAN -
EXISTING

REV. NO.	DESCRIPTION	DATE
1	NO CHANGES	JULY 24/25

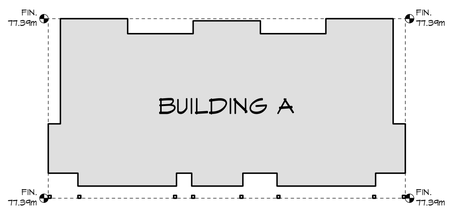
Revision:
1ST SUBMISSION
APR. 17/25
REV 1
JUL. 24/25

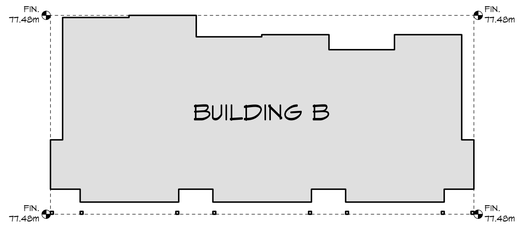
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A
103

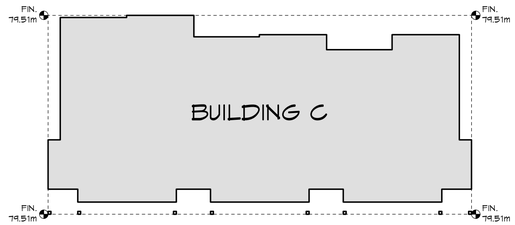
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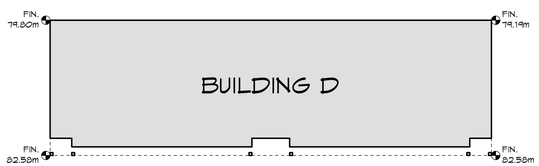


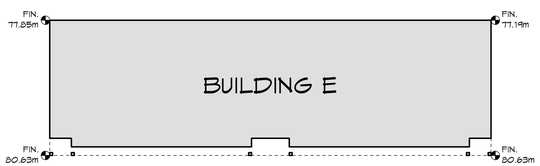
KEY PLAN

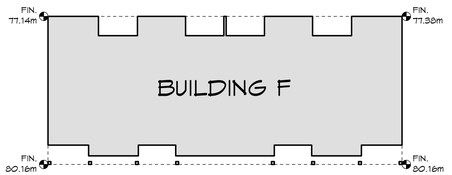












	Bldg A		Bldg B		Bldg C		Bldg D		Bldg E		Bldg F	
Avg Grade												
1	253.90	77.39	254.20	77.48	260.86	79.51	261.81	79.80	255.41	77.85	253.08	77.14
2	253.90	77.39	254.20	77.48	260.86	79.51	259.81	79.19	253.25	77.19	253.87	77.38
3	253.90	77.39	254.20	77.48	260.86	79.51	270.93	82.58	264.53	80.63	262.99	80.16
4	253.90	77.39	254.20	77.48	260.86	79.51	270.93	82.58	264.53	80.63	262.99	80.16
Average Grade	253.90	77.39	254.20	77.48	260.86	79.51	265.87	81.04	259.43	79.08	258.23	78.71

1 Average Grade Calculations
Scale: NTS

ISSUED FOR DVP
JUL. 24, 2025

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Fax: (250) 360-2115

Drawn By: [redacted]

Scale: AS NOTED

Project:
LATORIA
TOWNHOUSES
641 LATORIA ROAD

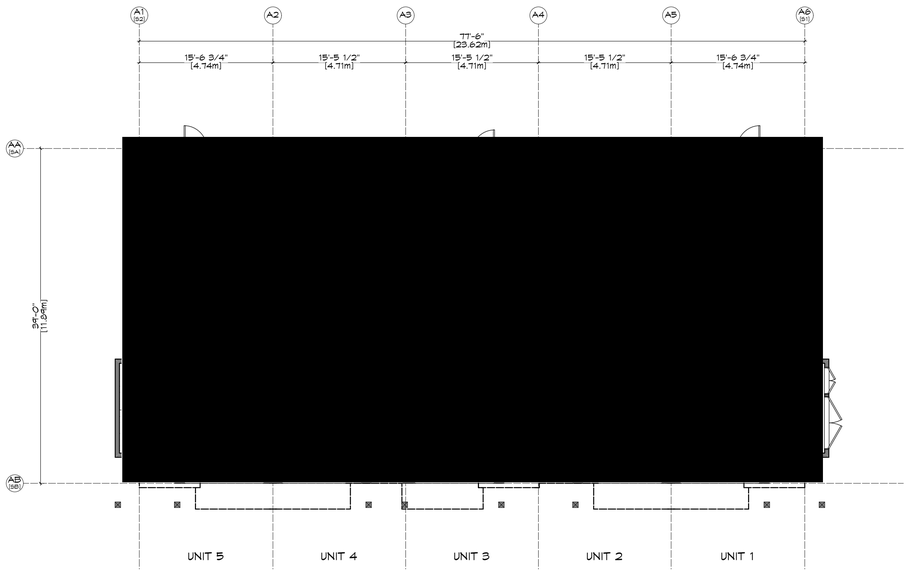
Title:
AVERAGE GRADE
CALCULATIONS

REV. NO.	DESCRIPTION	DATE
1	NO CHANGES	JULY 24/25

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APR. 17/25
REV 1
JUL. 24/25

Sheet:
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104

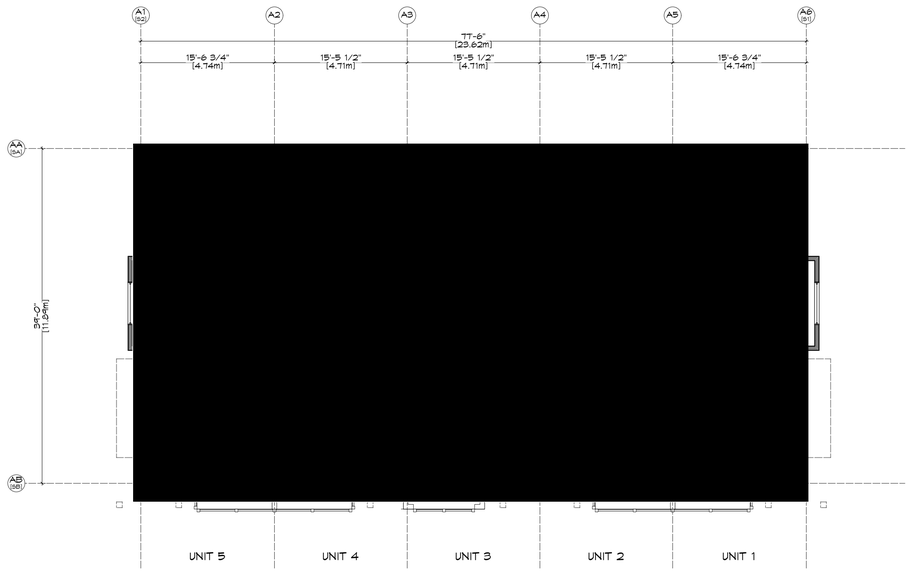
Proj.No. TBD



FLOOR AREA = 163.17 M2
GARAGE AREA = 104.53 M2

BUILDING A

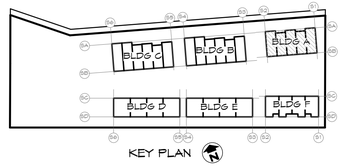
1 Ground Floor - Bldg A
Scale: 1:100



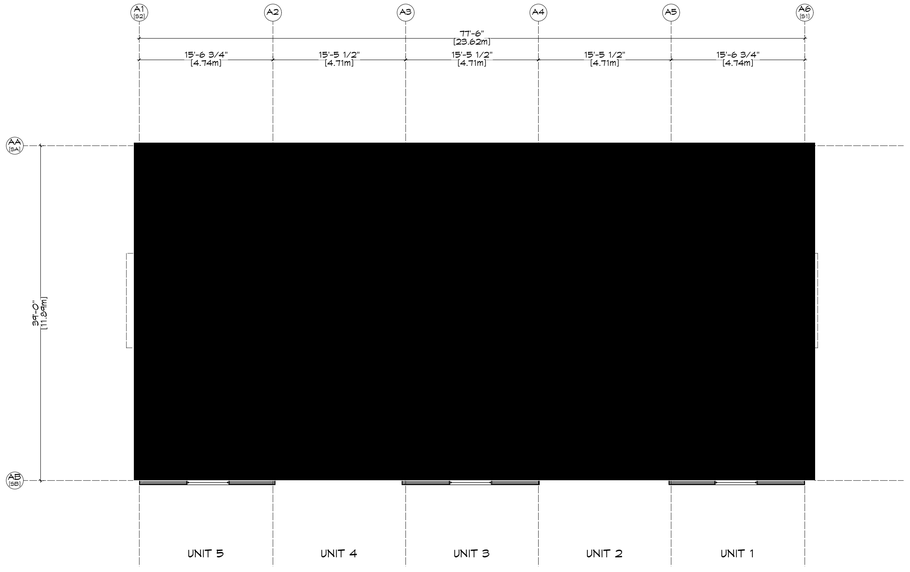
FLOOR AREA = 257.07 M2

BUILDING A

2 2nd Floor - Bldg A
Scale: 1:100



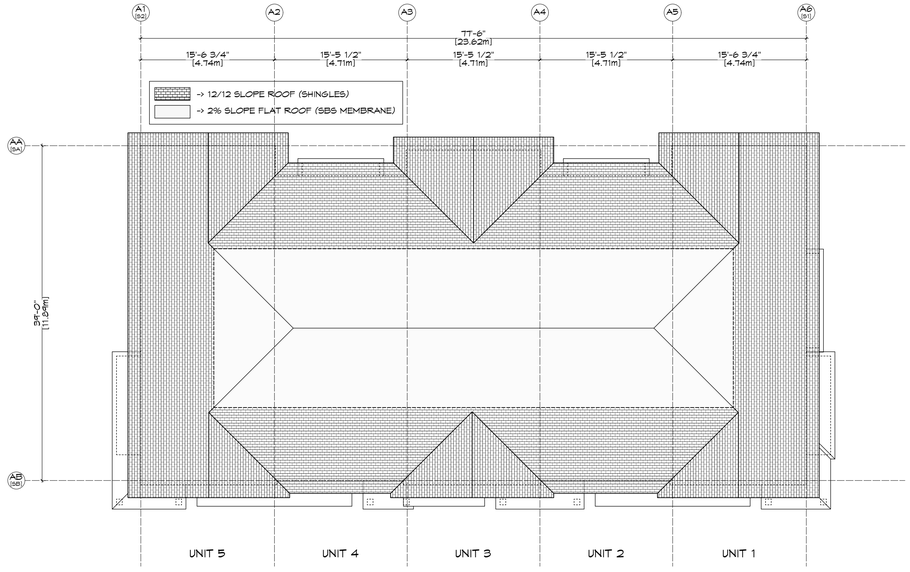
KEY PLAN



FLOOR AREA = 272.37 M2

BUILDING A

3 3rd Floor - Bldg A
Scale: 1:100



BUILDING A

4 Roof Plan - Bldg A
Scale: 1:100

ISSUED FOR DVP
JUL. 24, 2025

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Fax: (250) 360-2115

Drawn By: [redacted]

Scale: AS NOTED

Project:
LATORIA TOWNHOUSES
641 LATORIA ROAD

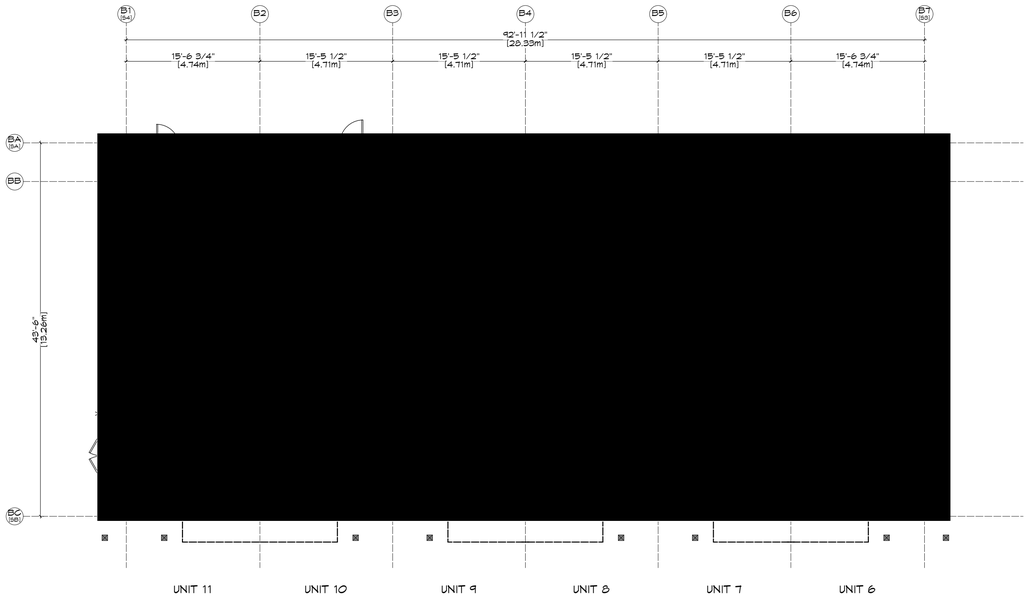
Title:
FLOOR PLANS
BUILDING A

REV. NO.	DESCRIPTION	DATE
1	NO CHANGES	JULY 24/25

Revision:
1ST SUBMISSION APR. 17/25
REV 1 JUL. 24/25

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A 201

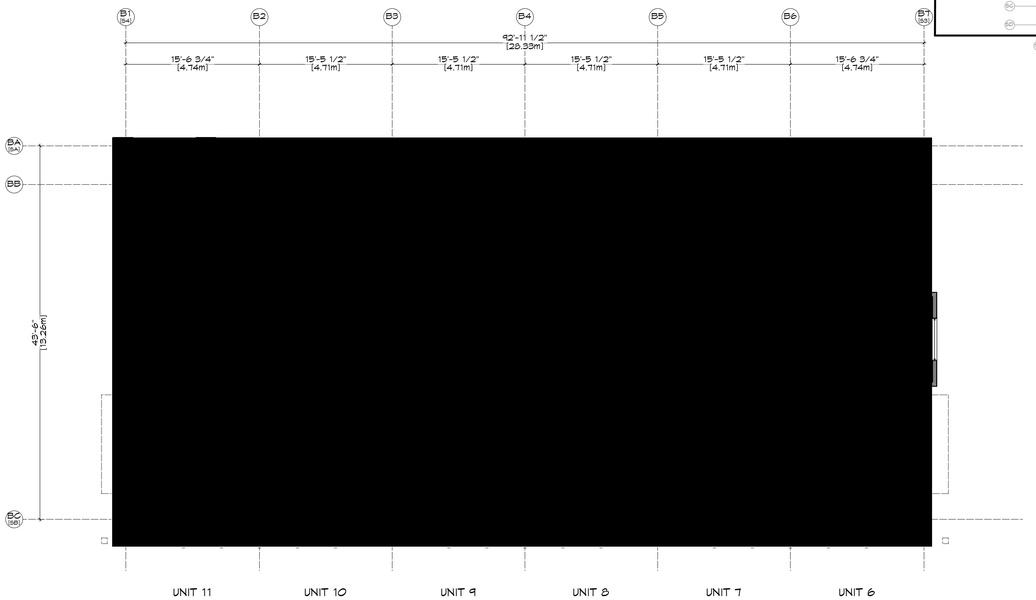
Proj.No. TBD



FLOOR AREA = 213.61 M2
GARAGE AREA = 126.14 M2

BUILDING B

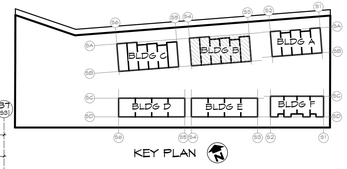
1 Ground Floor - Bldg B
Scale: 1:100



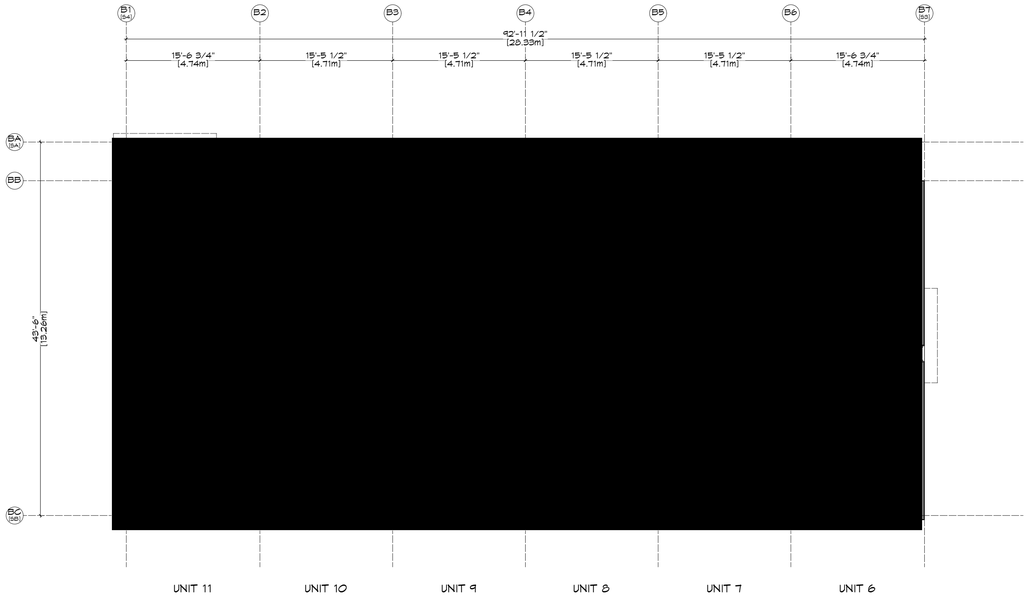
FLOOR AREA = 327.97 M2

BUILDING B

2 2nd Floor - Bldg B
Scale: 1:100



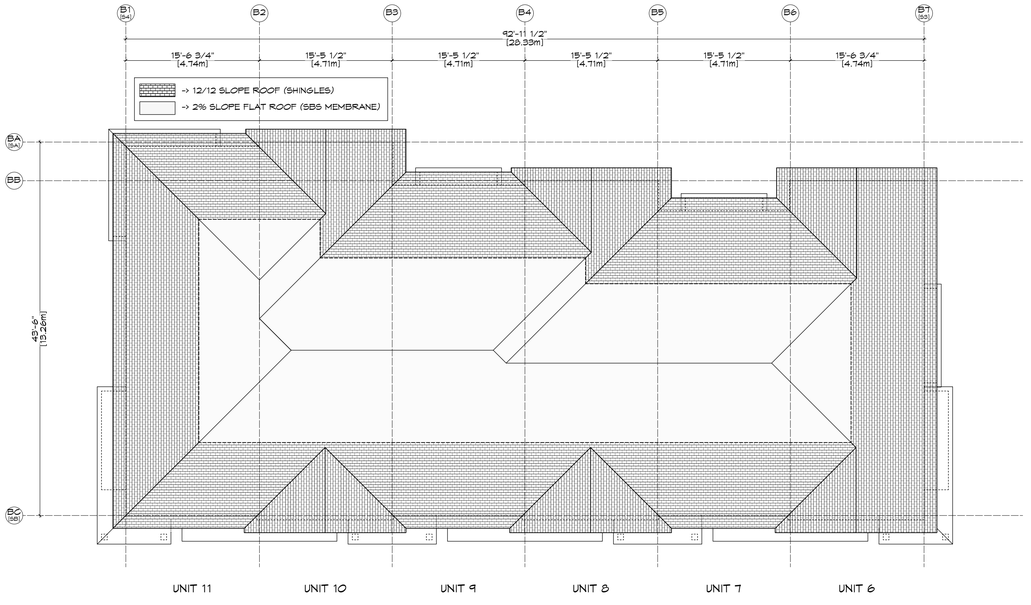
KEY PLAN



FLOOR AREA = 345.64 M2

BUILDING B

3 3rd Floor - Bldg B
Scale: 1:100



BUILDING B

4 Roof Plan - Bldg B
Scale: 1:100

ISSUED FOR DVP
JUL. 24, 2025

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Scale: AS NOTED

Project:
LATORIA TOWNHOUSES
641 LATORIA ROAD

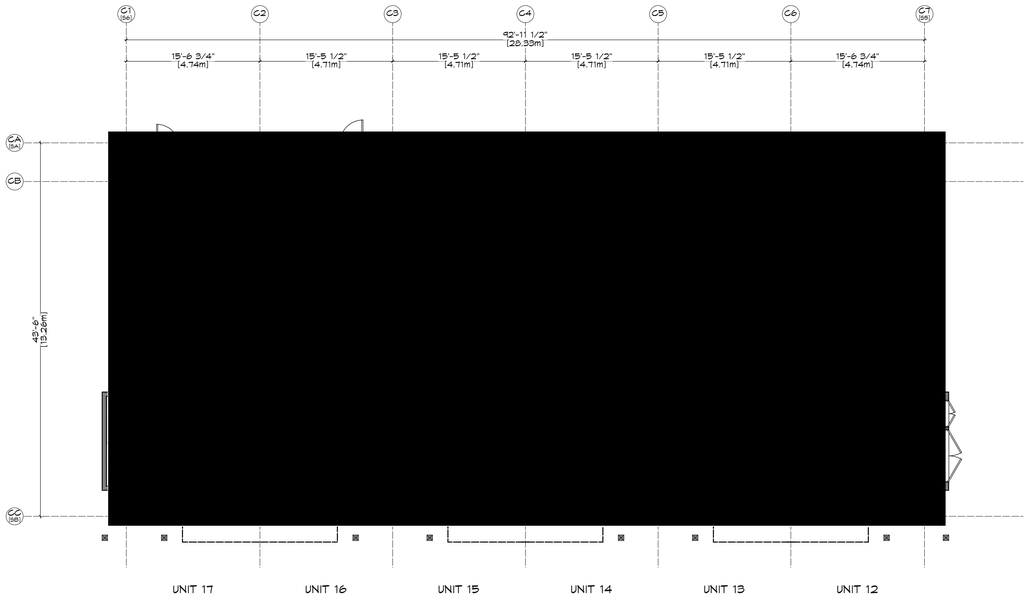
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FLOOR PLANS
BUILDING B

REV. NO.	DESCRIPTION	DATE
1	NO CHANGES	JULY 24/25

Revision:
1ST SUBMISSION APR. 17/25
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A 202

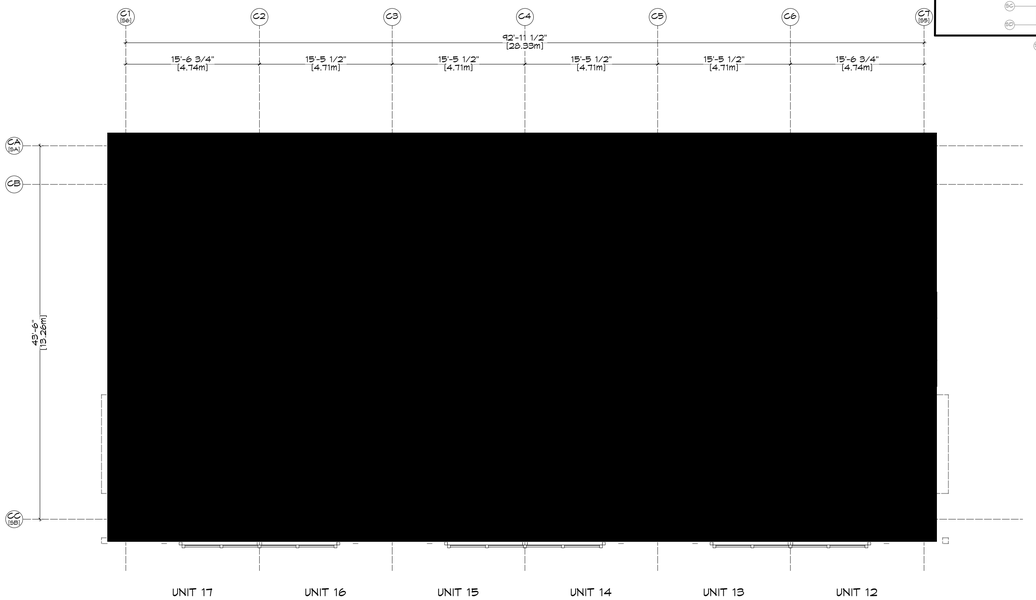
Proj.No. TBD



FLOOR AREA = 213.61 M2
GARAGE AREA = 126.14 M2

BUILDING C

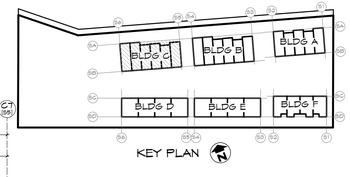
1 Ground Floor - Bldg C
Scale: 1:100



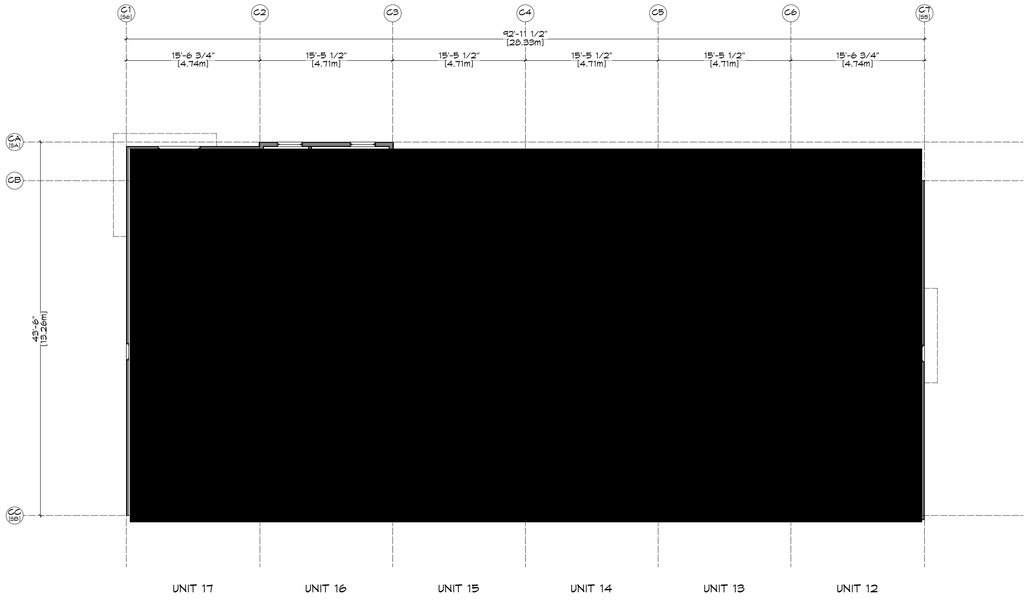
FLOOR AREA = 327.97 M2

BUILDING C

2 2nd Floor - Bldg C
Scale: 1:100



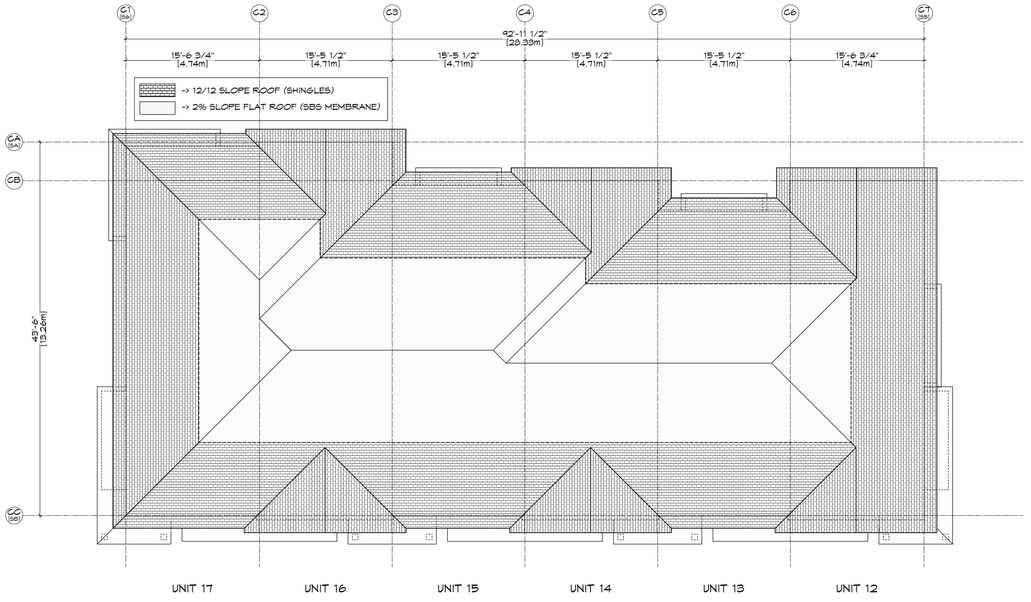
KEY PLAN



FLOOR AREA = 345.64 M2

BUILDING C

3 3rd Floor - Bldg C
Scale: 1:100



BUILDING C

4 Roof Plan - Bldg C
Scale: 1:100

ISSUED FOR DVP
JUL. 24, 2025

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Drawn By: [redacted]

Scale: AS NOTED

Project:
LATORIA TOWNHOUSES
641 LATORIA ROAD

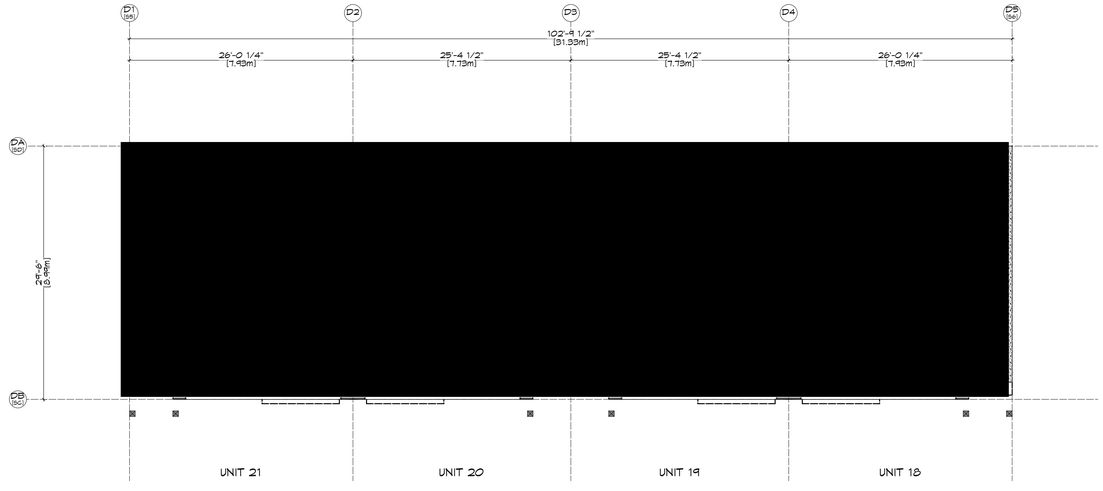
Title:
FLOOR PLANS
BUILDING C

REV. NO.	DESCRIPTION	DATE
1	NO CHANGES	JULY 24/25

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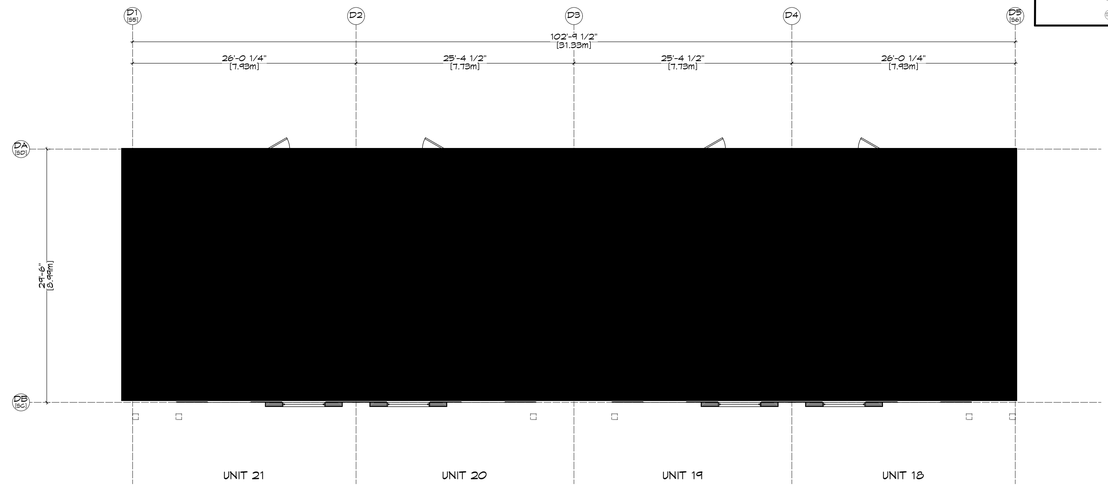
Proj.No. TBD



FLOOR AREA = 111.73 M2
GARAGE AREA = 166.48 M2

BUILDING D

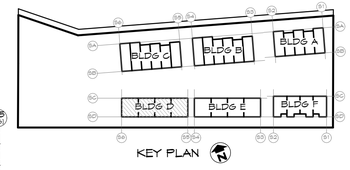
1 Ground Floor - Bldg D
Scale: 1:100



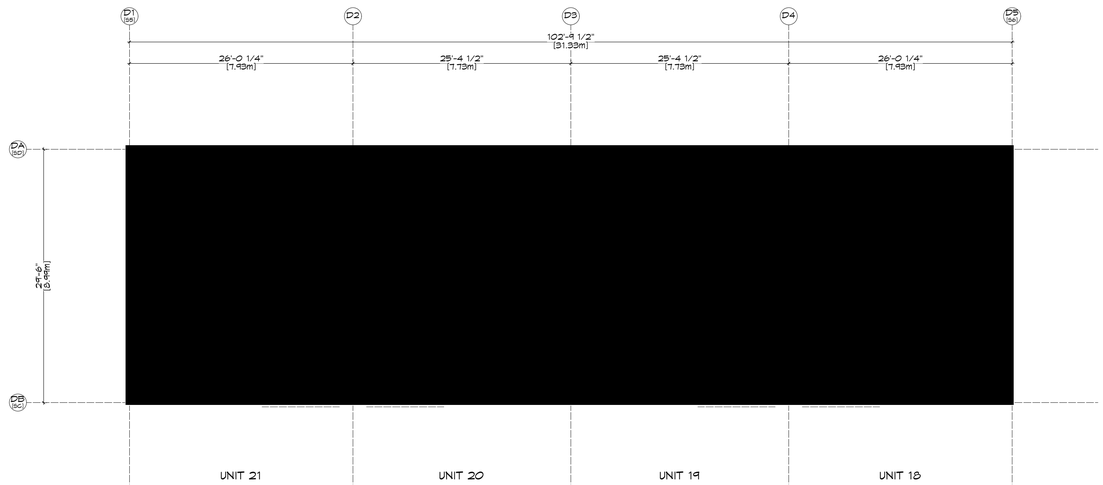
FLOOR AREA = 280.84 M2

BUILDING D

2 2nd Floor - Bldg D
Scale: 1:100



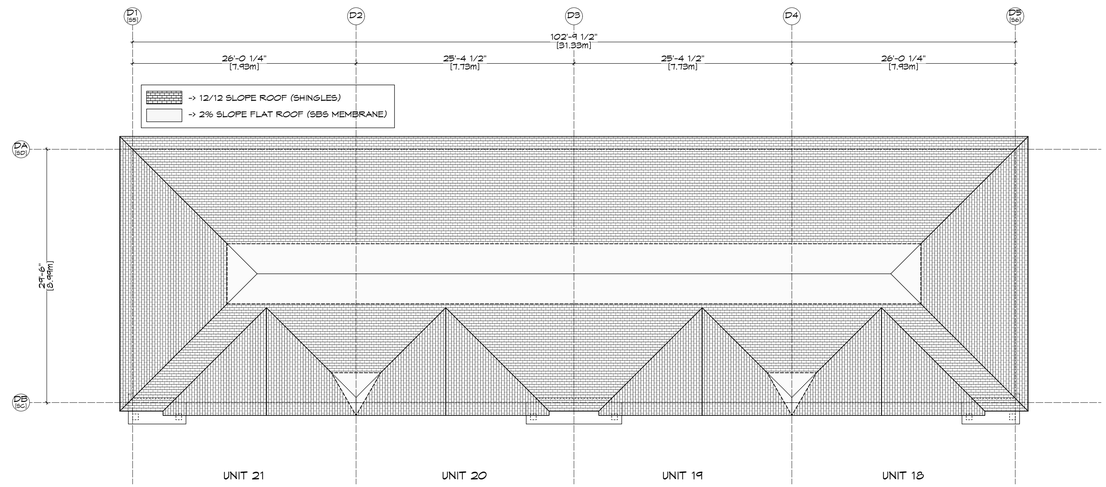
KEY PLAN



FLOOR AREA = 280.84 M2

BUILDING D

3 3rd Floor - Bldg D
Scale: 1:100



BUILDING D

4 Roof Plan - Bldg D
Scale: 1:100

ISSUED FOR DVP
JUL. 24, 2025

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Drawn By: [redacted]

Scale: AS NOTED

Project:
LATORIA TOWNHOUSES
641 LATORIA ROAD

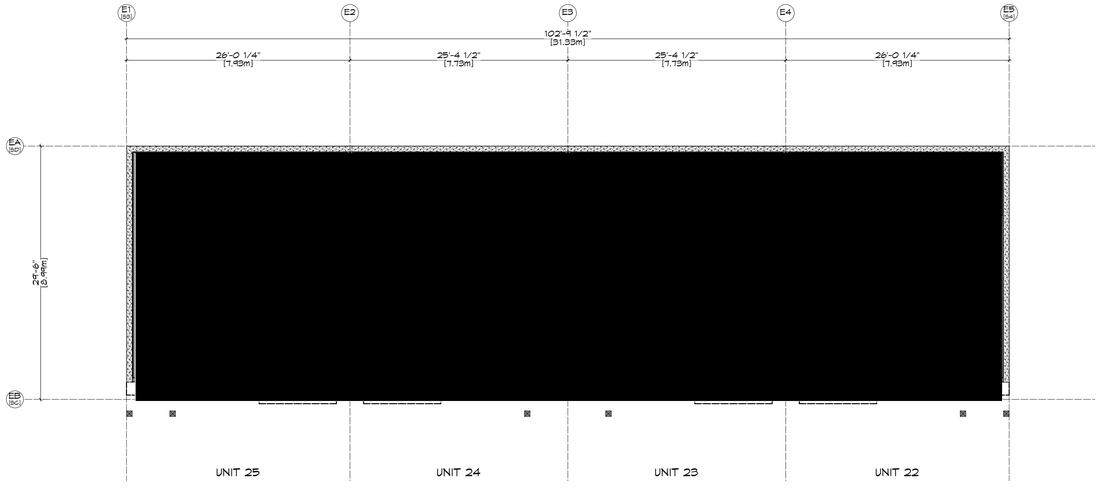
Title:
FLOOR PLANS
BUILDING D

REV. NO.	DESCRIPTION	DATE
1	NO CHANGES	JULY 24/25

Revision:
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A 204

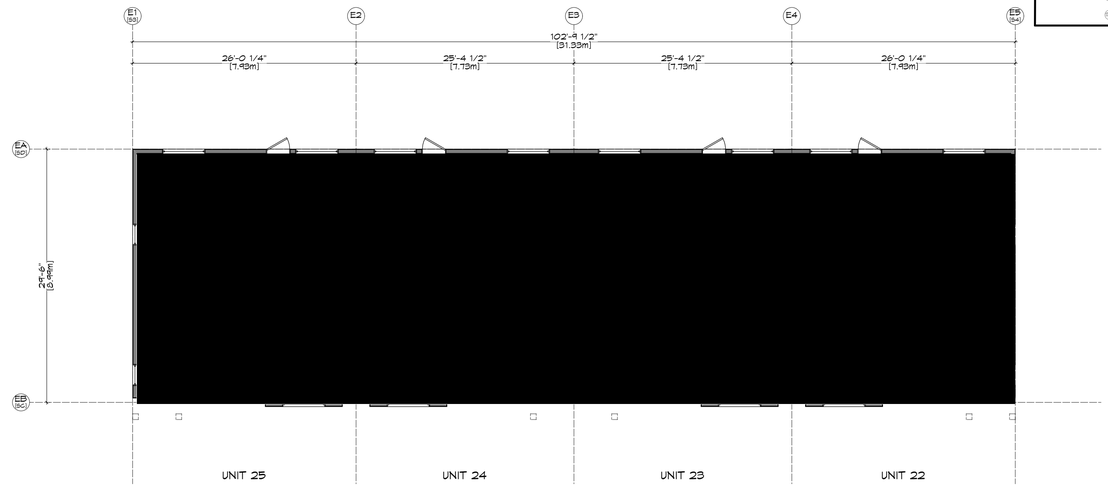
Proj.No. TBD



FLOOR AREA = 111.73 M2
GARAGE AREA = 166.48 M2

BUILDING E

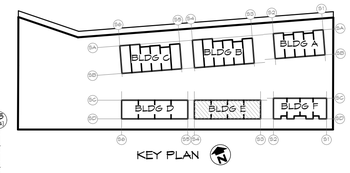
1 Ground Floor - Bldg E
Scale: 1:100



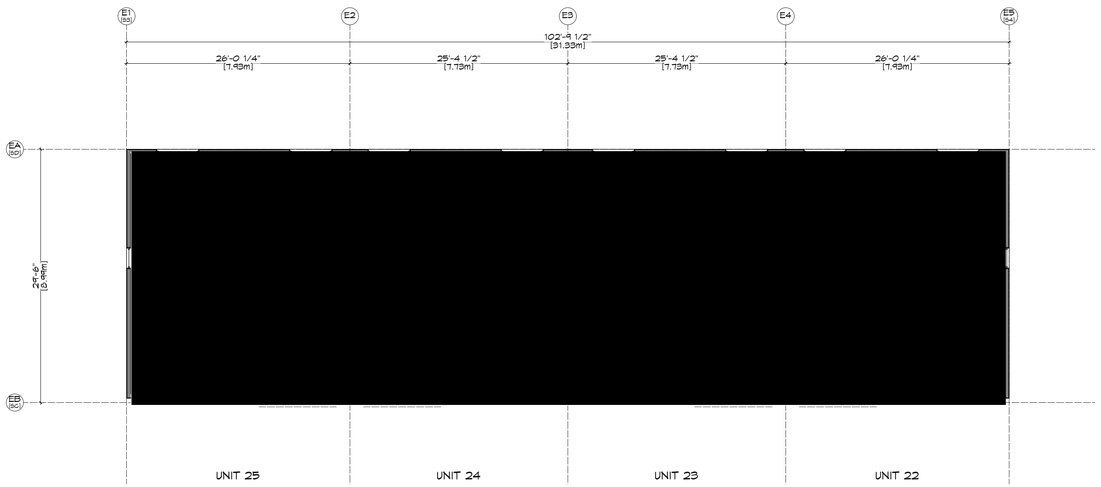
FLOOR AREA = 280.84 M2

BUILDING E

2 2nd Floor - Bldg E
Scale: 1:100



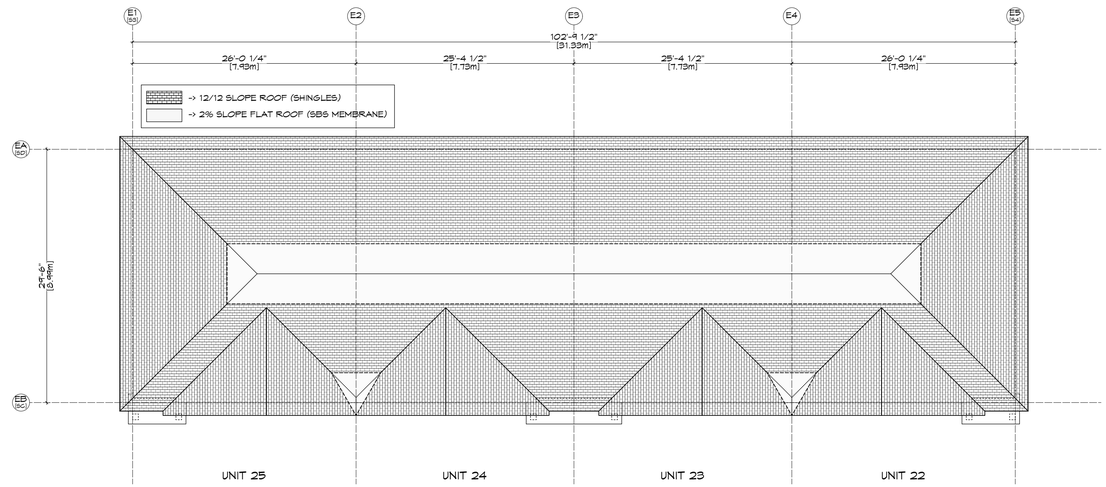
KEY PLAN



FLOOR AREA = 280.84 M2

BUILDING E

3 3nd Floor - Bldg E
Scale: 1:100



BUILDING E

4 Roof Plan - Bldg E
Scale: 1:100

ISSUED FOR DVP
JUL. 24, 2025

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Scale: AS NOTED

Project:
LATORIA TOWNHOUSES
641 LATORIA ROAD

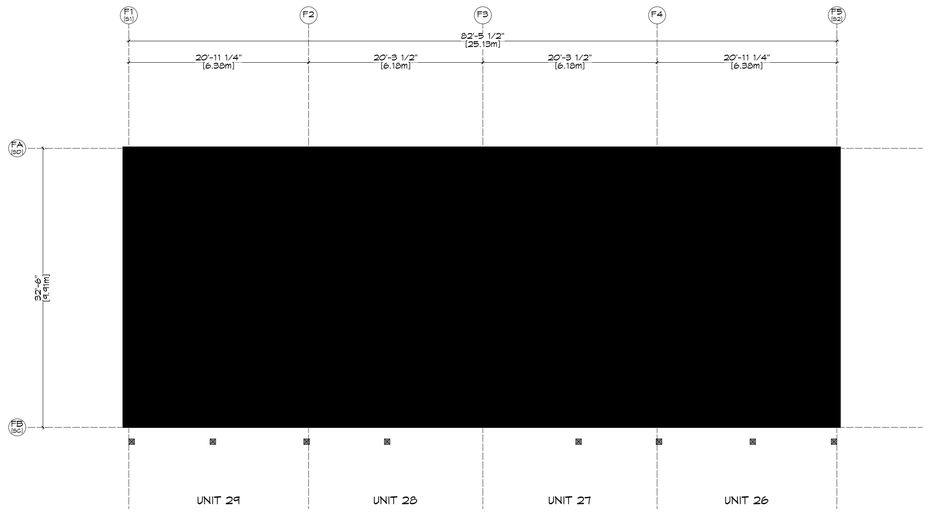
Title:
FLOOR PLANS
BUILDING E

REV. NO.	DESCRIPTION	DATE
1	NO CHANGES	JULY 24/25

Revision:
1ST SUBMISSION APR. 17/25
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A 205

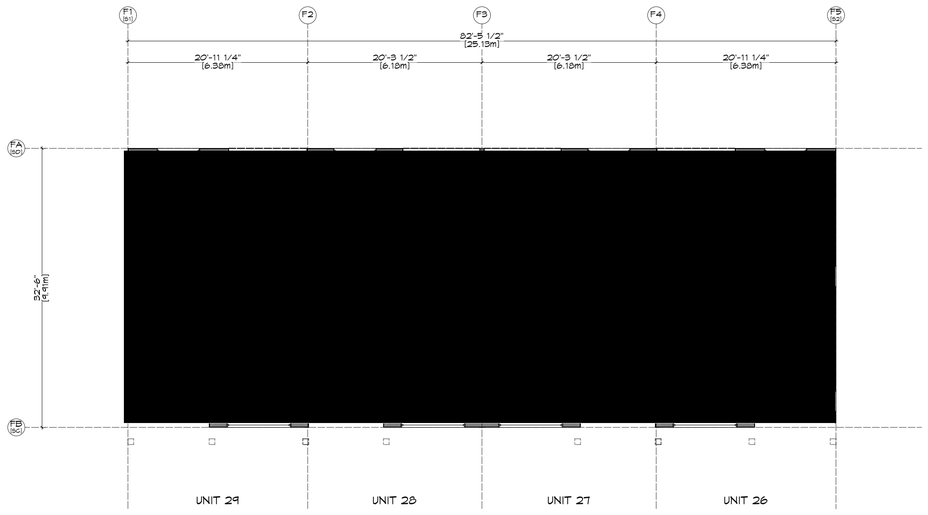
Proj.No. TBD



FLOOR AREA = 139.03 M2
GARAGE AREA = 86.23 M2

BUILDING F

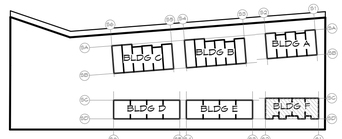
1 Ground Floor - Bldg F
Scale: 1:100



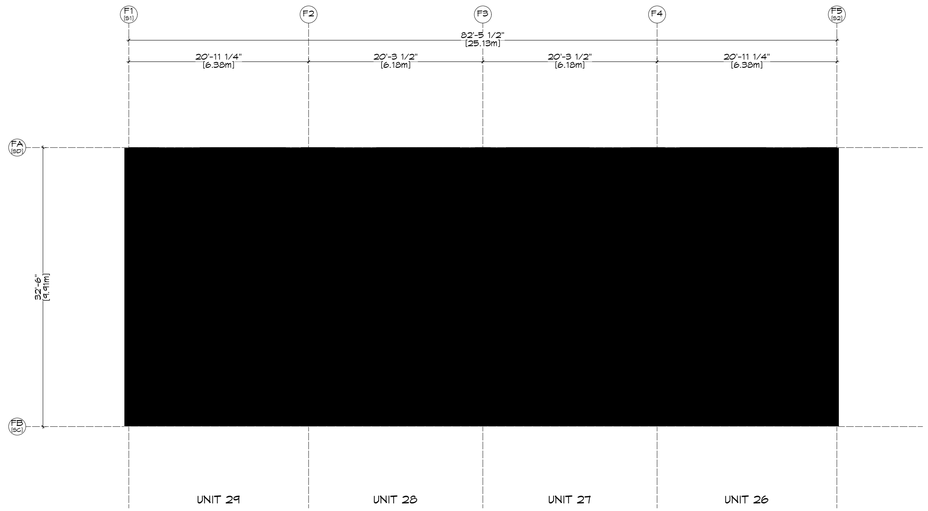
FLOOR AREA = 232.01 M2

BUILDING F

2 2nd Floor - Bldg F
Scale: 1:100



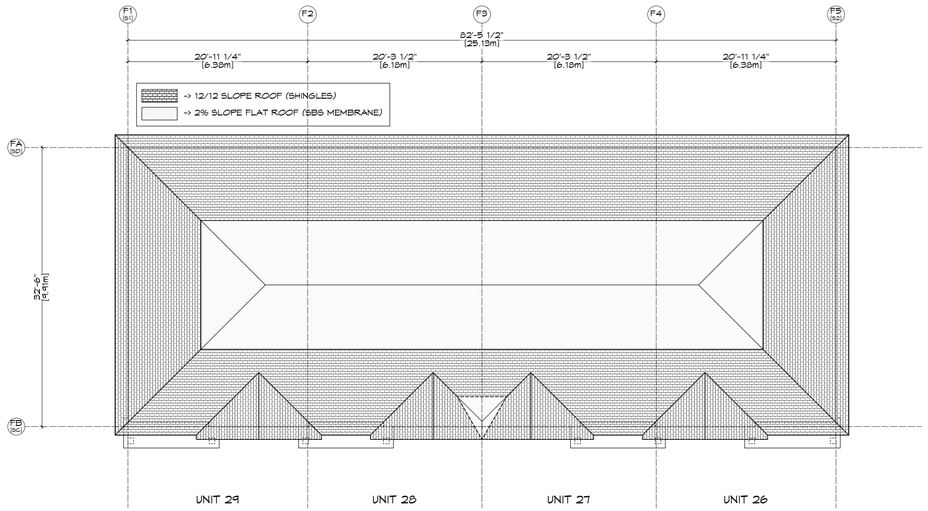
KEY PLAN



FLOOR AREA = 247.28 M2

BUILDING F

3 3rd Floor - Bldg F
Scale: 1:100



BUILDING F

4 Roof Plan - Bldg F
Scale: 1:100

ISSUED FOR DVP
JUL. 24, 2025

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Scale: AS NOTED

Project:
LATORIA TOWNHOUSES
641 LATORIA ROAD

Title:
FLOOR PLANS
BUILDING F

REV. NO.	DESCRIPTION	DATE
1	NO CHANGES	JULY 24/25

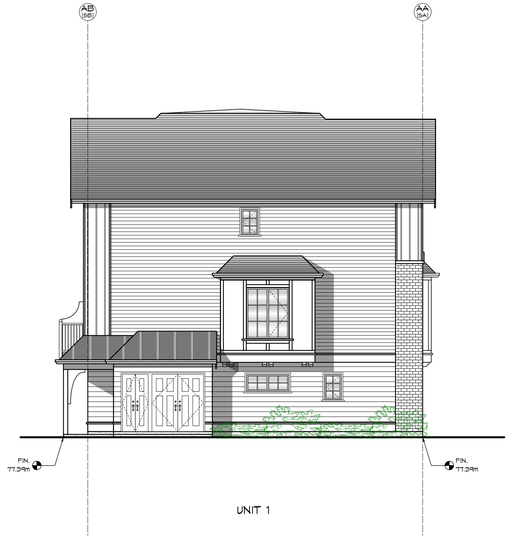
Revision:
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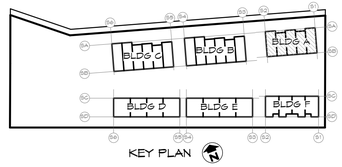
Proj.No. TBD



1 Front (Driveaisle) Elevation - Bldg A
Scale: 1:100



2 Side (E) Elevation - Bldg A
Scale: 1:100



KEY PLAN

FINISH SCHEDULE KEY

1. FIBERGLASS SHINGLE ROOFING
2. STANDING SEAM METAL ROOFING
3. SOFFIT - PREFIN. VENTED METAL
4. PREFIN. METAL GUTTER
5a. CEMENTITIOUS BOARD & BATON > 6" SPACING
5b. > 12" SPACING
6a. CEMENTITIOUS HORIZONTAL SIDING > 5" REVEAL
6b. > 7" REVEAL
7. CEMENTITIOUS PANELS & TRIM
8. BRICK VENEER
9. VINYL WINDOW
10. FIBERGLASS ENTRY DOOR
11. FIBERGLASS GARAGE DOOR
12. WOOD BRACKET OR CORBEL
13. METAL RAILING
14. LIGHT FIXTURE
15. UNIT SIGNAGE



3 Rear (Latoria) Elevation - Bldg A
Scale: 1:100



4 Side (W) Elevation - Bldg A
Scale: 1:100

Bldg A

Glazing Area Calc.	Unit 1		Unit 2		Unit 3		Unit 4		Unit 5	
	Imperial	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*
Front (Driveaisle)										
limit distance	19.69	6.00	19.69	6.00	19.69	6.00	19.69	6.00	19.69	6.00
building face area	448.47	41.66	430.39	39.98	432.19	40.15	446.36	41.47	491.87	45.70
glazing area	57.91	5.38	57.91	5.38	57.91	5.38	57.91	5.38	57.91	5.38
percentage	12.91%		13.46%		13.40%		12.97%		11.77%	
max allowed	*47.72%*	*OK*	*47.72%*	*OK*	*47.72%*	*OK*	*47.72%*	*OK*	*47.72%*	*OK*
Side (E)	*Imperial*	*Metric*	*N/A*		*N/A*		*N/A*		*N/A*	
limit distance	12.30	3.75								
building face area	1003.92	93.27								
glazing area	41.03	3.81								
percentage	4.09%									
max allowed	*10.55%*	*OK*								
Rear (Latoria)	*N/A*		*N/A*		*N/A*		*N/A*		*N/A*	
limit distance										
building face area										
glazing area										
percentage										
max allowed										
Side (W)	*N/A*		*N/A*		*N/A*		*N/A*		*Imperial*	*Metric*
limit distance									13.12	4.00
building face area									1104.35	102.60
glazing area									41.03	3.81
percentage									3.72%	
max allowed									*12.00%*	*OK*

ISSUED FOR DVP
JUL. 24, 2025

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Drawn By: [redacted]

Scale: AS NOTED

Project:
LATORIA TOWNHOUSES
641 LATORIA ROAD

Title:
ELEVATIONS
BUILDING A

REV. NO.	DESCRIPTION	DATE
1	NO CHANGES	JULY 24/25

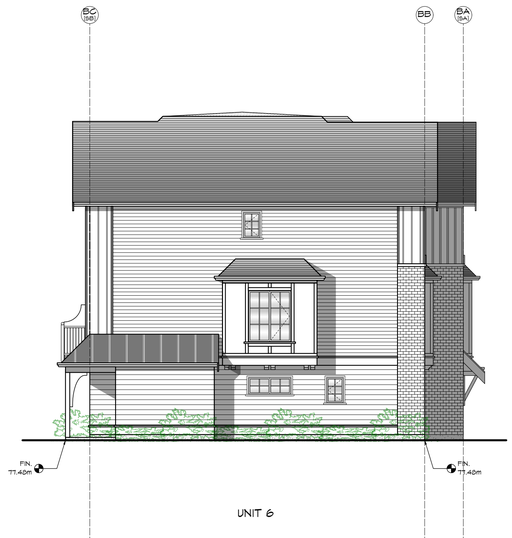
Revision:
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REV 1 JUL. 24/25

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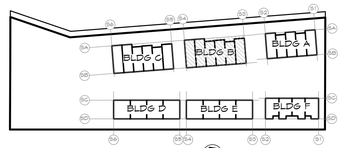
Proj.No. TBD



1 Front (Driveaisle) Elevation - Bldg B
Scale: 1:100



2 Side (E) Elevation - Bldg B
Scale: 1:100



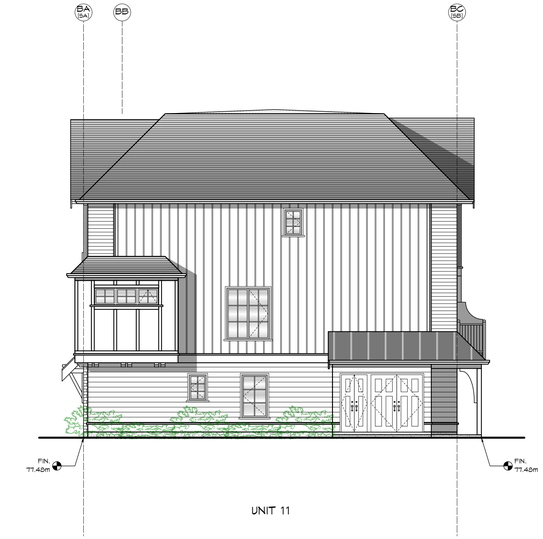
KEY PLAN



3 Rear (Latoria) Elevation - Bldg B
Scale: 1:100

Bldg B

Glazing Area Calc.	Unit 6		Unit 7		Unit 8		Unit 9		Unit 10		Unit 11	
	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric
Front (Driveaisle) limit distance	19.69	6.00	19.69	6.00	19.69	6.00	19.69	6.00	19.69	6.00	19.69	6.00
building face area	495.76	46.06	452.80	42.07	432.19	40.15	432.19	40.15	432.19	40.15	450.27	41.83
glazing area	57.91	5.38	57.91	5.38	57.91	5.38	57.91	5.38	57.91	5.38	60.58	5.63
percentage	11.68%		12.79%		13.40%		13.40%		13.40%		13.45%	
PASS/FAIL	PASS		PASS		PASS		PASS		PASS		PASS	



4 Side (W) Elevation - Bldg B
Scale: 1:100

FINISH SCHEDULE KEY

1. FIBERGLASS SHINGLE ROOFING
2. STANDING SEAM METAL ROOFING
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4. PREFIN. METAL GUTTER
5a. CEMENTITIOUS BOARD & BATON > 6" SPACING
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6a. CEMENTITIOUS HORIZONTAL SIDING > 5" REVEAL
6b. > 7" REVEAL
7. CEMENTITIOUS PANELS & TRIM
8. BRICK VENEER
9. VINYL WINDOW
10. FIBERGLASS ENTRY DOOR
11. FIBERGLASS GARAGE DOOR
12. WOOD BRACKET OR CORBEL
13. METAL RAILING
14. LIGHT FIXTURE
15. UNIT SIGNAGE

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JUL. 24, 2025

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Drawn By: [redacted]

Scale: AS NOTED

Project:
LATORIA TOWNHOUSES
641 LATORIA ROAD

Title:
ELEVATIONS
BUILDING B

REV. NO.	DESCRIPTION	DATE
1	NO CHANGES	JULY 24/25

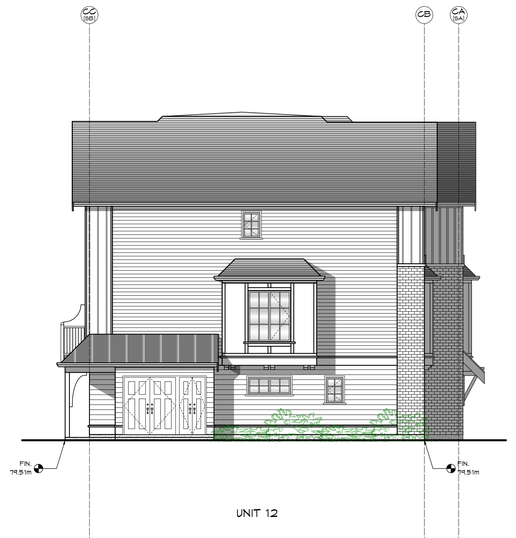
Revision:
1ST SUBMISSION APR. 17/25
REV 1 JUL. 24/25

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A 302

Proj.No. TBD



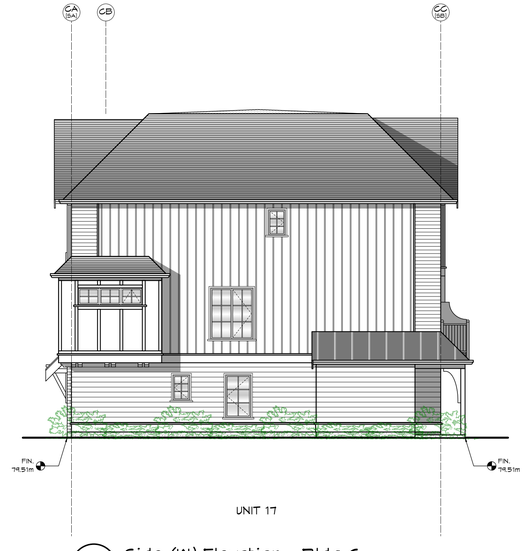
1 Front (Driveaisle) Elevation - Bldg C
Scale: 1:100



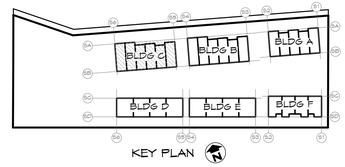
2 Side (E) Elevation - Bldg C
Scale: 1:100



3 Rear (Latoria) Elevation - Bldg C
Scale: 1:100



4 Side (W) Elevation - Bldg C
Scale: 1:100



KEY PLAN

FINISH SCHEDULE KEY

1. FIBERGLASS SHINGLE ROOFING
2. STANDING SEAM METAL ROOFING
3. SOFFIT - PREFIN. VENTED METAL
4. PREFIN. METAL GUTTER
5a. CEMENTITIOUS BOARD & BATON > 6" SPACING
5b. > 12" SPACING
6a. CEMENTITIOUS HORIZONTAL SIDING > 5" REVEAL
6b. > 7" REVEAL
7. CEMENTITIOUS PANELS & TRIM
8. BRICK VENEER
9. VINYL WINDOW
10. FIBERGLASS ENTRY DOOR
11. FIBERGLASS GARAGE DOOR
12. WOOD BRACKET OR CORBEL
13. METAL RAILING
14. LIGHT FIXTURE
15. UNIT SIGNAGE

ISSUED FOR DVP
JUL. 24, 2025

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Drawn By: [redacted]

Scale: AS NOTED

Project:
LATORIA TOWNHOUSES
641 LATORIA ROAD

Title:
ELEVATIONS
BUILDING C

REV. NO.	DESCRIPTION	DATE
1	NO CHANGES	JULY 24/25

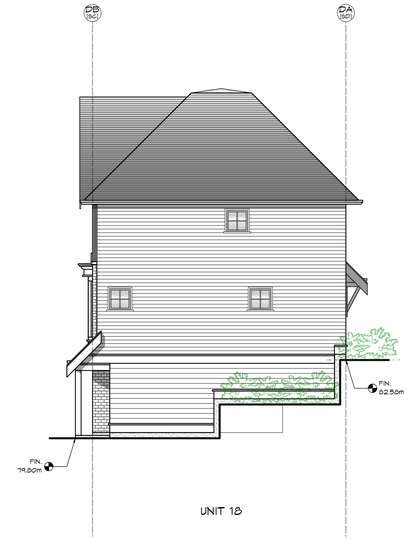
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REV 1 JUL. 24/25

Sheet:
A 303

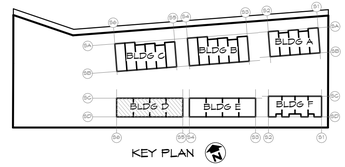
Proj.No. TBD



1 Front (Driveaisle) Elevation - Bldg D
Scale: 1:100



2 Side (W) Elevation - Bldg D
Scale: 1:100



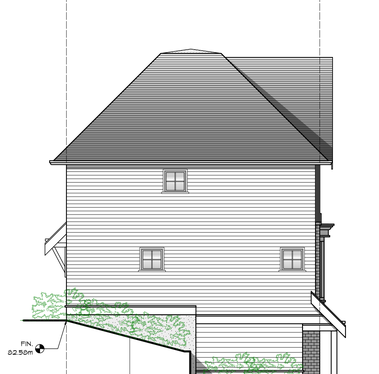
KEY PLAN

FINISH SCHEDULE KEY

1. FIBERGLASS SHINGLE ROOFING
2. STANDING SEAM METAL ROOFING
3. SOFFIT - PREFIN. VENTED METAL
4. PREFIN. METAL GUTTER
5a. CEMENTITIOUS BOARD & BATON > 6" SPACING
5b. > 12" SPACING
6a. CEMENTITIOUS HORIZONTAL SIDING > 5" REVEAL
6b. > 7" REVEAL
7. CEMENTITIOUS PANELS & TRIM
8. BRICK VENEER
9. VINYL WINDOW
10. FIBERGLASS ENTRY DOOR
11. FIBERGLASS GARAGE DOOR
12. WOOD BRACKET OR CORBEL
13. METAL RAILING
14. LIGHT FIXTURE
15. UNIT SIGNAGE



3 Rear (S) Elevation - Bldg D
Scale: 1:100



4 Side (E) Elevation - Bldg D
Scale: 1:100

Bldg D

Glazing Area Calc.	Unit 18		Unit 19		Unit 20		Unit 21	
Front (driveaisle)	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*
limit distance	19.69	6.00	0.00	0.00	0.00	0.00	0.00	0.00
building face area	727.50	67.59	734.82	68.27	734.82	68.27	779.54	72.42
glazing area	99.28	9.22	99.28	9.22	99.28	9.22	99.28	9.22
percentage	13.65%		13.51%		13.51%		12.74%	
max allowed	0.00%	ok	0.00%	ok	0.00%	ok	0.00%	ok
Side (W)	*Imperial*	*Metric*	*N/A*		*N/A*		*N/A*	
limit distance	6.56	2.00						
building face area	753.00	69.96						
glazing area	13.02	1.21						
percentage	1.73%							
max allowed	0.00%	ok						
Rear (S)	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*
limit distance	16.40	5.00	16.40	5.00	16.40	5.00	16.40	5.00
building face area	490.33	45.55	478.16	44.42	478.16	44.42	490.33	45.55
glazing area	102.69	9.54	102.69	9.54	102.69	9.54	102.69	9.54
percentage	20.94%		21.48%		21.48%		20.94%	
max allowed	0.00%	ok	0.00%	ok	0.00%	ok	0.00%	ok
Side (E)	*N/A*		*N/A*		*N/A*		*Imperial*	*Metric*
limit distance							4.92	1.50
building face area							796.25	73.97
glazing area							13.02	1.21
percentage							1.64%	
max allowed							0.00%	ok

ISSUED FOR DVP
JUL. 24, 2025

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Drawn By: [redacted]

Scale: AS NOTED

Project:
LATORIA TOWNHOUSES
641 LATORIA ROAD

Title:
ELEVATIONS
BUILDING D

REV. NO.	DESCRIPTION	DATE
1	NO CHANGES	JULY 24/25

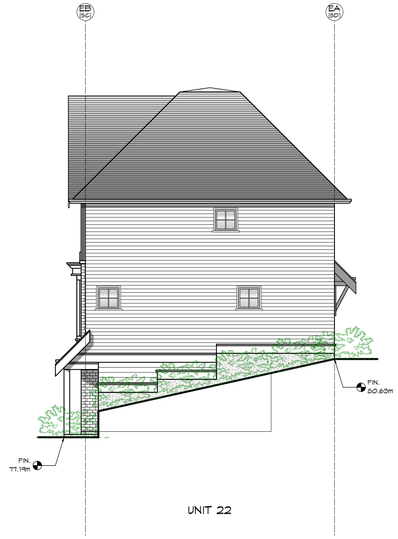
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1ST SUBMISSION APR. 17/25
REV 1 JUL. 24/25

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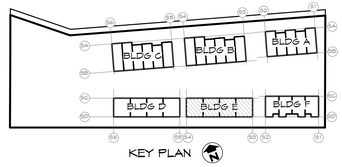
Proj.No. TBD



1 Front (Driveaisle) Elevation - Bldg E
Scale: 1:100



2 Side (W) Elevation - Bldg E
Scale: 1:100



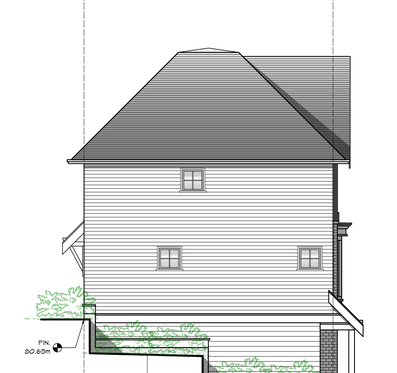
KEY PLAN

FINISH SCHEDULE KEY

1. FIBERGLASS SHINGLE ROOFING
2. STANDING SEAM METAL ROOFING
3. SOFFIT - PREFIN. VENTED METAL
4. PREFIN. METAL GUTTER
5a. CEMENTITIOUS BOARD & BATON > 6" SPACING
5b. > 12" SPACING
6a. CEMENTITIOUS HORIZONTAL SIDING > 5" REVEAL
6b. > 7" REVEAL
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10. FIBERGLASS ENTRY DOOR
11. FIBERGLASS GARAGE DOOR
12. WOOD BRACKET OR CORBEL
13. METAL RAILING
14. LIGHT FIXTURE
15. UNIT SIGNAGE



3 Rear (S) Elevation - Bldg E
Scale: 1:100



4 Side (E) Elevation - Bldg E
Scale: 1:100

Bldg E

Glazing Area Calc.	Unit 22		Unit 23		Unit 24		Unit 25	
Front (driveaisle)	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*
limit distance	19.69	6.00	0.00	0.00	0.00	0.00	0.00	0.00
building face area	727.50	67.59	734.82	68.27	734.82	68.27	779.54	72.42
glazing area	99.28	9.22	99.28	9.22	99.28	9.22	99.28	9.22
percentage	13.65%		13.51%		13.51%		12.74%	
max allowed	15.00%	ok	15.00%	ok	15.00%	ok	15.00%	ok
Side (W)	*Imperial*	*Metric*	*N/A*		*N/A*		*N/A*	
limit distance	4.92	1.50						
building face area	753.00	69.96						
glazing area	13.02	1.21						
percentage	1.73%							
max allowed	8.00%	ok						
Rear (S)	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*
limit distance	16.40	5.00	16.40	5.00	16.40	5.00	16.40	5.00
building face area	490.33	45.55	478.16	44.42	478.16	44.42	490.33	45.55
glazing area	102.69	9.54	102.69	9.54	102.69	9.54	102.69	9.54
percentage	20.94%		21.48%		21.48%		20.94%	
max allowed	40.00%	ok	40.00%	ok	40.00%	ok	40.00%	ok
Side (E)	*N/A*		*N/A*		*N/A*		*Imperial*	*Metric*
limit distance							6.56	2.00
building face area							796.25	73.97
glazing area							13.02	1.21
percentage							1.64%	
max allowed							9.00%	ok

ISSUED FOR DVP
JUL. 24, 2025

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Drawn By: [redacted]

Scale: AS NOTED

Project:
LATORIA TOWNHOUSES
641 LATORIA ROAD

Title:
ELEVATIONS
BUILDING E

REV. NO.	DESCRIPTION	DATE
1	NO CHANGES	JULY 24/25

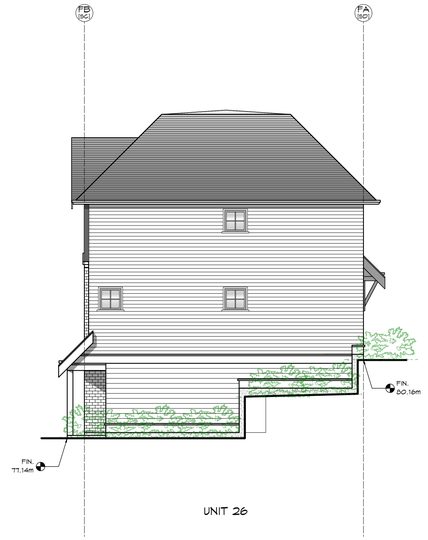
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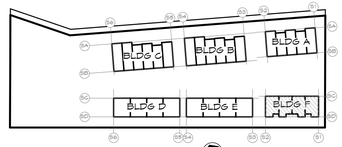
Proj.No. TBD



1 Front (Driveaisle) Elevation - Bldg F
Scale: 1:100



2 Side (W) Elevation - Bldg F
Scale: 1:100



KEY PLAN

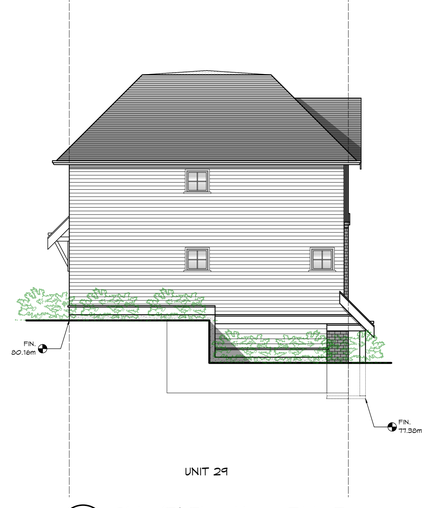
FINISH SCHEDULE KEY

1. FIBERGLASS SHINGLE ROOFING
2. STANDING SEAM METAL ROOFING
3. SOFFIT - PREFIN. VENTED METAL
4. PREFIN. METAL GUTTER
5a. CEMENTITIOUS BOARD & BATON > 6" SPACING
5b. > 12" SPACING
6a. CEMENTITIOUS HORIZONTAL SIDING > 5" REVEAL
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9. VINYL WINDOW
10. FIBERGLASS ENTRY DOOR
11. FIBERGLASS GARAGE DOOR
12. WOOD BRACKET OR CORBEL
13. METAL RAILING
14. LIGHT FIXTURE
15. UNIT SIGNAGE



3 Rear (S) Elevation - Bldg F
Scale: 1:100

Bldg F Glazing Area Calc.	Unit 26		Unit 27		Unit 28		Unit 29	
	Imperial	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*	*Imperial*	*Metric*
Front (driveaisle)								
limit distance	19.69	6.00	19.69	6.00	19.69	6.00	19.69	6.00
building face area	589.30	54.75	571.13	53.06	571.13	53.06	583.58	54.22
glazing area	95.17	8.84	95.17	8.84	95.17	8.84	95.17	8.84
percentage	16.15%		16.66%		16.66%		16.31%	
PASS / FAIL	17.75%	Ok	17.75%	Ok	17.75%	Ok	17.75%	Ok



4 Side (E) Elevation - Bldg F
Scale: 1:100

ISSUED FOR DVP
JUL. 24, 2025

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Drawn By: [redacted]

Scale: AS NOTED

Project:
LATORIA TOWNHOUSES
641 LATORIA ROAD

Title:
ELEVATIONS
BUILDING F

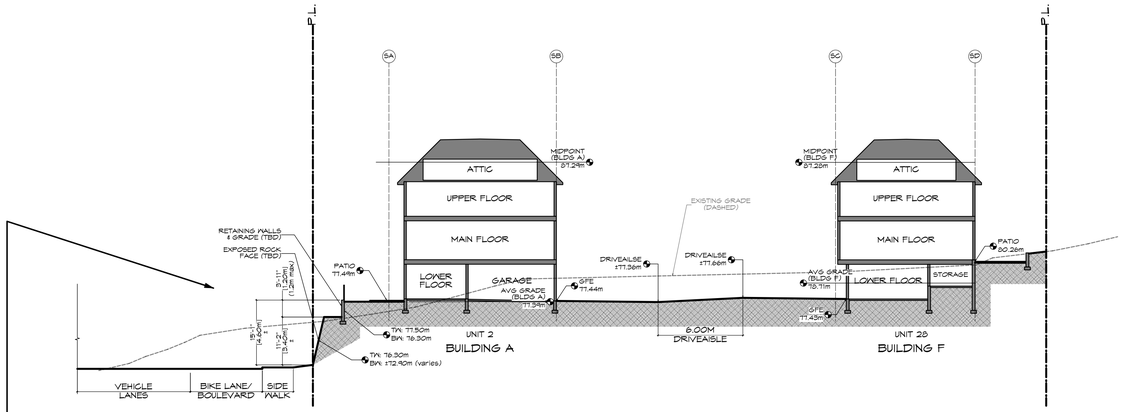
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1	NO CHANGES	JULY 24/25

Revision:
1ST SUBMISSION APR. 17/25
REV 1 JUL. 24/25

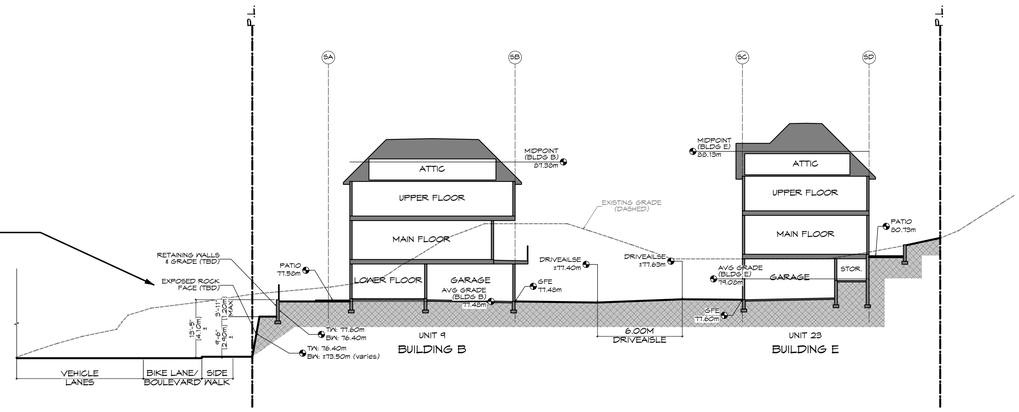
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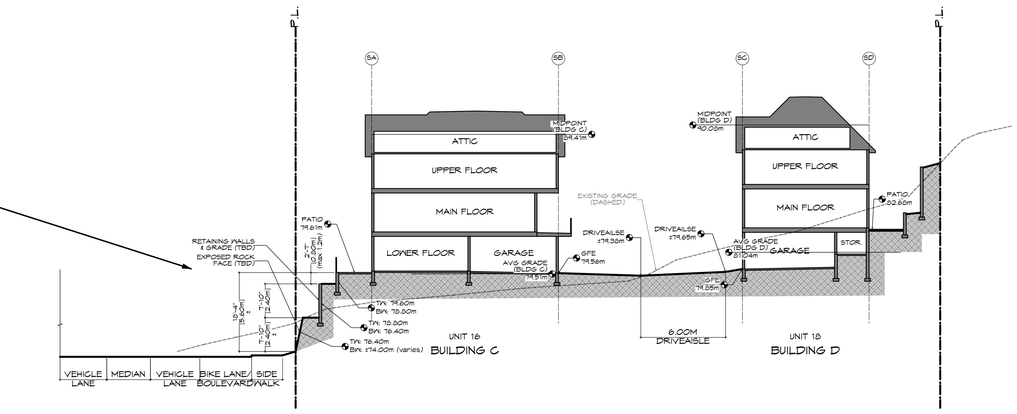
SEE LANDSCAPE PLANS FOR LOCATIONS OF OVERHEIGHT RETAINING WALLS



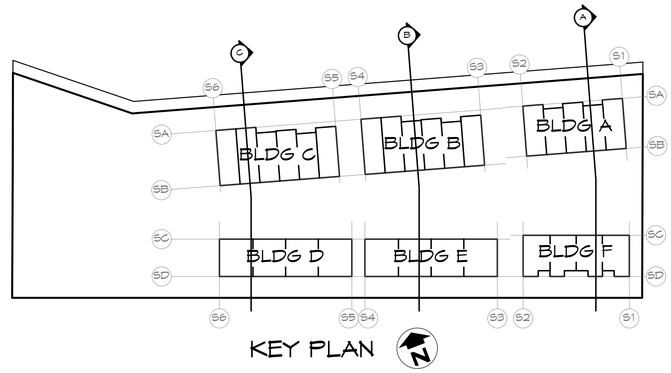
1 Site Section A
Scale: 1:200



2 Site Section B
Scale: 1:200



3 Site Section C
Scale: 1:200



KEY PLAN

ISSUED FOR DVP
JUL. 24, 2025

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Phone: (250) 360-2144
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Drawn By: [redacted]

Scale: AS NOTED

Project:
LATORIA TOWNHOUSES
641 LATORIA ROAD

Title:
SECTIONS

REV. NO.	DESCRIPTION	DATE
1	COORDINATE FRONTAGE AND RETAINING WALLS WITH LANDSCAPE & CIVIL PLANS; NOTE WALL HEIGHTS	JULY 24/25

Revision:
1ST SUBMISSION APR. 17/25
REV 1 JUL. 24/25

Sheet:
A 401

Proj.No. TBD

NOTES:
TYP -> ALL TRIM TO BE SMOOTH-FACED



"WHITE"
PREFIN. METAL
GUTTERS/RWLS

MALARKEY
"MIDNIGHT BLACK"
FIBERGLASS SHINGLE
ROOFING

MUTUAL MATERIALS
"BAKER WHITE"
BRICK VENEER

SHERWIN WILLIAMS
SW7551 "GREEK VILLA"
PAINTED CEMENTITIOUS
PANELS & TRIM



HARDIE
"COBBLESTONE"
PREFIN. CEMENTITIOUS
SIDING, BOARD & BATON

COLOUR MATCH TO
HARDIE "COBBLESTONE"
WOOD FASCIA, TRIM,
BELLY BAND

"BLACK"
PREFIN. METAL RAILINGS

"DARK BROWN"
VINYL WINDOWS



SHERWIN WILLIAMS
SW7551 "GREEK VILLA"
PAINTED WOOD BRACKETS,
POSTS, CORBELS;
GARAGE DOORS

WESTFORM METALS
"WEATHERED COPPER"
STANDING SEAM
METAL ROOFING

SHERWIN WILLIAMS
SW7020 "BLACK FOX"
FIBERGLASS
ENTRY DOORS

ISSUED FOR DVP
JUL. 24, 2025

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Drawn By: [redacted]

Scale: AS NOTED

Project:
LATORIA
TOWNHOUSES
641 LATORIA ROAD

Title:
COLOURS &
MATERIALS

REV. NO.	DESCRIPTION	DATE
1	NO CHANGES	JULY 24/25

Revision:
1ST SUBMISSION
APR. 11/25

REV 1
JUL. 24/25

Sheet:
A
501

Proj.No. TBD



Sloped Driveway Entry

1 Streetscape Looking South From Latoria Road
Scale: 1:175



PERGOLA ENTRY DETAIL

Refer to Landscape Drawing L4.01

ISSUED FOR DVP
JUL. 24, 2025

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Principal

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Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: [redacted]

Scale: AS NOTED

Project:
LATORIA TOWNHOUSES
641 LATORIA ROAD

Title:
STREETSCAPE

REV. NO.	DESCRIPTION	DATE
1	COORDINATE FRONTAGE AND RETAINING WALLS WITH LANDSCAPE & CIVIL PLANS; NOTE WALL HEIGHTS	JULY 24/25

Revision:
1ST SUBMISSION APR. 17/25
REV 1 JUL. 24/25

Sheet:
A 601

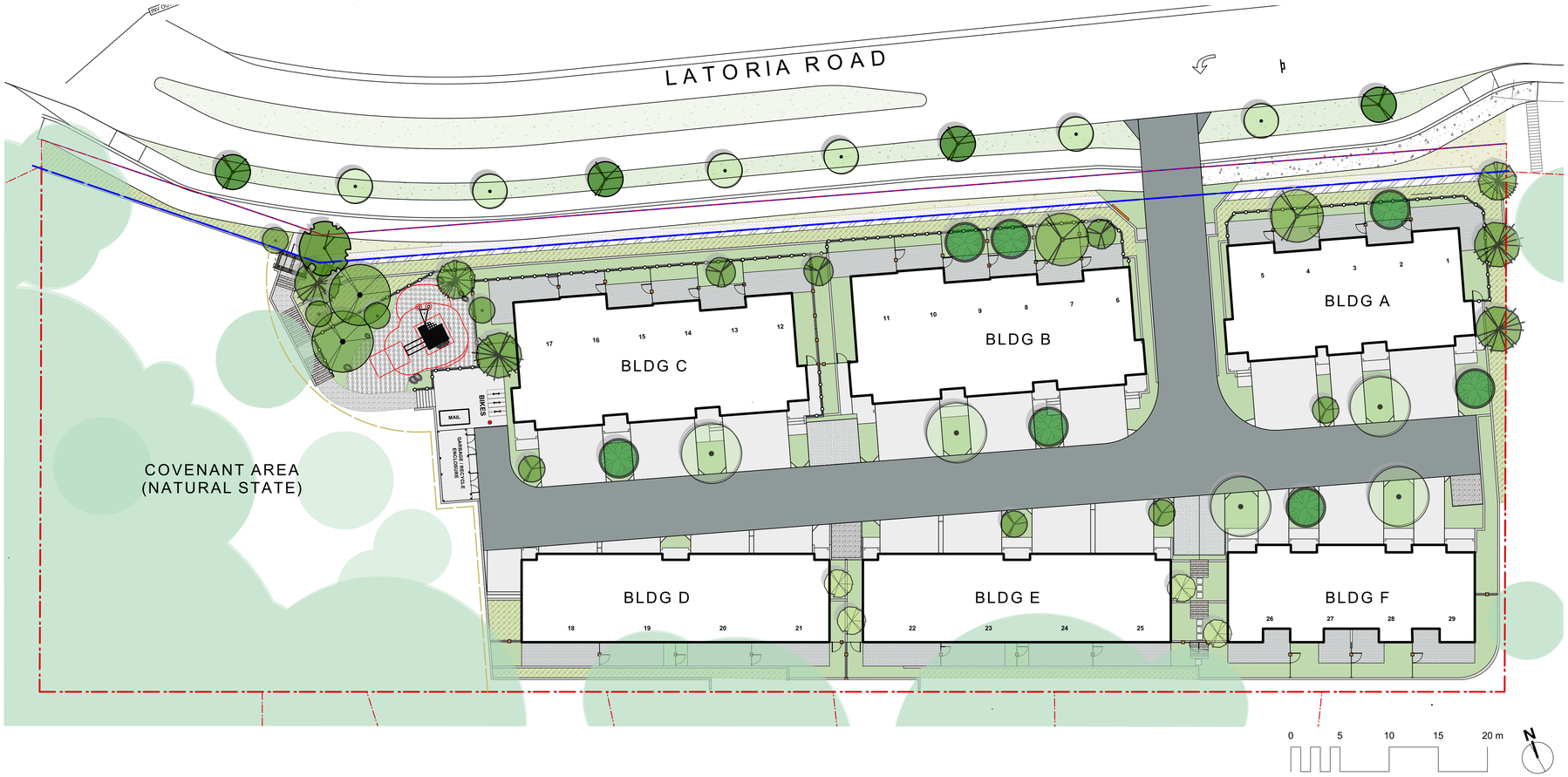
Proj.No. TBD

Schedule 2

LATORIA TOWNHOMES

COLWOOD, BC

KEY PLAN



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3388A Tennyson Ave
Victoria, BC V8Z 3P6
P: 250.412-2891
E: admin@mdidesign.ca

NOTFORCONSTRUCTION

No.	Issued For	Issue Date
6	DVP Rev 1	2025-07-25
5	DVP	2025-07-14
4	NAT. COV. AREA	2025-05-15
3	DP REV1	2025-04-11
2	WALL HT INFO	2025-02-11
1	DEV PERMIT	2024-10-11

client
Formwell

project
Latoria Townhouses
641 Latoria Road
Colwood, BC

sheet title
Cover

project no.	122.14
scale	1:250 @ 24"x36"
drawn by	
checked by	

sheet no.
L0.00

GENERAL NOTES

1. Work performed shall comply with the following: a) These General Notes, and Construction Documents and Specifications; b) Canadian Landscape Standards, Current Edition (CLS-CE); and c) All applicable local, provincial, and federal codes, ordinances, and regulations.
2. Contractor shall be responsible for verifying all existing site conditions including location of all property lines, existing structures, utilities, and buried infrastructure. Verify all field conditions prior to commencing work.
3. Contractor is responsible for determining means and methods for construction. These drawings may indicate a limit of proposed improvements or limit of work for the delineation of expected extents of disturbance. Should limits of disturbance exceed boundaries defined in drawings, contractor shall contact Landscape Architect for resolution.
4. Contractor is responsible for repairing all work disturbed by construction outside of limit lines defined on drawings or through their means and methods to a condition better than or equal to the existing conditions prior to commencement of construction at no additional cost to the owner.
5. Contractor is responsible for maintaining a complete up-to-date set of drawings and specifications at the construction site and ensuring the documents are readily available for review by the Landscape Architect and governing agency.
6. Contractor is responsible for coordination of all designs, drawings, specifications and other documents or publications upon which construction is based. Any discrepencies with the drawings and/or specifications and site conditions shall be brought to the attention of the Landscape Architect, prior to proceeding with construction.
7. The drawings and specifications are complementary to one another and implied to correspond with one another. Any discrepencies should be brought to the attention of the Landscape Architect for resolution immediately.
8. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.

TREE RETENTION AND REMOVAL NOTES

1. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work. Refer to Arborist's plans for location of tree protection fencing, and protection fencing detail.
2. Refer to arborist's report for detailed information for existing tree resources.

SITE GRADING AND DRAINAGE NOTES

1. All elevations are in meters.
2. Refer to Architectural plans, sections and elevations for top of slab elevations. Slab elevations indicated on Landscape drawings are for reference only. Report any discrepancies to consultant for review and response.
3. All road, public walkway and vehicular drive aisles and parking area elevations indicated on the Landscape drawings are for reference only. Refer to Civil Engineering drawings. Report any discrepancies to consultant for review and response.
4. Confirm all existing grades prior to contruction. Report any discrepancies to consultant for review and response.
5. Unless otherwise noted provide a minimum slope of 2% on all hard and soft Landscape areas to ensure positive drainage away from buildings, to rain gardens, or to drainage devices.
6. All landscape areas shall not exceed a maximum slope of 3:1 in all instances.
7. Upon discovery, contractor to refrain from blasting rock to meet landscape subgrades. Contractor to contact Landscape Architect on how to proceed in each instance.

IRRIGATION NOTES

1. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
2. All specified work to meet the project specifications, and all standards or specifications established in the lastest edition of the Canadian Landscape Standard and IIABC standards.
3. Design/build drawings for detailed irrigation plan to be submitted to Contract Administrator in PDF and .dwg formats at least two weeks prior to commencement of irrigation installation
4. Utilities - Contractor to verify location of all on-site utilities, prior to construction. Restoration of damaged utilities shall be made at the contractor's expense, to the satisfaction of the owner's representatives.
5. Refer to electrical drawings for electrical service.
6. Controller and backflow prevention device to be located in Mechanical Room, unless otherwise noted. Refer to Mechanical drawings for size and location of irrigation service.
7. Contractor to verify pressure and flow prior to installation of irrigation and notify owner's representative in writing if such data adversely affects the operation of the system.
8. Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeving shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown.
9. Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
10. At various milestones during construction, inspection and testing of components will be required to ensure that the performance of irrigation system meets standards and specifications. Contractor to provide equipment and personnel necessary for performance of inspections and tests. Conduct all inspections and tests in the presence of the contract administrator. Keep work uncovered and accessible until successful completeition of inspection or test.
11. Over spray onto hardscape areas to be minimized. Use drip irrigation within small planting areas to avoid overspray.
12. Trees within shrub or rain garden areas to be irrigated with spray heads.
13. Trees in Plaza in hard pavement (soil cells below) to recieve temporary irrigation system around root collar and permanent drip irrigation system

GROWING MEDIUM NOTES

1. Refer to Landscape Specifications for growing medium properties by soil type.
2. Advise Contract Administrator of sources of growing medium to be utilized 14 days in advance of starting work.
3. Growing medium properties and handling shall meet CLS-CE (see Section 6 CLS-CE).
4. Contractor is responsible for soil analysis and amendment requirements to supply suitable growing medium, as specified by testing agency. Soil analysis and amendment costs shall be included in the price for the work.
5. Submit to the Landscape Architect a copy of the soil analysis report from Pacific Soil Analysis Inc. 5-11720 Voyageur Way, Richmond, BC, V6X 3G9. p. 604- 273-8226. The analysis shall be of tests done on the proposed growing medium from stratified samples taken from the supply source. Costs of the initial and all subsequent tests to ensure compliance with the specifications shall be borne by the Contractor.
6. Contract Administrator will collect sample of growing medium in place and determine acceptance of material, depth of growing medium and finish grading. Approval of growing medium material subject to soil testing and analysis. Planting is not to occur until finished grades have been approved by Contract Administrator.

SITE LAYOUT NOTES

1. Provide layout of all work for approval by Contract Administrator prior to proceeding with work. Requests for site review as required 48 hours in advance of performing any work, unless otherwise noted on this sheet.
2. Layout and verify dimensions prior to construction. Bring discrepancies to the attention of the Contract Administrator.
3. Written dimensions take precedence over scale. Do not scale drawings.
4. All plan dimensions in metres and all detail dimensions in millimetres, unless otherwise noted.
5. Where dimensions are called as 'equal' or 'eq', space referenced items equally, measured to centre line.

GENERAL PLANTING NOTES

1. Plant quantities on Plans shall take precedence over plant list quantities.
2. Provide layout of all work for approval by Contract Administrator prior to proceeding with work.
3. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
4. Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes. Substitutions to be approved by Landscape Architect.

ON-SLAB TREE PLANTING NOTES

1. For on-slab landscape, a root barrier will be installed to protect exposed water proof membranes. A dimple board (drain mat) will be installed over the root barrier.
2. Parkade walls and foundation walls will be protected with a dimple board (drain mat) to convey water to the perimeter drain and protect wall from roots.
3. A root barrier will be installed between the tree roots and perimeter drain, to minimize tree root interference with the drain, where the follow conditions exist in on-grade planting areas: a)where trees less than 8m tall are located closer than 2m from a parkade or foundation wall; b) where trees more than 8m tall are located closer than 3m from a parkade or foundation wall; and c) where perimeter drains are less than 2m deep.

BOULEVARD PLANTING NOTES

1. Boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within 1m of an existing underground municipal service will have a root barrier installed between the root ball and the existing infrastructure.
2. Boulevard trees will be place a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway.
3. Boulevard tree species have been picked from the municipality's list of recommended boulevard trees or have been selected due their site-adapted qualities. Final selection of boulevard trees to be determined through consultation with municipal parks staff.
4. Irrigation to be installed as per Municipal Specifications, for all boulevard planting areas (unless otherwise indicated).
5. Design/build drawings for boulevard irrigation to be submitted to Contract Administrator in PDF and .dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
6. Refer to Civil drawings for location of boulevard irrigation point of connection. Separate water meter and timer/controller, to be provided at point of connection. Timer/controller for boulevard areas must be readily accessible to municipal staff.
7. Boulevard irrigation to be inspected as per municipal specification by municipal staff. Boulevard tree irrigation system will be maintained and operated by municipality, after it is inspected and approved by municipal staff.
8. Soil volume for boulevard trees to be as follows: 8 cu. m. for small trees, 12 cu. m. for medium trees, and 16 cu. m. for large trees.

PAVING NOTES

1. Final concrete control joint layout to be confirmed by Landscape Architect prior to installation. Control joints to logically align with edges, corners, and intersections of Landscape and Architectural elements and/or as indicated on plan. Contractor to obtain layout approval by Landscape Architect prior to installation. Contractor to pour concrete pavement in alternating panels as required to achieve control joint design and to prevent cracking.
2. Cast in place concrete areas that are subject to vechicular loading shall be structurally reinforced for applicable vehicular loading requirements. See Structural Engineering drawings.

WARRANTY AND MAINTENANCE NOTES

1. Contractor is responsible for Maintenance from installation to Acceptance of the work by the Contract Administrator.
2. Refer to Landscape Specifications for Maintenance Period following Acceptance.
3. Landscape installation to carry a 1-year warranty from date of acceptance. This warranty is based on adequate maintenance by the Owner after Acceptance, as determined by the Landscape Architect. The Contractor will not be responsible for plant loss or damage to other products by causes out of the Contractor's control, such as vandalism, "acts of God", "excessive wear and tear", or abuse.
4. Contractor is responsible for plant damage, failure and death due to poor delivery, storage and handling, and all other installation related aspects up until the End of Warranty period.
5. Plant material, installation and maintenance to conform with the current edition of the Canadian Landscape Standards, and the Contract Specifications

LIST OF ABBREVIATIONS

APPROX	APPROXIMATE
ARCH	ARCHITECT
AVG	AVERAGE
B&B	BALLED AND BURLAPPED
BC	BOTTOM OF CURB
BLDG	BUILDING
BM	BENCHMARK
BC	BOTTOM OF CURB
BR	BOTTOM OF RAMP
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
CAL	CALIPER
CB	CATCH BASIN
CF	CUBIC FEET
CIP	CAST IN PLACE
CL	CENTER LINE
CLR	CLEARANCE
CM	CENTIMETER
CO	CLEAN OUT
CONT	CONTINUOUS
CU M	CUBIC METRE
DEG	DEGREE
DEMO	DEMOLISH, DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DTL	DETAIL
DWG	DRAWING
E	EAST
EA	EACH
EL	ELEVATION
ENG	ENGINEER
EQ	EQUAL
EST	ESTIMATE
E.W.	EACH WAY
EXIST	EXISTING
EXP	EXPANSION, EXPOSED
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FL	FLOW LINE
FOC	FACE OF CURB
FT	FOOT (FEET)
FTG	FOOTING
GA	GAUGE
GEN	GENERAL
GR	GRADE ELEVATION
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
ID	INSIDE DIAMETER
INV	INVERT ELEVATION
IN	INCH(ES)
INCL	INCLUDE(D)
JT	JOINT
LF	LINEAR FEET
LP	LOW POINT
M	METRE
MAX	MAXIMUM
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MM	MILLIMETRE
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PC	POINT OF CURVATURE
PE	POLYURETHANE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PT	POINT, POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
R	RADIUS
REF	REFERENCE
REINF	REINFORCE(D)
REQ'D	REQUIRE(D)
REV	REVISION
ROW	RIGHT OF WAY
S	SOUTH
SAN	SANITARY
SD	STORM DRAIN
SF	SQUARE FOOT (FEET)
SHT	SHEET
SIM	SIMILAR
SPECS	SPECIFICATIONS
SQ M	SQUARE METRE
ST	STORM SEWER
STA	STATION
STD	STANDARD
SYM	SYMMETRICAL
T&B	TOP AND BOTTOM
TC	TOP OF CURB
TF	TOP OF FOOTING
TH	THICK
TOPO	TOPOGRAPHY
TR	TOP OF RAMP
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
VAR	VARIES
VOL	VOLUME
W	WITH
W/O	WITHOUT
WT	WEIGHT
WL	WATER LEVEL
WWF	WELDED WIRE FRAME
YD	YARD
@	AT

LINE TYPE LEGEND

- Property line
- Building Footprint
- Extent of Roof / Canopy, above
- Extent of Parkade, below
- Right of Way
- Rain garden - TOP OF POOL
- Rain garden - BOTTOM OF POOL
- Proposed Contour Line, 0.5m interval
- Existing Contour Line, 0.5m interval
- Extent of Existing Treeline
- SPEA
- RAR Setback

UNDERGROUND UTILITIES

(Shown for reference only - refer to Civil Engineer's drawings).

EXISTING		PROPOSED
	Storm Drain	
	Sewer	
	Water	
	Electrical	
	Gas	
	Hydro Tel	

EXISTING TREE LEGEND

(Refer to Arborist Report and Tree Management Plan for full details and management strategies).

GRADING LEGEND

17.70	Proposed Landscape Grade TOW Top of Wall BP Bottom of Pool BW Bottom of Wall TS Top of Stairs TOC Top of Curb BS Bottom of Stairs BC Bottom of Curb HP High Point TP Top of Pool LP Low Point
17.70 EX	Existing Grade
16.90 Arch	Architectural Grade, for reference only
74.28	Civil Grade, for reference only

PAVEMENTS, RAMPS, CURBS

Asphalt Paving		Refer to Civil Eng dwgs
Concrete - Surfacing		Light broom finish, tooled control joints
Concrete Unit Paving - Pedestrian		
Concrete Unit Paving - Vehicular		80 mm thick Standard pavers, herringbone pattern
Aggregate Pathway		Pathways screenings.
Maintenance edge / rock catch area		Cobbles or drain rock

STEPS

Steps Type 1		CIP concrete steps. Comes with hand rails as per BCBC.
Steps Type 2		Cribbed Wood & Gravel Steps. Comes with hand rails as per BCBC.

SITE WALLS / EMBANKMENTS

Cast in Place Concrete Wall		Decorative finish. All walls over 1.2 m height to be designed by Geotechnical/Structural Engineer
Rock Cut Face		Subject to approval by Geotechnical Engineer on completion of blasting during construction

SITE FURNISHINGS

RAILINGS, BARRIERS, FENCING

Wood Fence		Wood Privacy Fence - 1800 mm high
Guard Rail		To meet BCBC

PLANTING AND LANDSCAPE

Shrub and Tree Planting Area - On Grade		2P growing medium, 450 mm depth
Naturalized Shrub and Tree Planting Area - On Grade		2P growing medium, 450 mm depth
Lawn Area (Sod)		1H growing medium, 150 mm depth
Gravel Maintenance Edge		300mm width.
Seeded Lawn		Hydroseeded grass mix in disturbed areas

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.

MDI LANDSCAPE ARCHITECTS
3388A Tennyson Ave
Victoria, BC V8Z 3P6
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No.	Issued For	Issue Date
6	DVP Rev 1	2025-07-25
5	DVP	2025-07-14
4	NAT. COV. AREA	2025-05-15
3	DP REV1	2025-04-11
2	WALL HT INFO	2025-02-11
1	DEV PERMIT	2024-10-11

client
Formwell

project
Latoria Townhouses
641 Latoria Road
Colwood, BC

sheet title
General Information Sheet

project no. 122.14
scale 1: ### @ 24"x36"
drawn by
checked by
sheet no.
L0.01

PLAY EQUIPMENT, SAFETY SURFACING

ENTRY / ADDRESS SIGN MOUNTED TO CONCRETE RETAINING WALL

ROCK CUT FACE, REFER TO GRADING PLAN FOR HEIGHT, SUBJECT TO APPROVAL BY GEOTECHNICAL ENGINEER ON COMPLETION OF BLASTING DURING.

ALL WALLS THAT EXCEED 1.2 M HEIGHT BE BE AS PER GEOTECHINICAL AND STRUCTURAL ENGINEER.

ENTRY GATE AT PEDESTRIAN ACCESS

LATORIA ROAD

BLDG A

BLDG B

BLDG C

BLDG D

BLDG E

BLDG F

COVENANT AREA (NATURAL STATE)

MAIL

BIKES

GARBAGE / RECYCLE ENCLOSURE

ALL PATIOS MIN 10 SQ M.

0 5 10 15 20 m

PAVEMENTS, RAMPS, CURBS

Asphalt Paving		Refer to Civil Eng dwgs
Concrete - Surfacing		Light broom finish, tooled control joints
Concrete Unit Paving - Pedestrian		
Concrete Unit Paving - Vehicular		80 mm thick Standard pavers, herringbone pattern
Aggregate Pathway		Pathways screenings.
Maintenance edge / rock catch area		Cobbles or drain rock

STEPS

Steps Type 1		CIP concrete steps. Comes with hand rails as per BCBC.
Steps Type 2		Cribbed Wood & Gravel Steps. Comes with hand rails as per BCBC.

SITE WALLS / EMBANKMENTS

Cast in Place Concrete Wall		Deorative finish. All walls over 1.2 m height to be designed by Geotechnical/Structural Engineer
Rock Cut Face		Subject to approval by Geotechnical Engineer on completion of blasting during construction

SITE FURNISHINGS

Bicycle Rack (6 Stall Capacity)		Urbanscape Serpentine Bike Rack (model BRK538S), suface mount. Supplier: Sudden Fun Recreation.

RAILINGS, BARRIERS, FENCING

Wood Fence		Wood Privacy Fence - 1800 mm high
Guard Rail		To meet BCBC

PLANTING AND LANDSCAPE

Shrub and Tree Planting Area - On Grade		2P growing medium, 450 mm depth
Naturalized Shrub and Tree Planting Area - On Grade		2P growing medium, 450 mm depth
Lawn Area (Sod)		1H growing medium, 150 mm depth
Gravel Maintenance Edge		300mm width.
Seeded Lawn		Hydroseeded grass mix in disturbed areas

EXISTING TREE LEGEND

(Refer to Arborist Report and Tree Management Plan for full details and management strategies).

Existing Tree to be retained

#626 — Tree Tag Number

Tree Canopy Spread

Critical Root Zone

Existing Tree to be removed

#626 — Tree Tag Number

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1	DEV PERMIT	2024-10-11

client

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project

Latoria Townhouses

641 Latoria Road
Colwood, BC

sheet title

Landscape Materials

project no. 122.14

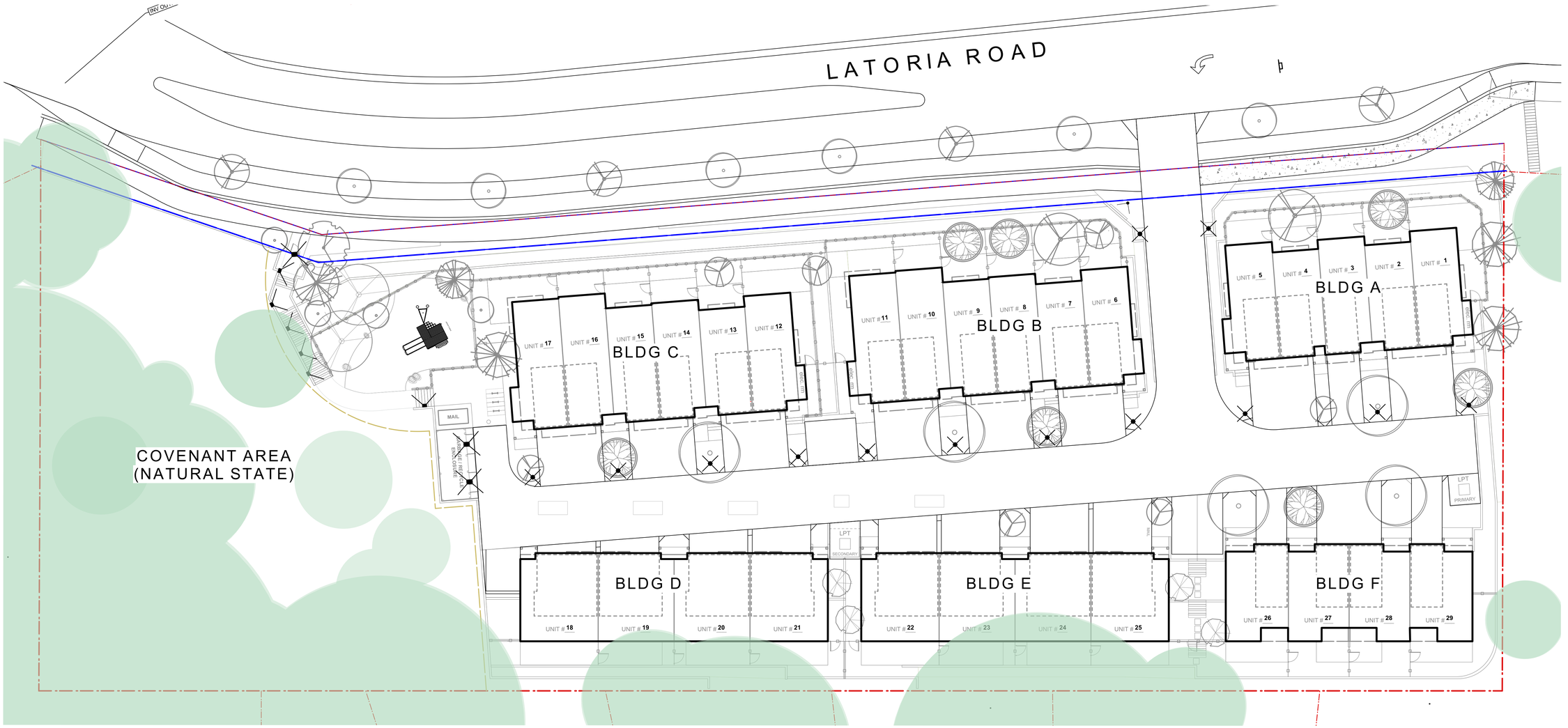
scale 1: 200 @ 24"x36"

drawn by

checked by

sheet no.

L1.01



7.0	SITE LIGHTING			
7.1	Inset Wall Light			See Mfr. See Elec.
7.2	Bollard Light			See Mfr. See Elec.
7.3	Uplight			See Mfr. See Elec.
7.4	Downlight			See Mfr. See Elec.

N

0 5 10 15 20 m

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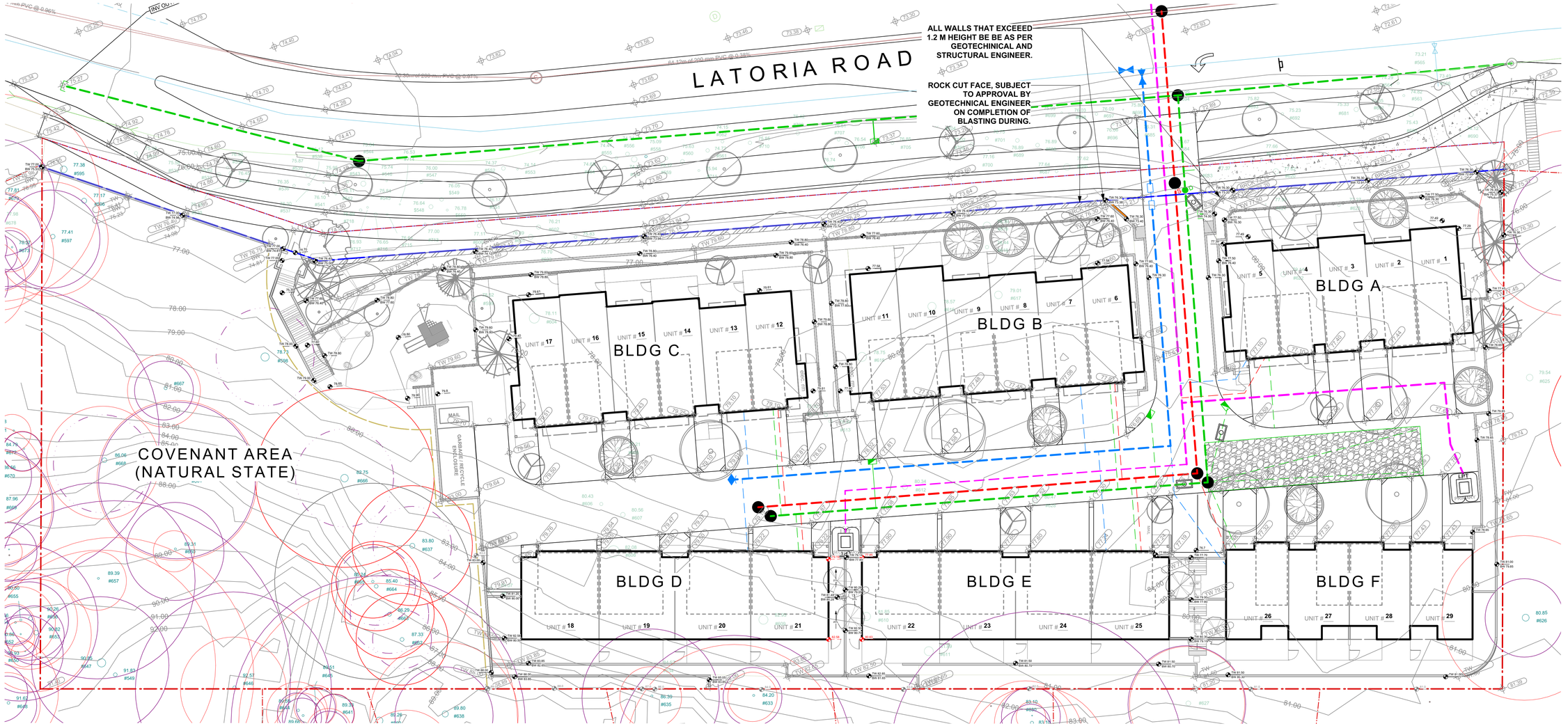
client
Formwell

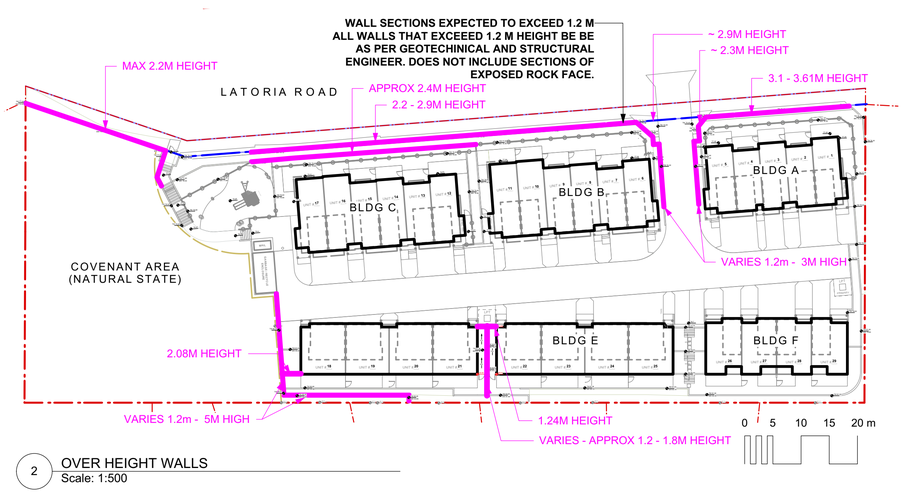
project
Latoria Townhouses
641 Latoria Road
Colwood, BC

sheet title
Landscape Lighting Plan

project no.	122.14
scale	1: 200 @ 24"x36"
drawn by	
checked by	

sheet no.
L1.02





2 OVER HEIGHT WALLS
Scale: 1:500

0 5 10 15 20 m

GRADING LEGEND

17.70	Proposed Landscape Grade TOW Top of Wall BP Bottom of Pool BW Bottom of Wall TS Top of Stairs TOC Top of Curb BS Bottom of Stairs BC Bottom of Curb HP High Point TP Top of Pool LP Low Point
17.70 EX	Existing Grade
16.90 Arch	Architectural Grade, for reference only
74.28	Civil Grade, for reference only
(8.00)	Proposed Landscape Contour

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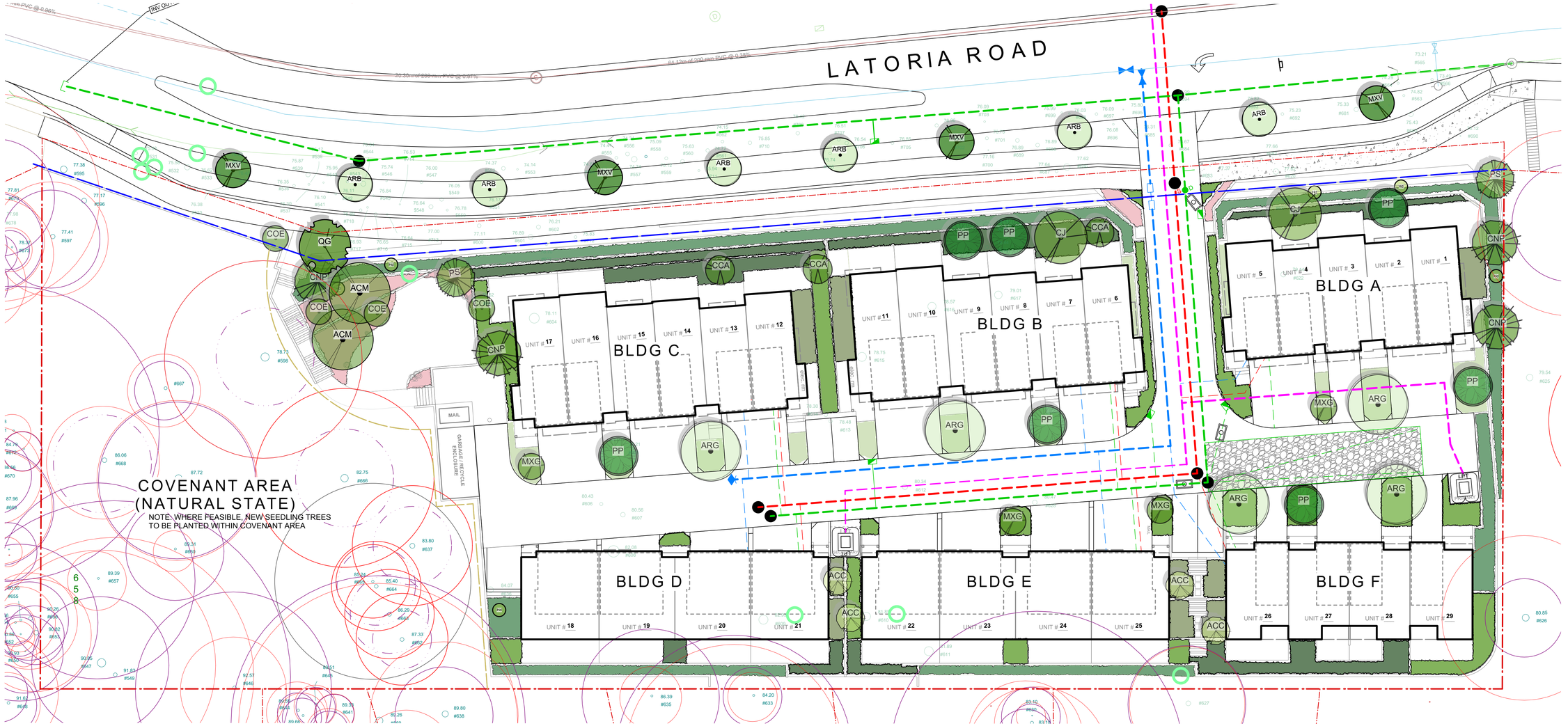
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1	DEV PERMIT	2024-10-11

client
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project
Latoria Townhouses
641 Latoria Road
Colwood, BC

sheet title
Landscape Grading & Drainage

project no. 122.14
scale 1: 200 @ 24"x36"
drawn by
checked by
sheet no.
L2.01



PLANT LIST

Sym	Qty	Botanical Name	Common Name	chd. Size / Plant Spacing
TREES:				
ACC	4	Acer circinatum	Vine Maple	1.5m ht
ACM	2	Acer macrophyllum	Bigleaf Maple	4.0cm cal
ARG	5	Acer rubrum 'Autumn Glory'	Autumn Glory Red Maple	6.0cm cal, b&b
ARB	6	Acer rubrum 'Bowhall'	Autumn Flame Tm Scarlet Maple	6.0cm cal, b&b
CJ	2	Cercidiphyllum japonicum	Katsura Tree	5.0cm cal, b&b
CCA	3	Cercis canadensis	Eastern Redbud	5.0cm cal, b&b
CNP	4	Chamaecyparis nootkatensis 'Pendula'	Nootka False Cypress	2.5 m ht
COE	4	Cornus 'Eddie's White Wonder'	Flowering Dogwood	4.0cm cal, b&b
MXG	4	Magnolia x 'Galaxy'	Galaxy Magnolia	5.0cm cal, b&b
MXV	4	Magnolia x 'Vulcan'	Vulcan Magnolia	6.0cm cal, b&b
PP	7	Parrotia persica	Persian Ironwood	5.0cm cal, b&b
PS	2	Pseudotsuga menziesii	Douglas Fir	1.5m ht, b&b
QG	1	Quercus garryana	Garry Oak	4.0cm cal, b&b

PLANT LIST

Sym	Qty	Botanical Name	Common Name	chd. Size / Plant Spacing
ORNAMENTAL PLANTINGS				
Acr	35	Abelia chinensis 'Rose Creek'	Rose Creek Abelia	#1 pot
Ab	54	Abelia 'Edward Goucher'	Edward Goucher Abelia	#3 pot
Aff	44	Athyrium filix-femina var. cyclosorum	Northwestern Lady Fern	#1 pot
Cg	45	Ceanothus gloriosus	Point Reyes Creeper	#1 pot
Cth	38	Ceanothus thyrsiflorus	California Lilac 'Victoria'	#3 pot
Gsh	49	Gaultheria shallon	Salal	#1 pot / 60 cm O.C.
Ich	43	Ilex crenata 'Green Island'	Green Island Japanese Holly	#1 pot
Lim	53	Liriope muscari	Lily turf	#1 pot
Lp	76	Lonicera pileata	Privet Honeysuckle	#1 pot
Ma	38	Mahonia aquifolium	Oregon Grape	#2 pot
Nep	65	Nepeta x faassenii	Catmint	#1 pot
Pm	163	Polystichum munitum	Sword Fern	#1 pot / 60 cm O.C.
Rcw	46	Rhododendron x 'Cunningham's White'	Cunningham's White Rhododendron	#3 pot
Rra	59	Rhododendron x 'Ramapo'	Ramapo Rhododendron	#2 pot
Rs	25	Ribes sanguineum	Red Flowering Currant	#3 pot
Rrs	29	Rosa rugosa 'Schneekoppe'	Snow Pavement Rose	#1 pot
Vo	18	Vaccinium ovatum	Evergreen Huckleberry	#3 pot
NATIVE SHRUB PLANTING				
Hd	6	Holodiscus discolor	Oceanspray	#3 pot
Ma	54	Mahonia aquifolium	Oregon Grape	#2 pot
Rs	27	Ribes sanguineum	Red Flowering Currant	#3 pot
Sa	129	Symphoricarpos alba	Snowberry	#1 pot / 100 cm O.C.
POLLINATOR PLANTING				
Brs	11	Brachyglottis 'sunshine'	Brachyglottis 'sunshine'	#1 pot
Nep	63	Nepeta x faassenii	Catmint	#1 pot
Rrt	31	Rosa rugosa 'Therese Bugnet'	Therese Bugnet Rose	#1 pot
Ssm	63	Salvia ' sylvestris 'Mainacht'	May Night Salvia	#1 pot

PLANTING LEGEND

ORNAMENTAL PLANTS - SUN
Rose Creek Abelia
Point Reyes Creeper
Snow Pavement Rose
Privet Honeysuckle
Catmint

NATIVE SHRUB PLANTING
Oceanspray
Oregan Grape
Red FloweringCurrent
Snowberry
Sword Fern

ORNAMENTAL PLANTS - SHADE
Rhododendron
Red Flowerirng Current
Sword Fern
Japanese Holly

POLLINATOR PLANTING
Brachyglottis
Catmint
Rugosa Rose
May Night Salvia

ORNAMENTAL SHADE - LOW PLANTINGS
Lily Turf
Lady Fern
Sword Fern
Salal
Evergreen Huckleberry

MIXED HEDGEROW
Edward Goucher Abelia
California Lilac
Privet Honeysuckle
Oregon Graphe

N

0 5 10 15 20 m

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client
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project
Latoria Townhouses
641 Latoria Road
Colwood, BC

sheet title
Planting

project no. 122.14
scale 1: 200 @ 24"x36"
drawn by
checked by
sheet no.
L3.01



1 Entry Sign
Scale: 1:20



2 Entry Feature @ Pedestrian Path
Scale: 1:20

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.

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2	WALL HT INFO	2025-02-11
1	DEV PERMIT	2024-10-11

client
Formwell

project
Latoria Townhouses
641 Latoria Road
Colwood, BC

sheet title
Landscape Elevations

project no. 122.14
scale AS SHOWN @ 24"x36"
drawn by
checked by
sheet no.
L4.01

Schedule 3

MDI LANDSCAPE ARCHITECTS
3388A Tennyson Ave
Victoria, BC, V8Z 3P6
p 250.412-2891

LATORIA TOWNHOUSES

LANDSCAPE ESTIMATE FOR BONDING

Based on Landscape Plans submitted for Development Permit, dated July 25, 2025

1. Plants (Includes bed / pit preparation, planting, staking & mulch finish for nursery stock)

Trees:	**Qty.**	**Size**	**Unit Cost**	**Cost**
Acer circinatum	4	1.5m ht	$ [redacted]	$ [redacted]
Acer macrophyllum	2	4.0cm cal, b&b	$ [redacted]	$ [redacted]
Acer rubrum 'Autumn Glory'	5	6.0cm cal, b&b	$ [redacted]	$ [redacted]
Cercidiphyllum japonicum	2	5.0cm cal, b&b	$ [redacted]	$ [redacted]
Cercis canadensis	3	5.0cm cal, b&b	$ [redacted]	$ [redacted]
Chamaecyparis nootkatensis 'Pendula'	4	2.5m ht, b&b conifer	$ [redacted]	$ [redacted]
Cornus 'Eddie's White Wonder'	4	4.0cm cal, b&b	$ [redacted]	$ [redacted]
Magnolia x 'Galaxy'	4	5.0cm cal, b&b	$ [redacted]	$ [redacted]
Parrotia persica	7	5.0cm cal, b&b	$ [redacted]	$ [redacted]
Pseudotsuga menziesii	2	1.5m ht, b&b conifer	$ [redacted]	$ [redacted]
Quercus garryana	1	4.0cm cal, b&b	$ [redacted]	$ [redacted]
Subtotal				**$** [redacted]

Shrubs/Grasses/Perennials/Ferns:	**Qty.**	**Size**	**Unit Cost**	**Cost**
Shrubs #1 pot	899	#1 pot	$ [redacted]	$ [redacted]
Shrubs #2 pot	151	#2 pot	$ [redacted]	$ [redacted]
Shrubs #3 pot	214	#3 pot	$ [redacted]	$ [redacted]
Subtotal				**$** [redacted]

Soil, Mulch, Grass:	**Qty.**	**Size**	**Unit Cost**	**Cost**
Soil Ornamental Shrub Areas	767	sq. m.	$ [redacted]	$ [redacted]
Naturalized Shrub Area	341	sq. m.	$ [redacted]	$ [redacted]
Mulch Orn. Planted Areas (50 mm dep.)	767	sq. m.	$ [redacted]	$ [redacted]
Lawn - Seed over 100 mm Lawn Growing Medium	86	sq. m.	$ [redacted]	$ [redacted]
Subtotal				**$** [redacted]

2. Irrigation	**Qty.**	**Units**	**Unit Cost**	**Cost**
Irrigation	10	zone	$ [redacted]	$ [redacted]
Sub-Total				**$** [redacted]

3. Hardscape and Surfacing (excl. municipal walkway, driveways and parking)

	Qty.	**Units**	**Avg/unit cost**	**Cost**
Cast in Place Concrete, 100 mm thickness	130	sq. m.	$ [redacted]	$ [redacted]
Concrete Unit Paving - Patios	409	sq. m.	$ [redacted]	$ [redacted]
Aggregate Pathway	40	sq. m.	$ [redacted]	$ [redacted]
Maintenance Edge - 40mm Drain Rock	41	sq. m.	$ [redacted]	$ [redacted]
Wood Fibre Play Surfacing	97	sq. m.	$ [redacted]	$ [redacted]
Rock Catch Area - 2-5" Drain Rock	83	sq. m.	$ [redacted]	$ [redacted]
Subtotal				**$** [redacted]

4. Steps, Walls, Embankments (exlcudes structural walls i.e. over 1.2 m height)

	Qty.	**Units**	**Unit Cost**	**Cost**
Cast in Place Concrete Wall - 1.2 m high	450	lin m	$ [redacted]	$ [redacted]
Subtotal				**$** [redacted]

5. Railings, Barriers, Fencing	Qty.	Units	Unit Cost	Cost
Wood Fence - 1800mm High	98	lin m	$ [redacted]	$ [redacted]
Guard Rail -1200mm High	130	lin m	$ [redacted]	$ [redacted]
Play Area Fence - 1800mm High	24	lin m	$ [redacted]	$ [redacted]
Garbage Enclosure	1	Lump sum	$ [redacted]	$ [redacted]
Entryway Feature - Cedar Arbor	1	Lump sum	$ [redacted]	$ [redacted]
Protection Bollard	1	per	$ [redacted]	$ [redacted]
Subtotal				**$** [redacted]

6. Site Furnishings	Qty.	Units	Unit Cost	Cost
Bicycle Rack	3	per	$ [redacted]	$ [redacted]
Play Equipment - Earth Scape 'Junior Tower'	1	Lump sum	$ [redacted]	$ [redacted]
Address Sign - Wall Mount	1	Lump sum	$ [redacted]	$ [redacted]
Entryway Pillar	2	Lump sum	$ [redacted]	$ [redacted]
Bench	2	per	$ [redacted]	$ [redacted]
Subtotal				**$** [redacted]

Total Estimate: **$** [redacted]

plus GST

Date: October 28, 2025
Prepared by [redacted]

Cascadia Biological Services

Cascadia Biological Services
772 Goldstream Ave
PO Box 27034
Victoria, BC
V9B 5S4

June 8th 2022

City of Colwood
3300 Wishart Road
Victoria, British Columbia
Canada, V9C 1R1
Attn: Planner

Environmental Impact Assessment
641 Latoria Road – Langford BC

Purpose

This report is in response to a request by the City of Colwood for an assessment of environmentally significant attributes as well as potential impacts resulting from the proposed subdivision located at 641 Latoria Road (refer to Attachment I, II, and III for an overview map showing the subject property location, environmentally significant attributes as well as areas of significance). Located along the southern boundary of the city with the District of Metchosin, the property has been identified as a development permit area with a designation of DP-17-016. At the time of our assessment in March and April of 2022, the property was abandoned with past evidence of residential use given the older dilapidated structures onsite. The property is located immediately southwest of the Latoria Road and Veterans Memorial Parkway intersection.

Because of the potential for high value habitat, this assessment will determine if our study area as shown in Attachment I falls within existing environmentally sensitive areas and if so, how best to mitigate and/or reduce the overall environmental impacts associated with the development. As well, the assessment is also required to determine if the Riparian Areas Protection Regulations (RAPR) legislation applies to the property in regard to watercourses that may be present on site and/or immediately adjacent to the property thereby fulfilling the requirements of the legislation.

Background

At the request of [redacted] (landowner), Cascadia Biological Services was retained to conduct an environmental impact assessment of the proposed disturbed area (majority of lot) associated with the development of 641 Latoria Road as shown in Attachment(s) I- IV. The subject property, measuring approximately 8000 m^2 (0.8

hectares) in area, has a northerly aspect and fronts onto Latoria Road. For this project, our assessment focused on the rocky outcrop and older second generation /shrub area along the southwestern centre of the property(s) as well as a stand of older second-generation forest along the western and southern boundaries of the proposed development. These areas appeared to be in more of a natural state as compared to the disturbed areas along the centre and southeast corners of the property. This natural state area measures 3091 m^2 (0.3091 hectares) and represents 38.6% of the entire subject property. Please refer to Attachment IV for the natural state areas map. Fieldwork to assess the study area was completed by Thomas Roy, QEP of Cascadia Biological Services between February and March of 2022. The purpose of the site visit therefore was to examine the physical and biological attributes of the proposed disturbed area within the Habitat/Biodiversity polygons, the potential for riparian areas as well as to review proposed works, and finally, to discuss how best to minimize or offset the environmental impacts resulting from the proposed subdivision. Prior to the field visit, an overview search of existing environmentally significant areas was conducted including a search of rare elements as documented by the BC Conservation Data Centre. Typical site photos are presented in Attachment V.

Environmental Assessment Findings

1) **Land Use –** Properties to the south and southwest of the subject property have been utilized for larger acreage type residential purposes and remain for the most part relatively undisturbed. Higher density subdivisions are located immediately north, south and east of the property. Most of the native vegetation in and around the subject property including neighbouring properties have been replaced by lawns and ornamental gardens comprised primarily of introduced species with the exception of small to mid size native ecosystem polygons interspersed between the existing disturbed areas.

2) **Subject Property** - The subject property consists of a total area of 8,000 m^2 (0.8 hectares) of which over 61.4% has been previously disturbed. Further to the previous disturbances on the property, the proposed disturbances associated with the subdivision plan, include land alterations to an additional 3000 m^2 (0.3 hectares) of low to moderately rated (marginal habitat) rocky outcrop habitat and older second-generation mixed forest polygons. Please refer to Attachment IV for an overview map with the natural state area(s) identified. Typical site photographs are presented in Attachment V. For the sake of this assessment, low to moderately rated habitat is indicative of an indigenous ecosystem, however, does not possess environmentally significant attributes including nesting/denning sites and/or rare plants. Overall, the ecosystem provides some habitat for birds and other small/large mammals including raccoons, deer etc. Overall, given the isolation of the majority of the ecosystem and fragmentation of available habitat, the ecosystem is considered of low-moderate value.

3) **Rare Plants/Wildlife/Ecosystems** – From our assessment, there are no environmentally significant attributes including rocky outcrops, sharp-tailed snake habitat, wildlife trees, raptor nests, wildlife dens, rare plants/wildlife within the proposed disturbed area (Potential habitat and biodiversity polygons). Overall, potential habitat and biodiversity values with the proposed disturbed area remain low due to previous disturbances and the introduction of non-native species. Provincial and regional Sensitive Ecosystem Inventory mapping shows the potential for rare ecological communities or vascular plants/animals having the potential to occur on the property. These include the potential for old growth and older second-generation forests as well as the ecocritical community of Douglas fir/Oregon grape. There is also some potential for the sharp-tailed snake habitat as identified by Provincial and Regional mapping. Please refer to Attachment II and III for an overview map displaying known rare elements in and around the study area. From our assessments, this property was determined to not have any of those attributes except for the occasional discontinuous smaller polygons of older second forest.

4) **Watercourses** – From our assessment of the property, there is one waterbody located outside of the property along the northern boundary. Flowing from west to east along the northern boundary of Latoria Drive, the watercourse is gazetted as North Latoria Creek. Please refer to Attachment VI. The creek at this location projects a 30m Riparian Assessment Area (RAA) onto the northern edge of the property where it meets Latoria Road. There is also a ditch that flows east from this location that eventually runs into North Latoria Creek. As a result, a Riparian Assessment Protection Regulations (RAPR) report will be required to be submitted to the Province for or in support of the Development Permit Application (DPA).

Options and Recommendations

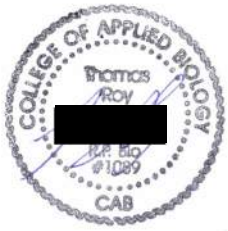
From our environmental assessment of the subject property located at 641 Latoria Drive, it is in my opinion that the proposed subdivision undergoing a development permit application as shown in Attachment I-III, will not adversely impact the local environment if the following recommendations are adhered to:

1) Works within the proposed disturbed area will be monitored by a Registered Professional Biologist (R.P. Bio.) during the initial excavation to ensure wildlife and fisheries values are not harmed. This includes monitoring for any new avian nests as well as small mammal dens etc.
2) Set aside as part of the subdivision layout, a minimum of 20% of the total land area as a Section 219 Environmental Protection Covenant
3) Limit disturbances to adjoining properties as well as the proposed covenant area;
4) As a result of the proposed disturbed area and vegetation removal, Cascadia Biological Services recommends that two nesting boxes (QEP to determine sizes and configuration) be installed along the proposed park/open space dedication;

5) Landscape planting should maximize use of native species (QEP to provide lists of acceptable plant species);

If you have any questions regarding this assessment, please do not hesitate to contact me by means below.

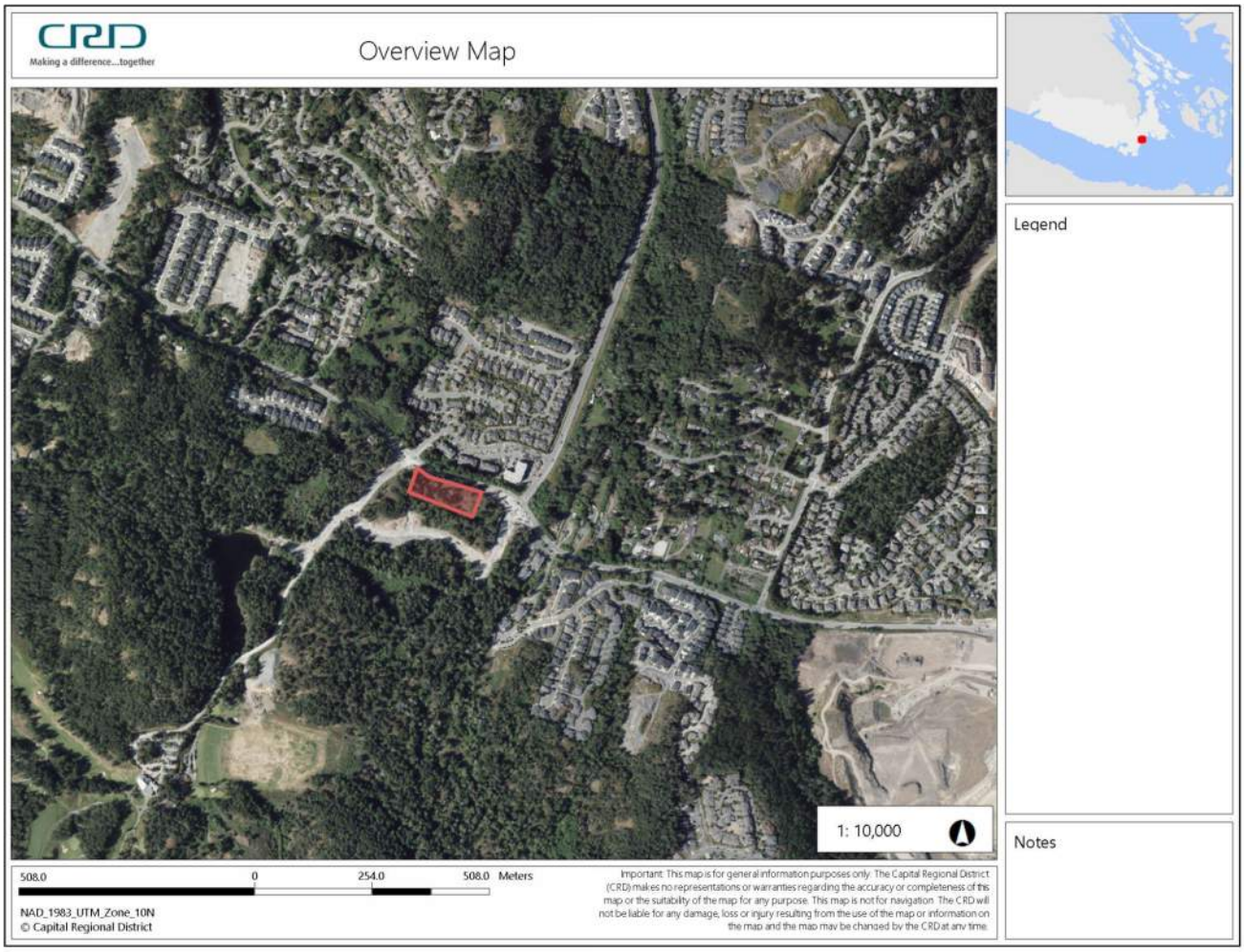
Thanks for your time.



Thomas Roy, R.P. Bio.,
Cascadia Biological Services
772 Goldstream Avenue
PO Box 27034
Victoria BC
V9B 5S4
[redacted]

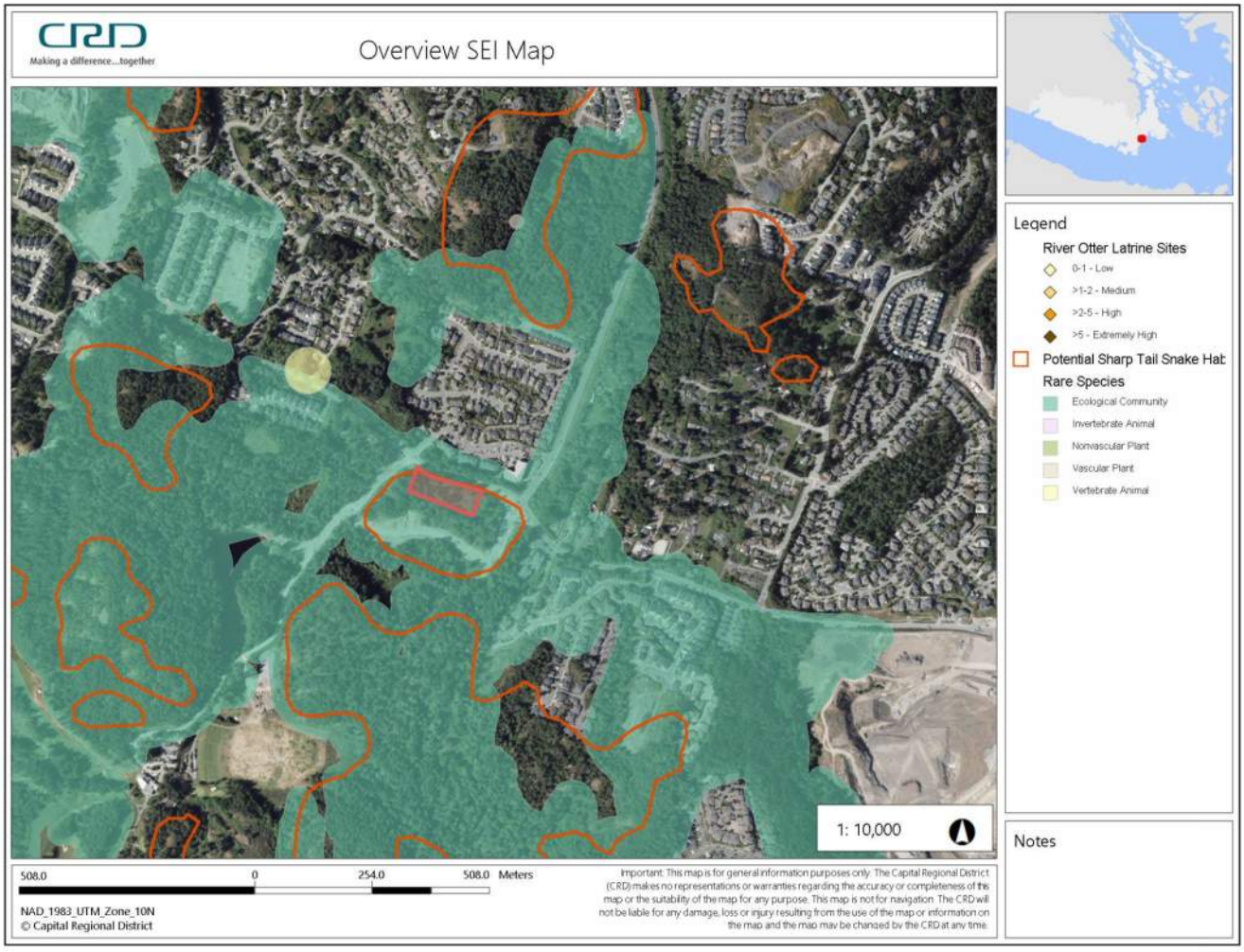
Cascadia Biological Services

Attachment I – Overview Map of the Subject Property



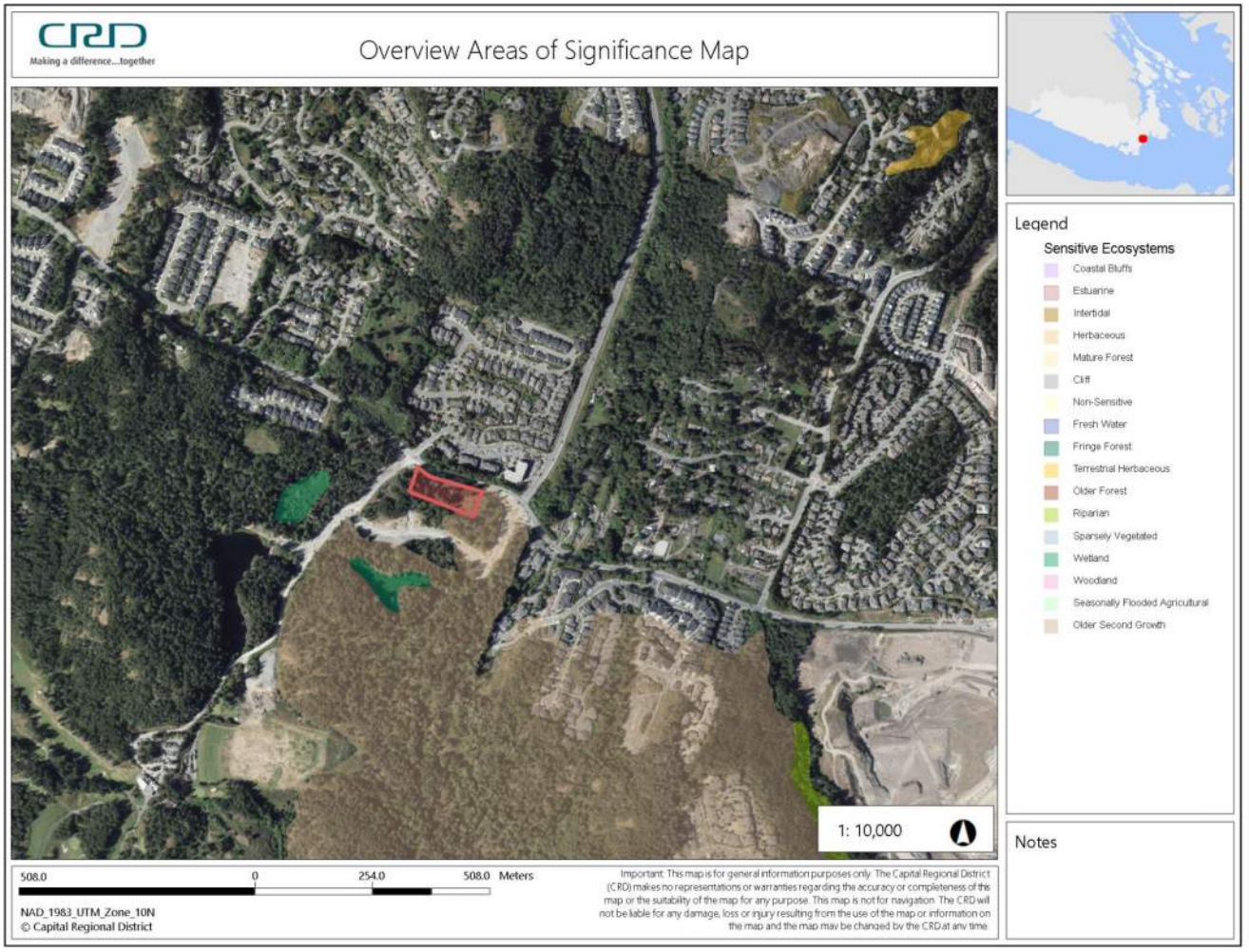
Cascadia Biological Services

Attachment II – Overview Environmentally Sensitive Area (ESA) Map



Cascadia Biological Services

Attachment III – Overview Areas of Significance Map



Cascadia Biological Services

Attachment IV – Overview Natural State Areas Map



Note: Purple polygon represents the natural state area (0.3091 hectares) of the property

Cascadia Biological Services

Attachment V – Overview Watercourse Map



Note: Red polygon represents the study area. Blue polyline represents North Latoria Creek

Cascadia Biological Services

Attachment VI – Typical Site Photographs



Plate #1 – Typical view of the natural state older second-generation polygon along the southern and western flanks of the property



Plate #2 – Typical view of the natural state area along the southern boundary of the site



Plate #3 – Typical view of the disturbed area on site

Schedule 5

Sam Ganong, Principal
Formwell Homes
841 Fort Street
Victoria, BC V8W 1H8

August 15, 2025

RE: 641 Latoria Road – Conservation Covenant Area Restoration Plan

On April 16, 2025, Lehna Malmkvist, RPBio, Swell Environmental Consulting Ltd. and Melissa Lim, Melissa Lim, RLA, visited the site to assess the condition of the conservation covenant area at the western end of 641 Latoria Road and to prepare a habitat restoration and enhancement plan for the covenant area.

Existing Condition

The area consists of two zones:

- Undisturbed rocky outcrop (Photos 1-4)
    - Vegetation dominated by: Douglas-fir (*Pseudotsuga menziesii*), Arbutus (*Arbutus menziesii*), big leaf maple (*Acer macrophyllum*), western redcedar (*Thuja plicata*), red alder (*Alnus rubra*), willow (likely Scouler's willow (*Salix scouleriana*)), with salal (*Gaultheria shallon*), baldhip rose (*Rosa gymnocarpa*), oceanspray (*Holodiscus discolor*), common snowberry (*Symphoricarpos albus*), dull Oregon grape (*Mahonia nervosa*), sword fern (*Polystichum munitum*), and trailing blackberry (*Rubus ursinus*), woodland madia (*Anisocarpus madioides*), brodiaea (*Brodiaea* sp.), sea blush (*Plectritis congesta*), common camas (*Camassia quamash*), white fawn lily (*Erythronium oregonum*), Henderson's shooting star (*Dodecatheon hendersonii*), broadleaf stonecrop (*Sedum spathulifolium*), western trumpet honeysuckle (*Lonicera ciliosa*), hairy honeysuckle (Lonicera hispidula), coastal strawberry (*Fragaria chiloensis*) , sedge (*Carex* sp.), mosses. Invasive species are primarily Scotch broom (*Cytisus scoparius*) and agricultural grasses.
- Historic logging road (Photos 5-9)
    - Vegetation dominated by invasive species: agricultural grasses, Scotch broom (*Cytisus scoparius*), Himalayan blackberry (*Rubus armeniacus*), spurge laurel (*Daphne laureola*). daisy (*Leucanthemum* sp.), herb-robert (*Geranium robertianum*), daffodil (*Narcissus* sp.) with some native vegetation, such as, young red alder and Douglas-fir, moss, and ocean spray.
    - Yard waste and other debris has been desposited in this area.

Restoration Plan

The restoration plan focuses on two areas:

- Undisturbed rock outcrop (light green area on Figure 1)
    - Retain as is
    - Remove invasive species only
    - If needed, replant bare soil areas after invasive species removal with native seed mix:
        - https://satinflower.ca/collections/seeds/products/seed-blend-diverse-meadow-garry-oak-ecosystem-grasses-wildflowers
- Historic logging road (darker green areas on Figure 1)(3 planting zones)
    - Remove invasive species, yard waste and debris, prepare area for planting
    - Replant as per Figure 1, Natural Covenant Area Restoration Planting,, MDI Plan L3.02 substitutions must be approved by the RPBio and RLA
    - Planted area should be mulched with 10-15 cm composted mulch

- Irrigation
  - Growing Season 1 - water as needed to establish.
  - Growing Season 2 - water deeply 2/week during growing season or if plants are wilting
  - Growing Season 3 on-wards- water weekly, monitor to wean plants off irrigation
- Maintenance
  - Invasive species removal, by hand, a minimum of 3 times/growing season for a minimum of 3 growing seasons
- Temporary fencing
  - Deer protection fencing is required until the vegetation is established enough to withstand browsing (approx. 3-5 years)
- Plant Survival
  - 80% of the plants must survive, to be assessed 3 growing seasons after installation, less than 80% survival requires replanting to meet this requirement under the direction of the RPBio and RLA.

Please do not hesitate to contact us with any questions you may have.

Sincerely,

[redacted]

Lehna Malmkvist, MSc, RPBio (#1613)

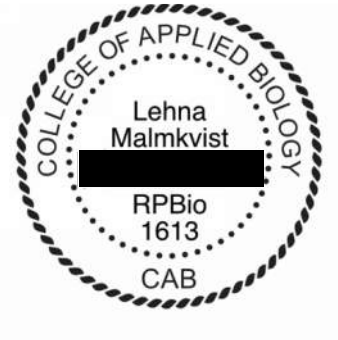




Figure 1. Natural Covenant Area Restoration Planting Plan by MDI Landscape Architects and Swell Environmental Consulting Ltd.



Photo 1. Covenant Area – Undisturbed Rock Outcrop (invasive species removal only)



Photo 2. Covenant Area – Undisturbed Rock Outcrop (invasive species removal only)



Photo 3. Covenant Area – Undisturbed Rock Outcrop (invasive species removal only)



Photo 4. Covenant Area – Undisturbed Rock Outcrop (invasive species removal only)



Photo 5. Covenant Area – Historic Logging Road (invasive species removal and replanting)



Photo 6. Covenant Area – Historic Logging Road (invasive species removal and replanting)



Photo 7. Covenant Area – Historic Logging Road (invasive species removal and replanting)



Photo 8. Covenant Area – Historic Logging Road (invasive species removal and replanting)



Photo 9. Covenant Area – Historic Logging Road (invasive species removal and replanting)

Schedule 6

MDI LANDSCAPE ARCHITECTS
3388A Tennyson Ave
Victoria, BC, V8Z 3P6
p 250.412-2891

Latoria Townhomes

RESTORATION PLANTING - COST ESTIMATE

Based on Restoration Planting Plan dated August 14, 2025

1. Plants (Includes bed / pit preparation, planting, staking & mulch finish for nursery stock)

Trees:	**Qty.**	**Size**	**Unit Cost**	**Cost**
Arbutus menziesii	5	#5 pot	$ [redacted]	$ [redacted]
Acer macrophyllum	2	4.0cm cal, b&b	$ [redacted]	$ [redacted]
Alnus rubra	3	5.0cm cal, b&b	$ [redacted]	$ [redacted]
Pseudotsuga menziesii	9	1.0m ht, b&b	$ [redacted]	$ [redacted]
Subtotal				**$** [redacted]

Shrubs/Grasses/Perennials/Ferns:	**Qty.**	**Size**	**Unit Cost**	**Cost**
Shrubs #1 pot	279	#1 pot	$ [redacted]	$ [redacted]
Shrubs #2 pot	23	#2 pot	$ [redacted]	$ [redacted]
Subtotal				**$** [redacted]

Soil, Mulch, Grass:	**Qty.**	**Size**	**Unit Cost**	**Cost**
Soil Restoration Shrub Areas (300 mm depth Shrub Growing Medium)	311	sq. m.	$ [redacted]	$ [redacted]
Mulch Orn. Planted Areas (50 mm dep.)	311	sq. m.	$ [redacted]	$ [redacted]
Subtotal				**$** [redacted]

Soil, Mulch, Grass:	**Qty.**	**Size**	**Unit Cost**	**Cost**
Split Rail fencing	56	lin m	$ [redacted]	$ [redacted]
Interpretive Signage	2	ea	$ [redacted]	$ [redacted]
Subtotal				**$** [redacted]

Total Estimate: **$** [redacted]

plus GST

Date: November 7, 2025
Prepared by Melissa Lim, RLA

Schedule 7

641 Latoria Road, Colwood, BC

Construction Impact Assessment &

Tree Management Plan

PREPARED FOR: Formwell Homes c/o Sam Ganong
841 Fort Street, Victoria, BC

PREPARED BY: Talmack Urban Forestry Consultants Ltd.

Brayden Borle – Consulting Arborist
ISA Certified # PR-5508A
Tree Risk Assessment Qualified

Noah Talbot – Consulting Arborist
ISA Certified # PN-6822A
Tree Risk Assessment Qualified

DATE OF REPORT ISSUANCE: October 10, 2024

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3. EXECUTIVE SUMMARY 3
4. TREE INVENTORY DEFINITIONS 4
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6. FIELD OBSERVATIONS 6
7. TREE RISK ASSESSMENT 7
8. CONSTRUCTION IMPACT ASSESSMENT 8
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APPENDICES

Appendix A Tree Inventory Table

Appendix B Tree Management Plan (T1)

REVISION RECORD

REVISION	*DESCRIPTION*	*DATE (YYYY-MM-DD)*	*ISSUED BY*
F0	*Original Issuance*	*2022-08-02*	*GM&BB*
F1	*Revision of the Tree Management Plan – Tree 658 was missing from the original issuance,*	*2022-08-18*	*GM&BB*
F2	*Revision to TPP/TMP - Changes to proposed site plan*	*2023-01-09*	*GM&BB*
F3	*Revision to TPP/TMP - Changes to proposed site plan*	*2023-07-13*	*GM&BB*
F4	*Revision to TPP/TMP - Changes to proposed site plan, DP Permit Submission*	*2024-10-10*	*NT&BB*

1. INTRODUCTION

Talmack Urban Forestry Consultants Ltd. was asked to complete a tree inventory, construction impact assessment and management plan for the trees at the following proposed project:

Site:	641 Latoria Road, Colwood BC
Municipality	City of Colwood
Client Name:	Formwell Homes c/o Sam Ganong
Dates of Site Visit(s):	October 03, 2024; May 19 & 24, 2022
Site Conditions:	Pre-construction
Weather During Site Visit:	Various

The purpose of this report is to address the tree inventory and arborist reporting requirements of the City of Colwood Tree Protection Bylaw No. 1735. The construction impact assessment section of this report (section 8) is based on plans reviewed to date, which included: Survey Plan (Powell & Associates; Site Plan; 13809-136W; July 19, 2022), Landscape Architectural DP Plan Package (MDI Landscape Architects, October 08, 2024), Civil Grading and Servicing DP Plan Package (Islander Engineering, October 09, 2024) and Architectural DP Plan Package (Zebra Design; October 04, 2024).

2. TREE INVENTORY METHODOLOGY

The size, health, and structural conditions of trees within influencing distance of the proposed construction were documented. For ease of identification in the field, numerated metal tags were attached to the lower trunks of documented trees. Each tree was 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

The tree inventory documented one hundred sixty-six (166) trees within influencing distance of the proposed development. Sixteen (16) onsite, bylaw protected trees have been proposed for retention. Twenty-eight (28) onsite, bylaw-protected trees have been proposed for removal because they will likely experience substantial impacts to their above and/or below ground structures. Three (3) onsite, bylaw protected trees have a retention status of “To Be Determined (TBD)” due to the need for additional assessments during active construction. Thirty-three (33) offsite trees have been proposed for retention. Three (3) offsite, bylaw protected trees have been proposed for removal to eliminate the risk of failure. Seven (7) offsite trees have a retention status of TBD due the need for additional assessments during active construction. Seventy-three (73) municipal trees along Latoria Road have been proposed for removal due to frontage improvements.

Based on the construction impact assessment, twenty-eight (28) onsite bylaw-protected and three (3) offsite bylaw-protected trees have been proposed for removal. Based on bylaw criteria, sixty-two (62) replacement trees, calculated at a 2:1 ratio (Bylaw Section: 9(2)), are required to compensate for the proposed removals. This calculated replacement tree total does not account for the proposed removal of seventy-three (73) municipal trees along the northern frontage. In the event the site cannot accommodate the required quantity of replacement trees, any planting shortfall shall be compensated to the City of Colwood via cash in lieu payment by the owner or a suitable alternative as directed by the City.

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 neighbouring property

Dripline: Indicates the radius 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
- TBD - See report for more information regarding potential impact

5. SITE INFORMATION & PROJECT UNDERSTANDING

A multi-family development has been proposed within the existing lot at 641 Latoria Road, Colwood BC. It is our understanding that the proposal is to construct six (6) residential buildings, at grade parking, an interior roadway and underground utility services. Due to the proposed grade changes and underlying bed rock, blasting will likely be required for the footprint of the proposed construction. The western portion of the site has been proposed to remain as a natural area.

6. FIELD OBSERVATIONS

The subject lot (*Figure 1*) was largely naturalized and contained variable grades throughout. The western and southern property lines were significantly higher in elevation compared to the remaining portions of the site. The site was historically developed as evidenced by two (2) driveway access points and small accessory buildings. The tree resources were largely located along the municipal frontage and western side of the site. The documented trees were predominantly native species. The dominant species was Douglas fir (*Pseudotsuga menziesii*).



Figure 1 : Site context air photo. The approximate boundary of the subject site is outlined in yellow.

7. TREE RISK ASSESSMENT

During our October 03, 2024, and May 19 & 24, 2022, site visits and in conjunction with the tree inventory, onsite trees were assessed for risk on a limited visual assessment basis (level 1) within the context of the existing land uses (*Figure 2*). The time frame used for the purpose of our assessment is one 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 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 1-year timeframe). Targets considered during the tree risk assessments included: occupants of adjacent residence (frequent use), occupants of vehicles travelling on Latoria Road (frequent use), pedestrians travelling along existing sidewalks (frequent use), and hydro lines (constant use).

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

*In general, all retained trees should be evaluated for long-term retention once development has been completed and new site conditions are evident.

8.1 RETENTION AND REMOVAL OF ONSITE TREES

The following bylaw-protected onsite trees (indicated by ID number) are located where they may be impacted by the proposed onsite construction or are not suitable for retention, and have been proposed for removal *(shown on the tree management plan (T1) in* Appendix B*)*:

Remove twenty-eight (28) onsite, bylaw-protected trees:

- 599, 600 – 623, 634, 636 and 713

The following bylaw-protected trees (indicated by ID #) are located where they are possible for retention provided that the critical root zones are 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 sixteen (16) onsite, bylaw-protected trees:

- 596, 637, 646, 549, 647, 657, 658, 660, 661, 662, 663, 664, 665, 666, 667 and 668

The following bylaw-protected trees (indicated by ID #) have a retention status of "To Be Determined" due to the need for additional assessments or information. 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*):

Retention Status – "To Be Determined" – Three (3) onsite, bylaw-protected trees:

- 595, 597 and 598

**The retention of these trees could be decided at time of excavation or when assessed under the new site conditions.

The following non-bylaw protected onsite trees (indicated by ID number) are located where they may be impacted by the proposed onsite construction or are not suitable for retention, and have been proposed for removal *(*shown on the tree management plan (T1) in Appendix B*)*:

Remove three (3) onsite, non-bylaw protected trees:

- 628, 683 and 712

8.2 RETENTION AND REMOVAL OF PRIVATE OFFSITE TREES

The following offsite trees (indicated by ID number) are located where they may be impacted by the proposed onsite construction or are not suitable for retention, and are proposed for removal *(shown on the tree management plan (T1) in* Appendix B*)*:

Remove three (3) offsite, bylaw-protected trees:

- 625, 627 and 678

*625 & 678 were observed as dead and have been proposed for removal to mitigate potential failures in the future. If retention is preferred, these trees should be further assessed for structural soundness and modified into wildlife trees.

*627 was documented in poor health and has been proposed for removal to mitigate potential failures in the future. If retention is preferred, this tree should be further assessed for structural soundness and modified into a wildlife tree.

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

Retain thirty-three (33) private offsite trees

- 624, 589, Cluster1, 629, 630, 631, 633, 571, 638, 639, 640, 569, 641 – 645, 648 – 656, 659, 669 – 672, 676, 677 and 679

The following private offsite trees (indicated by ID #) have a retention status of "To Be Determined" due to the need for additional assessments or information. 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*):

Retention Status – "To Be Determined" – Seven (7) private offsite trees:

- 626, 632, 633, 635, 673, 674 and 675

**The retention of these tree could be decided at time of excavation or when more information is available

8.3 RETENTION AND REMOVAL OF MUNICIPAL TREES

The following municipal trees (indicated by ID number) are located where they may be impacted by the proposed onsite construction or are not suitable for retention, and are proposed for removal *(shown on the tree management plan (T1) in* Appendix A*)*:

Remove seventy-three (73) municipal trees:

- 680 – 711, 714 – 718, 531 – 566

8.3 TREE REPLACEMENT

Pursuant to City of Colwood's, the tree replacement calculations are as follows:

Tree Impact Summary				
	A	**B**	**C**	**D**
Tree Status	**Total # of Protected Trees**	**# Of Trees to be REMOVED**	**Ratio of Replacement per Removal**	**# REPLACEMENT Trees to be Planted**
Onsite Trees	47	28	2:1	56
Private Offsite Trees	29	3	2:1	6
Municipal Trees	73	73	TBD	TBD
Total	**149**	**106**	**N/A**	**62**

Based on the construction impact assessment, twenty-eight (28) onsite bylaw-protected and three (3) offsite bylaw-protected trees have been proposed for removal. Based on bylaw criteria, sixty-two (62) replacement trees, calculated at a 2:1 ratio (Bylaw Section: 9(2)), are required to compensate for the proposed removals. The calculated replacement tree total does not account for the proposed removal of seventy-three (73) municipal trees along the northern frontage. In the event the site cannot accommodate the required quantity of replacement trees, any planting shortfall shall be compensated to the City of Colwood via cash in lieu payment by the owner or a suitable alternative as directed by the City.

9. IMPACT MITIGATION

Tree Protection Barrier: The areas, surrounding the trees to be retained should be isolated from the construction activity by erecting protective barrier fencing (see *Appendix A* 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 all excavation within the critical root zones of 595 & 596 to facilitate the construction of the municipal frontage.
- The project arborist shall supervise all excavation, blasting and fill placement within the critical root zones of 666, 638, 637, 635, 633, 626, 624, 598, 596, 595 and 571 to facilitate grade changes adjacent to the natural area, property line, and Buildings A, D and F.
- The project arborist should supervise and consult on all excavation within the critical root zones of retained trees to ensure tree condition (Health & Structure) is not compromised
- The project arborist should supervise and consult on blasting efforts within the critical root zones of retained trees to ensure tree condition (Health & Structure) is not compromised
- The project arborist should assess the retained trees under the new site conditions to determine long term suitability once construction has been completed, especially 673, 674, 675 and 632.
- Any pruning required to facilitate equipment or building clearance
- Review the installation of the tree protection fencing prior to the initiation of construction.
- Any adjustment of the tree protection fencing

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.

Hard Surfaces Above Tree Roots:

If the new paved surfaces within the critical root zones 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 consider 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.

Windthrow: Where Forest edge trees are proposed to be removed, we recommend that trees that may experience an increase in wind exposure be re-examined, once tree clearing has taken place, to ensure that they are structurally stable, and suitable for retention as leading-edge trees.

Arborist Role: It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:

- Locating and reviewing 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,

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City of Colwood, Tree protection Bylaw No. 1735.

APPENDIX A - TREE INVENTORY TABLE

Table 1 - Tree Inventory: 641 Latoria Road

Tag #	Surveyed (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected (Yes/No)	Name		DBH (cm)	Crown radius (m)	Critical root zone radius (m)	Condition		Relative tolerance	General field observations/remarks	Tree retention/location comments	Retention status
				Common	Botanical				Health	Structural				
595	Y	On	Y	Douglas fir	Pseudotsuga menziesii	43,52 (68)	5	9.336	Fair	Fair	Moderate	Codominant stems, some twig die back, rooted on mound, previous stem removed, asymmetrical lower crown	Located within western common area, Conditional: Excavation within the critical root zone will likely be required. Should be assessed under new site conditions.	TBD
596	Y	On	Y	Western red cedar	Thuja plicata	34,21,31 (51)	5	7.824	Fair to poor	Fair to poor	Moderate	Wood pecker holes, crown die back, asymmetrical crown, suppressed by 595	Located within western common area, Suitable	Retain
597	Y	On	Y	Big leaf maple	Acer macrophyllum	25,19,32 (45)	5	5.84	Fair to poor	Poor	Good	Previously failed stem, suckering on failed stem, asymmetrical crown, yellow foliage, suppressed	Located within western common area, Conditional: Structural pruning should be completed to bolster its structural condition. Should be assessed under new site conditions.	TBD
598	Y	On	Y	Western red cedar	Thuja plicata	84	5	10.08	Fair	Fair to poor	Moderate	Some dieback, dead wood, tridominant leaders, likely included bark at union, infill at base obscuring basal taper	Located adjacent to proposed sidewalk and retaining wall. Conditional: Blasting/excavation within the critical root zone will likely be required.	TBD
599	Y	On	Y	Douglas fir	Pseudotsuga menziesii	41	4	4.92	Fair	Fair	Moderate	Small dead wood, slight deflected trunk at 15m, fair taper, wind damage	Located within building footprint	Remove
600	Y	On	Y	Douglas fir	Pseudotsuga menziesii	38	4	4.56	Fair	Fair	Moderate	Woody debris around base, high crown, dead wood, large buttress root on uphill side, slight suppression, top dieback	Likely impacted by grade changes along the northern property line	Remove
601	Y	On	Y	Douglas fir	Pseudotsuga menziesii	49	5	5.88	Fair	Fair	Moderate	Limited soil volume on east side of tree due to slope, corrected lean, asymmetrical crown	Likely impacted by grade changes along the northern property line	Remove

Tag #	Surveyed (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected (Yes/No)	Name		DBH (cm)	Crown radius (m)	Critical root zone radius (m)	Condition		Relative tolerance	General field observations/remarks	Tree retention/location comments	Retention status
				Common	Botanical				Health	Structural				
602	Y	On	Y	Douglas fir	Pseudotsuga menziesii	42	4	5.04	Fair	Fair	Moderate	Asymmetrical crown, small dead wood, suppressed by 601, limited soil volume due to slope	Likely impacted by grade changes along the northern property line	Remove
603	Y	On	Y	Douglas fir	Pseudotsuga menziesii	30	4	3.6	Fair	Fair	Moderate	Asymmetrical crown, small dead wood, suppressed by 601, limited soil volume due to slope	Likely impacted by grade changes along the northern property line	Remove
604	Y	On	Y	Grand fir	Abies grandis	101	6	15.15	Fair	Fair to poor	Poor	Deadwood and hanging dead wood, sparse too, possible historical top failure, flat top, dense canopy at leader, moderate die back in throughout canopy, health stress, stressed leader	Located within building footprint	Remove
605	Y	On	Y	Douglas fir	Pseudotsuga menziesii	40	5	4.8	Fair	Fair to poor	Moderate	Rooted on edge of excavated pit, no surface roots due to excavation and woody debris, historical topping with new leader, asymmetrical crown, failure of trees adjacent to stem	Located within proposed internal driveway	Remove
606	Y	On	Y	Western red cedar	Thuja plicata	30,13 (33)	4	4.536	Fair to poor	Fair	Moderate	Dead leader on 30cm stem, thinning canopy, failures in adjacent area, historically suppressed by adjacent tree with recent failure	Located within proposed internal driveway	Remove
607	Y	On	Y	Douglas fir	Pseudotsuga menziesii	47	0	5.64	Dead	Dead	Moderate	Snag, failure at 6m	Located within proposed internal driveway	Remove
608	Y	On	Y	Douglas fir	Pseudotsuga menziesii	117	8	14.04	Fair to good	Fair good	Moderate	Deadwood, rooted on slope, trunk diameter rapid narrows at top tire of the tree, generally full canopy, out stretched limbs, some limbs end weighted	Located within proposed internal driveway	Remove
609	Y	On	Y	Douglas fir	Pseudotsuga menziesii	93	10	11.16	Fair	Fair	Moderate	Hanging dead wood, historical removal of adjacent fir stem, deadwood, flattened buttress root with possible damage from construction, surface rooted, die back, small foliage, bowed top, possible health stress	Located within building footprint	Remove
610	Y	On	Y	Douglas fir	Pseudotsuga menziesii	83	9	9.96	Fair	Fair	Moderate	Large buttress roots in the direction of the slope, large deadwood, codom with 611, small foliage, epicormic growth, some health stress, asymmetrical crown	Located within building footprint	Remove

Tag #	Surveyed (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected (Yes/No)	Name		DBH (cm)	Crown radius (m)	Critical root zone radius (m)	Condition		Relative tolerance	General field observations/remarks	Tree retention/location comments	Retention status
				Common	Botanical				Health	Structural				
611	Y	On	Y	Douglas fir	Pseudotsuga menziesii	92	9	11.04	Fair	Fair	Moderate	Slight corrected lean, codom with 610, barbed wire embedded in stem, one buttress root in the direction of the slope, large deadwood, asymmetrical crown, some dieback,	Located within building footprint	Remove
612	Y	On	Y	Douglas fir	Pseudotsuga menziesii	53	7	6.36	Fair	Fair	Moderate	Corrected lean, lower deadwood, twig dieback, possible stunted leader, rock out cropping on south east, some epicormic growth	Located within proposed internal driveway	Remove
613	Y	On	Y	Douglas fir	Pseudotsuga menziesii	13,31 (34)	5	4.656	Fair	Fair	Moderate	Asymmetrical crown on larger stem, dead wood, epicormic growth, some health stress, rooted in to rock face,	Located within building footprint	Remove
614	Y	On	Y	Douglas fir	Pseudotsuga menziesii	37	5	4.44	Fair	Fair	Moderate	Large surface root on south west side of trunk, limited rooting on the rock outcrop side, corrected lean to the north, twig die back, some health stress, asymmetrical crown,	Located within building footprint	Remove
615	Y	On	Y	Douglas fir	Pseudotsuga menziesii	91	8	10.92	Poor	Poor	Moderate	Late-stage decline, girdled at 4m, buttress root in to the rock out crop, large dead wood, very sparse foliage, moderately surface rooted, corrected lean to the west	Located within building footprint	Remove
616	Y	On	Y	Grand fir	Abies grandis	84	7	12.6	Fair to poor	Fair	Poor	Surface rooted, lower large deadwood, basketball hoop fixed to trunk, die back throughout canopy, leader damage expressing flat top, some health stress	Located within building footprint	Remove
617	Y	On	Y	Grand fir	Abies grandis	65,43 (78)	5	13.62	Fair to poor	Poor	Poor	Dieback throughout canopy, previous top failure on smaller stem, deadwood, top failure on larger stem,	Located within building footprint	Remove
618	Y	On	Y	Western red cedar	Thuja plicata	35	0	4.2	Dead	Dead	Moderate	Standing dead wood	Located within building footprint	Remove
619	Y	On	Y	Douglas fir	Pseudotsuga menziesii	78	5	9.36	Fair to poor	Fair	Moderate	Pitch production on lower stem, large deadwood, heavy historical root pruning associated with shack, dieback, health stress, bulbous base, slight lean towards Latoria Road, multiple stem deflections	Likely impacted by grade changes along the northern property line	Remove

Tag #	Surveyed (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected (Yes/No)	Name		DBH (cm)	Crown radius (m)	Critical root zone radius (m)	Condition		Relative tolerance	General field observations/remarks	Tree retention/location comments	Retention status
				Common	Botanical				Health	Structural				
620	Y	On	Y	Douglas fir	Pseudotsuga menziesii	56	4	6.72	Fair to poor	Fair	Moderate	Lean, epicormic growth, top die back, large surface roots in the direction of slope, generally surface rooted, deadwood	Likely impacted by grade changes along the northern property line	Remove
621	Y	On	Y	Arbutus	Arbutus menziesii	9	3	1.35	Fair to poor	Fair	Poor	Minimal live foliage, suppressed, lean down slope, die back	Likely impacted by grade changes along the northern property line	Remove
622	Y	On	Y	Douglas fir	Pseudotsuga menziesii	41, 24,17 (51)	5	8.592	Fair	Fair	Moderate	Nursed on old stump, corrected lean on larger stem, little rooting in rock, smaller stem is growing within the canopy of the larger stem, epicormic growth, die back and thinning canopy, some health stress	Located within building footprint	Remove
623	Y	On	Y	Arbutus	Arbutus menziesii	28	7	4.2	Fair	Fair	Poor	Bulbous base, dieback throughout canopy, browning foliage, suppressed vines growing within canopy	Likely impacted by grade changes along the northern property line	Remove
624	Y	Off	Y	Douglas fir	Pseudotsuga menziesii	79	6	9.48	Fair	Fair	Moderate	Asymmetrical crown, deadwood, dieback, sparse top, codominant with adjacent tree, adjacent to Telus box,	All excavation/grade changes should not extend past the eastern property line. Impacts are likely minor.	Retain
625	Y	Off	Y	Western red cedar	Thuja plicata	36,57 (67)	0	9.432	Dead	Dead	Moderate	Standing dead wood, some decay observed on buttress roots, debris piled at base, large crack in larger stem,	Potentially hazardous given the condition	Remove
589	Y	Off	Y	Douglas fir	Pseudotsuga menziesii	77	5	9.24	Fair	Fair	Moderate	Existing tag:589, dieback, corrected lean at base, some end weighted limbs, bark rubbing on south trunk, asymmetrical crown, buttress roots to the south east	Impacts are likely minor	Retain
626	Y	Off	Y	Douglas fir	Pseudotsuga menziesii	70	4	8.4	Fair	Fair to poor	Moderate	High crown, corrected lean to the southeast, past top failure, die back, some health stress	Conditional, potentially impacted by activities along eastern perimeter. It is recommended the natural grade be maintained within the southeast corner of the site if retention is desired.	TBD

Tag #	Surveyed (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected (Yes/No)	Name		DBH (cm)	Crown radius (m)	Critical root zone radius (m)	Condition		Relative tolerance	General field observations/remarks	Tree retention/location comments	Retention status
				Common	Botanical				Health	Structural				
Cluster1	Y	Off	Y	Douglas fir, Arbutus, Grand fir	Pseudotsuga menziesii, Arbutus menziesii, Abies grandis	Multiple stems, between 25 and 70cm	Various	8.4	Fair	Fair	Moderate	Codominant stems, limited visibility due to surrounding foliage stems rooted on top of slope, retention as a cluster, germination point 15 to 20m from property line	Impacts are likely minor	Retain
627	Y	Off	Y	Western red cedar	Thuja plicata	41, 26 (49)	6	5.88	Poor	Fair to poor	Moderate	Rooted in rock slope, functionally dead, undermined roots, corrected leans	Potentially hazardous given the condition.	Remove
628	Y	On	N	Scoular willow	Salix scouleriana	27,26,26,24,22,24,15 (47)	7	6.984	Fair	Poor	Moderate	Scaring on limbs and trunk, actively failing included unions surface rooted, dead wood, intertwined limbs, large burls at base	Located within the proposed internal driveway	Remove
629	Y	Off	Y	Douglas fir	Pseudotsuga menziesii	31	2	3.72	Fair to good	Fair	Moderate	Holding up adjacent arbutus, narrow crown, lean over property, die back, asymmetrical crown, surface roots perpendicular to slope	Suitable, impacts are likely minor	Retain
630	Y	Off	Y	Arbutus	Arbutus menziesii	10	3	1.5	Fair to poor	Fair	Poor	Sparse foliage, past failures, dieback	Suitable, impacts are likely minor	Retain
631	Y	Off	Y	Douglas fir	Pseudotsuga menziesii	36	3	4.32	Fair to good	Fair	Moderate	Impacted by uprooted arbutus, multiple deflections in stem, some dieback, past branch failures causing irregular branch pattern	Suitable, impacts are likely minor	Retain
632	Y	Off	Y	Arbutus	Arbutus menziesii	36,21 (42)	15	7.29	Fair to poor	Fair	Poor	Historically uprooted, surface roots, tension in trunks, limited live crown, bud and leaf emergence, larger stem canopy extends over property line, interacting with adjacent Douglas firs	Conditional, some of the canopy that extends into the site may require pruning. Retention should be re-evaluated under the new site conditions or during pruning operations	TBD
633	Y	Off	N	Douglas fir	Pseudotsuga menziesii	21	3	2.52	Fair	Fair	Moderate	Asymmetrical crown, narrow crown, epicormic growth, 1m off property line	It is recommended the natural grade be maintained within critical root zone as much as possible	TBD
571	Y	Off	Y	Arbutus	Arbutus menziesii	25,29,29,39 (57)	12	11.07	Fair to good	Fair to poor	Poor	Surface roots down slope and upslope, smallest stem as cavity on tension side of the stem, past limb failures, bulbous base, cavities in base on down slope side with reasonable response growth, wide canopy, some die back	Conditional, some structural pruning may be required to improve structure. Retention should be reevaluated under the new site conditions or	Retain

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				Common	Botanical				Health	Structural				
													during pruning operations.	
634	Y	On	Y	Arbutus	Arbutus menziesii	10	2	1.5	Fair to poor	Fair to poor	Poor	Dead wood, uprooted, struck by previous failed stem, SHARED	Likely impacted by activities along southern perimeter	Remove
635	Y	Off	Y	Arbutus	Arbutus menziesii	21	7	3.15	Fair	Fair	Poor	Rooted in rock, surface roots down and perpendicular to slope, lean upslope, some dieback, small dead wood	It is recommended the natural grade be maintained with critical root zone as much as possible.	TBD
636	Y	On	Y	Arbutus	Arbutus menziesii	45,40 (60)	14	10.35	Fair to poor	Fair	Poor	Large surface roots upslope and down slope, dieback throughout canopy, historical top failure on smaller stem, response wood on smaller stem surrounding column of decay, limb failures, lean to the north	Located within building footprint	Remove
637	Y	On	Y	Douglas fir	Pseudotsuga menziesii	51	4	6.12	Fair	Fair	Moderate	Asymmetrical crown, multiple trunk deflections, surface rooted, flat top, epicormic growth, small dead wood,	Arborist supervision required to install parking	Retain
638	Y	Off	Y	Douglas fir	Pseudotsuga menziesii	63	5	7.56	Fair	Fair to poor	Moderate	Historically topped or failed leader, abundance of dead wood, dramatically curved base, multiple deflections, surface rooted on upper slope, lean down slope, die back, deadwood	Impacts are likely minor	Retain
639	Y	Off	Y	Arbutus	Arbutus menziesii	47	6	7.05	Fair	Fair	Poor	Basal cavity, surface rooted, slight lean to the south west, vines, some dieback,	Impacts are likely minor	Retain
640	Y	Off	Y	Douglas fir	Pseudotsuga menziesii	40	2	4.8	Fair to poor	Fair	Moderate	Lower live crown, tip dieback, deflected trunk, dead tree hung up against trunk	Impacts are likely minor	Retain
569	Y	Off	Y	Arbutus	Arbutus menziesii	42,28,48,36 (73)	15	14.22	Fair	Fair	Poor	42cm stem has failed at 4m and possibly nesting site, two stems hung up in the 36cm stem, die back throughout canopy, browning foliage, leans over property line,	Conditional: Pruning and hang limb removal should be completed. Impacts are likely minor.	Retain

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				Common	Botanical				Health	Structural				
641	Y	Off	N	Douglas fir	Pseudotsuga menziesii	17	2	2.04	Fair	Fair	Moderate	Die back in crown	Impacts are likely minor	Retain
642	Y	Off	N	Douglas fir	Pseudotsuga menziesii	19	2	2.28	Fair	Fair	Moderate	Impacted by failed stem, uncorrected lean, wound on trunk, die back	Conditional: Failed stem should be removed from canopy. Impacts are likely minor.	Retain
643	Y	Off	N	Douglas fir	Pseudotsuga menziesii	21	2	2.52	Fair	Fair	Moderate	Impacted by failed stem, die back	Conditional: Failed stem should be removed from canopy. Impacts are likely minor.	Retain
644	Y	Off	N	Douglas fir	Pseudotsuga menziesii	26	2	3.12	Fair	Fair	Moderate	Impacted by failed stem, die back	Conditional: Failed stem should be removed from canopy. Impacts are likely minor.	Retain
645	Y	Off	N	Douglas fir	Pseudotsuga menziesii	18	2	2.16	Fair	Fair	Moderate	Deflected leader, die back	Impacts are likely minor	Retain
646	Y	On	Y	Arbutus	Arbutus menziesii	36	10	5.4	Fair to poor	Fair to poor	Poor	Column of decay, surface roots, past large limb failures, some die back, one limb has no canopy	Impacts are likely minor	Retain
549	Y	On	Y	Arbutus	Arbutus menziesii	50,35,40,12,24,15,18 (73)	18	14.25	Fair	Fair to poor	Poor	15cm impacted by adjacent Douglas fir, overlapping root zone with adjacent fir, deadwood, large angle between stems, historically limb failures, sparse foliage, suppressed by fir	Located within western common area, Impacts are likely minor	Retain
647	Y	On	Y	Douglas fir	Pseudotsuga menziesii	55,65 (85)	7	11.76	Fair	Fair to poor	Moderate	Both stems have deflected tops, dead wood, epicormic growth, tip dieback surface roots down slope, possible included bark between stems,	Located within western common area, Impacts are likely minor	Retain
648	Y	Off	N	Douglas fir	Pseudotsuga menziesii	28	3	3.36	Fair	Fair to poor	Moderate	Deflected stem at 12m, deadwood, hanging deadwood, some dieback	Adjacent to western common area, impacts are likely minor	Retain
649	Y	Off	Y	Douglas fir	Pseudotsuga menziesii	51	3	6.12	Fair	Fair	Moderate	Tip dieback, epicormic growth, corrected lean, possible flat top, deadwood, narrow canopy	Adjacent to western common area, impacts are likely minor	Retain

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				Common	Botanical				Health	Structural				
650	Y	Off	N	Douglas fir	Pseudotsuga menziesii	11	4	1.32	Fair	Fair good	Moderate	Suppressed, young tree	Adjacent to western common area, impacts are likely minor	Retain
651	Y	Off	Y	Douglas fir	Pseudotsuga menziesii	40	0	4.8	Dead	Dead	Moderate	Standing dead wood, failed at 15m	Adjacent to western common area, impacts are likely minor	Retain
652	Y	Off	N	Douglas fir	Pseudotsuga menziesii	13	2	1.56	Fair	Fair	Moderate	Asymmetrical crown, suppressed	Adjacent to western common area, impacts are likely minor	Retain
653	Y	Off	Y	Douglas fir	Pseudotsuga menziesii	48	3	5.76	Poor	Fair to poor	Moderate	Sparse top, abundance of deadwood, health stress, wire nailed to trunk, lean towards the north	Adjacent to western common area, impacts are likely minor	Retain
654	Y	Off	N	Douglas fir	Pseudotsuga menziesii	18	2	2.16	Fair to poor	Fair	Moderate	Suppressed, lean towards west, dieback	Adjacent to western common area, impacts are likely minor	Retain
655	Y	Off	Y	Arbutus	Arbutus menziesii	19,9 (21)	8	3.66	Fair	Fair to good	Poor	Dieback, lean to the north, small deadwood	Adjacent to western common area, impacts are likely minor	Retain
656	Y	Off	Y	Douglas fir	Pseudotsuga menziesii	41	4	4.92	Fair	Fair	Moderate	Deadwood, surface roots, asymmetrical crowns, suppressed by 653,	Adjacent to western common area, impacts are likely minor	Retain
657	Y	On	Y	Arbutus	Arbutus menziesii	20	10	3	Fair	Fair	Poor	Some dieback, likely suppressed, lean down slope, small deadwood	Located within western common area, Impacts are likely minor	Retain
658	Y	On	Y	Arbutus	Arbutus menziesii	6	5	0.9	Fair	Fair	Poor	Some dieback, likely suppressed, lean down slope, small deadwood	Located within western common area, Impacts are likely minor	Retain
659	Y	Off	Y	Arbutus	Arbutus menziesii	10	3	1.5	Fair	Fair	Poor	Deadwood, historical failed branches, vine growing in to canopy, die back	Adjacent to western common area, impacts are likely minor	Retain
660	Y	On	Y	Garry oak	Quercus garryana	20,5 (21)	5	2.1	Fair	Fair	Good	Deadwood, bulbous at base with a small cavity,	Located within western common area, Impacts are likely minor	Retain
661	Y	On	Y	Douglas fir	Pseudotsuga menziesii	68	8	8.16	Fair	Fair to poor	Moderate	Deadwood, large buttress roots, deflection in lower trunk, rooted on cliff edge, codominant leaders, dieback	Located within western common area, Impacts are likely minor	Retain

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				Common	Botanical				Health	Structural				
662	Y	On	Y	Douglas fir	Pseudotsuga menziesii	39	3	4.68	Fair	Fair	Moderate	Dieback, dieback, asymmetrical due to leaning arbutus stem, deflection at base	Located within western common area, Impacts are likely minor	Retain
663	Y	On	Y	Douglas fir	Pseudotsuga menziesii	38	4	4.56	Fair	Fair	Moderate	Surface roots upslope, asymmetrical crown, dead wood, some dieback,	Located within western common area, Impacts are likely minor	Retain
664	Y	On	Y	Douglas fir	Pseudotsuga menziesii	38	4	4.56	Fair	Fair	Moderate	Asymmetrical crown, some dieback, slight corrected lean, epicormic growth, dead wood, possible stunted leader	Located within western common area, Impacts are likely minor	Retain
665	Y	On	Y	Arbutus	Arbutus menziesii	25	10	3.75	Fair to good	Fair	Poor	Lean down slope, shared rooting zone with 664	Located within western common area, Impacts are likely minor	Retain
666	Y	On	Y	Douglas fir	Pseudotsuga menziesii	76	5	9.12	Fair	Fair to poor	Moderate	Bulbous base, deflected trunk at 8m, extended limbs, large deadwood, hanging deadwood, substantial surface rooted, corrected lean down slope along lower trunk, possible historical limb failure	Suitable, impacts are likely minor	Retain
667	Y	On	Y	Western red cedar	Thuja plicata	31	3	3.72	Poor	Fair to poor	Moderate	Late-stage decline, low live crown, heavy wood debris, dead top	Impacts are likely minor.	Retain
668	Y	On	Y	Douglas fir	Pseudotsuga menziesii	48	5	5.76	Fair to good	Fair	Moderate	Surface roots up and down slope, asymmetrical crown, corrected lean up slope, intact crown,	Located within western common area, Impacts are likely minor	Retain
669	Y	Off	Y	Arbutus	Arbutus menziesii	39	6	5.85	Fair to good	Fair	Poor	Full crown, partially suppressed by 670, small dead wood, surface roots down slope	Adjacent to western common area, impacts are likely minor	Retain
670	Y	Off	Y	Douglas fir	Pseudotsuga menziesii	47	4	5.64	Fair	Fair	Moderate	Large buttress roots down slope, deadwood, epicormic growth, some health stress	Adjacent to western common area, impacts are likely minor	Retain
671	Y	Off	N	Douglas fir	Pseudotsuga menziesii	16	15	1.92	Fair to poor	Fair to poor	Moderate	Leaning slope into property, dead wood	Adjacent to western common area, impacts are likely minor	Retain

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				Common	Botanical				Health	Structural				
672	Y	Off	N	Douglas fir	Pseudotsuga menziesii	17	2	2.04	Fair	Fair	Moderate	Dieback, small deadwood, flat top	Adjacent to western common area, impacts are likely minor	Retain
673	Y	Off	N	Grand fir	Abies grandis	15	2	2.25	Poor	Fair to poor	Poor	Late-stage decline, dead wood	Adjacent to western common area, Conditional: Should be reassessed under the new site conditions	TBD
674	Y	Off	Y	Grand fir	Abies grandis	38	2	5.7	Fair to poor	Poor	Poor	Deflected trunk, narrow canopy, health stress, flat top, deadwood	Adjacent to western common area, Conditional: Should be reassessed under the new site conditions	TBD
675	Y	Off	Y	Western red cedar	Thuja plicata	43	5	5.16	Fair to poor	Fair	Moderate	Dead top about 50 percent of stem, sparse foliage, low live crown, health stress	Adjacent to western common area, Conditional: Should be reassessed under the new site conditions	TBD
676	Y	Off	Y	Western red cedar	Thuja plicata	40	3	4.8	Fair to poor	Fair	Moderate	Dead top, sparse canopy, health stress	Adjacent to western common area, impacts are likely minor	Retain
677	Y	Off	N	Western red cedar	Thuja plicata	25	3	3	Fair to poor	Fair	Moderate	Dead top, health stress, sparse canopy	Adjacent to western common area, impacts are likely minor	Retain
678	Y	Off	Y	Grand fir	Abies grandis	38	0	5.7	Dead	Dead	Poor	Snag, leaning over into property, hazardous	Adjacent to western common area. Potentially hazardous. Recommended for removal.	Remove
679	Y	Off	Y	Douglas fir	Pseudotsuga menziesii	38,66 (76)	6	10.656	Fair	Fair	Moderate	Deadwood, extended limbs over Latoria, double stemmed, excavation on north side, intact top, historical root damage on north side, some die back, x drawn on each stem	Adjacent to western common area, impacts are likely minor	Retain
680	Y	M	M	Douglas fir	Pseudotsuga menziesii	34,25,23,20 (48)	7	7.536	Fair to good	Fair	Moderate	Asymmetrical crown, corrected lean codominant stems, cluster of firs, fence is growing within tree, some die back	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove

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				Common	Botanical				Health	Structural				
681	Y	M	M	Douglas fir	Pseudotsuga menziesii	45	7	5.4	Fair	Fair to good	Moderate	Health stress, dead wood, thinning canopy, slight stem deflection,	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
682	Y	M	M	Douglas fir	Pseudotsuga menziesii	22	4	2.64	Fair	Fair to poor	Moderate	Rooted in stump, large buttress roots up slope, suppressed by 620, unilateral root placement	Likely impacted by grade changes along the northern property line	Remove
683	Y	On	N	Douglas fir	Pseudotsuga menziesii	18	3	2.16	Fair to poor	Fair	Moderate	Sparse canopy, stunted top, deadwood	Likely impacted by grade changes along the northern property line	Remove
684	Y	M	M	Douglas fir	Pseudotsuga menziesii	26,16 (31)	3	4.632	Fair	Fair	Moderate	Large buttress root down slope, pitch production, asymmetrical crown with tip dies back, 16cm stem past top failure	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
685	Y	M	M	Douglas fir	Pseudotsuga menziesii	40	4	4.8	Fair to poor	Fair	Moderate	Deadwood, sparse foliage, included union at 4m, subordinated stem, health stress	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
686	Y	M	M	Douglas fir	Pseudotsuga menziesii	66	6	7.92	Fair	Fair	Moderate	Multiple stem deflections, corrected lean, deadwood, die back, some health stress	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
687	Y	M	M	Douglas fir	Pseudotsuga menziesii	29	4	3.48	Fair	Fair	Moderate	Asymmetrical crown, tip die back, corrected lean, some health stress	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
688	Y	M	M	Douglas fir	Pseudotsuga menziesii	38	1	4.56	Fair to poor	Fair	Moderate	Asymmetrical narrow canopy, dead wood, epicormic growth	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
689	Y	M	M	Douglas fir	Pseudotsuga menziesii	38	4	4.56	Fair to poor	Fair	Moderate	Asymmetrical crown, limbs over Latoria, lean over Latoria, sparse canopy, deadwood	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
690	Y	M	M	Red alder	Alnus rubra	11	3	1.65	Fair to good	Fair to good	Poor	Relatively good health, 1m off pl	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
691	Y	M	M	Douglas fir	Pseudotsuga menziesii	13,10 (16)	2	2.28	Fair	Fair	Moderate	Asymmetrical crown, epicormic growth, 10cm stem is dead, suppressed	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove

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				Common	Botanical				Health	Structural				
692	Y	M	M	Douglas fir	Pseudotsuga menziesii	28	3	3.36	Fair to poor	Fair	Moderate	Corrected lean, rooted on rocks, dead wood, health stress, buttress roots down slope	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
693	Y	M	M	Douglas fir	Pseudotsuga menziesii	26	5	3.12	Poor	Fair to poor	Moderate	Minimal soil volume, late-stage decline, dead top, sparse foliage, large buttress roots down slope	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
694	Y	M	M	Douglas fir	Pseudotsuga menziesii	14,8 (16)	4	2.256	Fair	Fair	Moderate	Smaller stem in late-stage decline, asymmetrical crown, wire grown in to trunk, die back, suppressed, rooted on slope	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
695	Y	M	M	Douglas fir	Pseudotsuga menziesii	11	3	1.32	Fair to poor	Fair	Moderate	Suppressed, very sparse foliage, rooted on slope, trunk deflection, asymmetrical crown	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
696	Y	M	M	Douglas fir	Pseudotsuga menziesii	19	5	2.28	Poor	Fair to poor	Moderate	Extended limb over Latoria, corrected lean, codominant stems with possible inclusion, sparse foliage health stress	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
697	Y	M	M	Douglas fir	Pseudotsuga menziesii	27	4	3.24	Fair	Fair	Moderate	Growing around fencing, buttress roots on upslope side, slight undermined, germination on slope edge, epicormic asymmetrical crown	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
698	Y	M	M	Douglas fir	Pseudotsuga menziesii	19	4	2.28	Fair to poor	Fair	Moderate	Growing around fencing, dead wood, codominant with adjacent trees, surface roots, sparse foliage rooted on slope edge	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
699	Y	M	M	Douglas fir	Pseudotsuga menziesii	17	4	2.04	Fair to poor	Fair to poor	Moderate	Growing around fencing, dead wood, codominant with adjacent trees, surface roots, sparse foliage rooted on slope edge, slight undermined	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
700	Y	M	M	Arbutus	Arbutus menziesii	10	6	1.5	Fair	Fair to poor	Poor	Some root instability, lean towards Latoria, browning foliage	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
701	Y	M	M	Douglas fir	Pseudotsuga menziesii	31	3	3.72	Fair	Fair	Moderate	Large buttress root on upslope and down slope, corrected lean, dead wood, thin canopy, surface roots, some dieback	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
702	Y	M	M	Arbutus	Arbutus menziesii	36	10	4.32	Fair	Fair	Poor	Lean over Latoria, large dead wood, some twig dieback, browning foliage	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove

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				Common	Botanical				Health	Structural				
703	Y	M	M	Douglas fir	Pseudotsuga menziesii	18	4	2.16	Fair to poor	Fair to poor	Moderate	Rooted on edge of slope, thinning canopy, die back, suppressed, health stress, partially undermined	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
704	Y	M	M	Douglas fir	Pseudotsuga menziesii	34	4	4.08	Fair	Fair to poor	Moderate	Deadwood over Latoria, undermined on slope, lower limbs over Latoria, high canopy, rapid taper reduction at lowest live limb, surface roots upslope	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
705	Y	M	M	Douglas fir	Pseudotsuga menziesii	30	4	3.6	Fair to poor	Fair to poor	Moderate	Lower dead wood, epicormic growth, rooted on edge of slope, die back, health decline, surface roots	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
706	Y	M	M	Douglas fir	Pseudotsuga menziesii	36	5	4.32	Fair	Fair	Moderate	Limbs over Latoria, small deadwood, some die back, wire growing into fence, codominant with 707, corrected lean	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
707	Y	M	M	Douglas fir	Pseudotsuga menziesii	30	5	3.6	Fair to poor	Fair	Moderate	Codominant with 706, dead wood and limbs over Latoria, corrected lean, dieback, likely suppressed	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
708	Y	M	M	Douglas fir	Pseudotsuga menziesii	27	4	3.24	Fair	Fair	Moderate	Fungal fruiting bodies at base, corrected lean to the west, asymmetrical crown, subdomains, health stress, stunted leader	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
709	Y	M	M	Douglas fir	Pseudotsuga menziesii	37	5	4.44	Fair	Fair to poor	Moderate	Growing in to fencing, j shaped base, rooted on edge of slope, large buttress roots down slope, dead wood, some dieback, undermined, limited roots on downslope side	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
710	Y	M	M	Douglas fir	Pseudotsuga menziesii	35,24	6	5.928	Fair	Fair to poor	Moderate	Included union at base, fairly undermined, deadwood, some dieback, growing into fencing	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
711	Y	M	M	Douglas fir	Pseudotsuga menziesii	21	4	2.52	Fair	Fair	Moderate	Deflected or damaged leader, asymmetrical, suppressed, large buttress roots down slope, lean to the west, growing within fencing	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
712	Y	On	N	Douglas fir	Pseudotsuga menziesii	26,12 (28)	4	3.984	Fair	Fair	Moderate	Asymmetrical crown, smaller stem is suppressed, large stem slightly suppressed	Likely impacted by grade changes along the northern property line	Remove
713	Y	On	Y	Arbutus	Arbutus menziesii	23	1	3.45	Fair	Fair to poor	Poor	Historically stem fail, large stem wounds, new growth	Likely impacted by grade changes along the northern property line	Remove

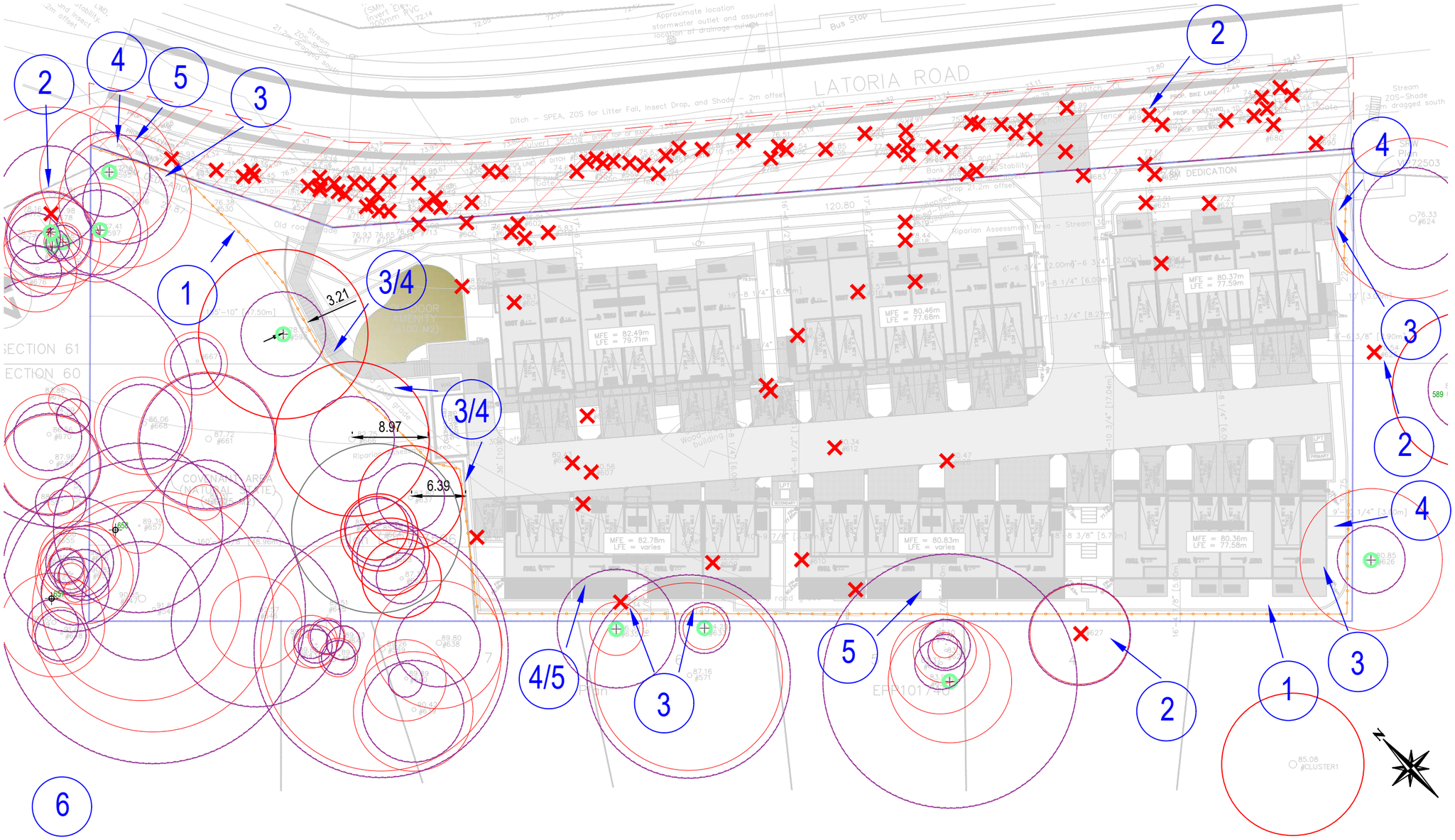
Tag #	Surveyed (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected (Yes/No)	Name		DBH (cm)	Crown radius (m)	Critical root zone radius (m)	Condition		Relative tolerance	General field observations/remarks	Tree retention/location comments	Retention status
				Common	Botanical				Health	Structural				
714	Y	M	M	Grand fir	Abies grandis	14	2	2.1	Fair	Fair	Poor	Growing around fence pins, epicormic growth, suppressed, die back	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
715	Y	M	M	Douglas fir	Pseudotsuga menziesii	21	5	2.52	Fair to poor	Fair to poor	Moderate	Large deflection in lower trunk with correction, extended limbs, limited canopy, high canopy, suppressed	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
716	Y	M	M	Grand fir	Abies grandis	34	4	5.1	Fair	Fair to poor	Poor	Multiple leaders, epicormic growth, asymmetrical, deadwood,	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
717	Y	M	M	Douglas fir	Pseudotsuga menziesii	19	2	2.28	Fair to poor	Fair	Moderate	Suppressed, health stress, dead wood, high narrow crown	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
718	Y	M	M	Douglas fir	Pseudotsuga menziesii	27	5	3.24	Fair	Fair to poor	Moderate	Historically failed top, deflected new leader with a right-angle attachment, dieback, some health stress, asymmetrical crown,	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
530	Y	M	M	Bitter cherry	Prunus emarginata	8,5,3 (10)	2	1.536	Fair to poor	Fair	Moderate	Leader of 8cm and 5cm stem is dead, growing into fencing, 3cm stem is dead,	Likely impacted by grade changes along the northern property line	Remove
531	Y	M	M	Red alder	Alnus rubra	26,21 (33)	4	5.79	Fair	Fair to poor	Poor	Included union at base, lean over Latoria, dieback on smaller stem, some evidence of health stress	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
532	Y	M	M	Douglas fir	Pseudotsuga menziesii	33, 11, 18, 40 (55)	5	8.472	Fair	Fair	Moderate	Dead wood, epicormic, codominant stems, rooted on slope, corrected leans, 18cm stem has damaged leader, some dieback	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
533	Y	M	M	Douglas fir	Pseudotsuga menziesii	39	5	4.68	Fair	Fair	Moderate	Dieback, small deadwood, rooted on slope, limited rooting on downslope side, health stress	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
534	Y	M	M	Douglas fir	Pseudotsuga menziesii	36	6	4.32	Fair to poor	Fair	Moderate	Deadwood, rooted on slope, limited rooting on down slope side, health stress, sparse canopy	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
535	Y	M	M	Cherry	Prunus sp.	19,12,16 (28)	5	4.296	Poor	Fair to poor	Moderate	12cm stem is fully dead, j shape base with some undermining, limb tare out on largest stem, sparse canopy, low lcr, large dead wood over Latoria	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove

Tag #	Surveyed (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected (Yes/No)	Name		DBH (cm)	Crown radius (m)	Critical root zone radius (m)	Condition		Relative tolerance	General field observations/remarks	Tree retention/location comments	Retention status
				Common	Botanical				Health	Structural				
536	Y	M	M	Douglas fir	Pseudotsuga menziesii	26	5	3.12	Poor	Fair to poor	Moderate	Previous top failure, health decline, deadwood, suppressed	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
537	Y	M	M	Scoular willow	Salix scouleriana	19,15 (24)	3	3.36	Poor	Poor	Moderate	Fruiting bodies on smaller stem, cavity lower large stem, epicormic growth, dead tops on both stems	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
538	Y	M	M	Big leaf maple	Acer macrophyllum	21	4	2.1	Fair	Fair to good	Good	Suppressed narrow canopy, epicormic growth	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
539	Y	M	M	Douglas fir	Pseudotsuga menziesii	44	5	5.28	Fair	Fair	Moderate	Small deadwood over Latoria, rooted in slope, some dieback, corrected lean	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
540	Y	M	M	Douglas fir	Pseudotsuga menziesii	15	4	1.8	Fair to poor	Fair to poor	Moderate	Past failed top, multiple tops, suppressed asymmetrical crowns, partially undermined at base	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
541	Y	M	M	Douglas fir	Pseudotsuga menziesii	12	3	1.44	Fair to poor	Fair	Moderate	Suppressed, asymmetrical crown, rapid tapering at lowest live branch, slight towards site	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
542	Y	M	M	Douglas fir	Pseudotsuga menziesii	21	3	2.52	Fair to poor	Fair	Moderate	Corrected lean towards site, growing into fencing, epicormic and deadwood,	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
543	Y	M	M	Douglas fir	Pseudotsuga menziesii	15,21 (26)	4	3.6	Fair	Fair	Moderate	Asymmetrical crown, corrected lean over Latoria, stems growing in close proximity, codominant, deflection in smaller stem, some dieback	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
544	Y	M	M	Douglas fir	Pseudotsuga menziesii	26,45 (52)	5	7.272	Fair to poor	Fair to poor	Moderate	Active inclusion at base, deadwood, fungal fruiting bodies in upper canopy of smaller stem, smaller stem with past leader failure and multiple new leaders	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
545	Y	M	M	Douglas fir	Pseudotsuga menziesii	16	1	1.92	Poor	Fair	Moderate	High narrow crown, suppressed, in health decline	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
546	Y	M	M	Douglas fir	Pseudotsuga menziesii	17	3	2.04	Fair to poor	Fair	Moderate	Sparse canopy, corrected lean over Latoria, small deadwood, suppressed, health stress	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove

Tag #	Surveyed (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected (Yes/No)	Name		DBH (cm)	Crown radius (m)	Critical root zone radius (m)	Condition		Relative tolerance	General field observations/remarks	Tree retention/location comments	Retention status
				Common	Botanical				Health	Structural				
547	Y	M	M	Douglas fir	Pseudotsuga menziesii	29	5	3.48	Fair	Fair	Moderate	Asymmetrical crown, epicormic growth, extended limbs Latoria, health stress and die back	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
548	Y	M	M	Douglas fir	Pseudotsuga menziesii	42	4	5.04	Fair	Fair to poor	Moderate	Bulbous base, multiple deflections in stem, dead wood, epicormic growth, health stress	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
549	Y	M	M	Douglas fir	Pseudotsuga menziesii	38	6	4.56	Fair to poor	Poor	Moderate	Dead top, past top failure, hanging dead wood, extended limbs, epicormic growth, fungal fruiting bodies at base, lean over Latoria	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
550	Y	M	M	Douglas fir	Pseudotsuga menziesii	21	3	2.52	Fair	Fair	Moderate	Multiple stem deflections, high narrow crown, suppressed, possible flat top	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
551	Y	M	M	Douglas fir	Pseudotsuga menziesii	10	2	1.2	Fair	Fair	Moderate	Deflected leader, some what suppressed	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
552	Y	M	M	Douglas fir	Pseudotsuga menziesii	38	6	4.56	Fair	Fair	Moderate	Asymmetrical crown, health stress, die back, partially undermined at base, limbs over Latoria, epicormic growth	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
553	Y	M	M	Douglas fir	Pseudotsuga menziesii	17	2	2.04	Fair	Fair to poor	Moderate	Past top failure, irregular trunk growth at 6m, new leader attachment at 90deg	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
554	Y	M	M	Big leaf maple	Acer macrophyllum	30,31 (43)	6	4.9	Fair to good	Poor	Good	Historical top failures on both stems, included union starting to separate, surface roots	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
555	Y	M	M	Big leaf maple	Acer macrophyllum	29	8	2.9	Fair	Fair	Good	Partially undermined, rooted on slope, dead wood, large limbs over Latoria, suppressed	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
556	Y	M	M	Douglas fir	Pseudotsuga menziesii	39	6	4.68	Fair	Fair	Moderate	Asymmetrical crown, limited sight lines, corrected lean towards Latoria, rooted on slope	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
557	Y	M	M	Douglas fir	Pseudotsuga menziesii	57	5	6.84	Fair	Fair	Moderate	Dead wood, rooted in slope, hanging branches, girdling roots from the adjacent maple, large surface roots on down slope side, bulbous base	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove

Tag #	Surveyed (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected (Yes/No)	Name		DBH (cm)	Crown radius (m)	Critical root zone radius (m)	Condition		Relative tolerance	General field observations/remarks	Tree retention/location comments	Retention status
				Common	Botanical				Health	Structural				
558	Y	M	M	Big leaf maple	Acer macrophyllum	25	6	2.5	Fair to good	Fair	Good	Rooted on slope, asymmetrical crown, partially undermined, limbs over Latoria, past pruning wounds,	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
559	Y	M	M	Douglas fir	Pseudotsuga menziesii	31	5	3.72	Fair	Fair to poor	Moderate	Partially undermined, rooted on slope, large surface roots on down slope side, poor taper	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
560	Y	M	M	Douglas fir	Pseudotsuga menziesii	35,16 (39)	4	5.352	Fair	Fair	Moderate	Epicormic growth, asymmetrical crown, deflected trunk, smaller stem is interacting with 559, rooted on slope, large roots on down slope side	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
561	Y	M	M	Douglas fir	Pseudotsuga menziesii	36	6	4.32	Fair to poor	Fair to poor	Moderate	Stem deflections, asymmetrical crown, bulbous base, undermined, rooted on slope, large surface roots on upper slope, extended limbs over Latoria	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
562	Y	M	M	Douglas fir	Pseudotsuga menziesii	29	5	3.48	Fair to poor	Fair to poor	Moderate	Advance health stress, thinning canopy, asymmetrical crown, deadwood, corrected lean towards Latoria, rooted on slope	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
563	Y	M	M	Cherry	Prunus sp.	14,12,13,11 (22)	5	3.48	Fair	Fair	Moderate	14cm stem is dead, rooted on slope, partially suppressed, somewhat undermined	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
564	Y	M	M	Cherry	Prunus sp.	13,8,12,13,13 (23)	6	3.36	Fair	Fair	Moderate	Deadwood over Latoria, some die back, rooted on slope, dead 8cm stem	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
565	Y	M	M	Douglas fir	Pseudotsuga menziesii	26	4	3.12	Fair to poor	Fair	Moderate	Asymmetrical canopy, rooted on slope, health stress, surface roots perpendicular to slope, lean over Latoria, stunted leader	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove
566	Y	M	M	Scoular willow	Salix scouleriana	15,20 (25)	5	3.48	Fair	Fair	Moderate	Lean parallel to Latoria, small dead wood, rooted on slope, wide union, some small mechanical wounds in upper canopy	Located along municipal frontage of Latoria Road, likely impacted by frontage changes	Remove

APPENDIX B - TREE MANAGEMENT PLAN (T1)



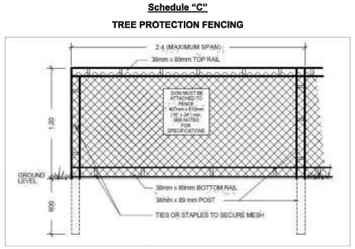
LEGEND

- Existing tree with tag or ID #
- Dripline radius (m)
- Tree protection fencing
- Critical root zone radius (m)
- Tree proposed for removal
- Site boundary
- Retention Status: TBD

See Attached for Arborist Notes Associated with

###

TREE PROTECTION FENCING



Schedule "C"

TREE PROTECTION FENCING

2.4 (MAXIMUM SPAN)

38mm x 89mm TOP RAIL

38mm x 89mm BOTTOM RAIL

38mm x 89 mm POST

TIES OR STAPLES TO SECURE MESH

GROUND LEVEL

Tree Protection Fencing Specifications:

1. The fence will be constructed using 38 x 89 mm (2" x 4") 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 sign with minimum size of 407 mm x 610 mm (16" X 24") with the following wording:
   a) **DO NOT ENTER**- Tree Protection Zone (For retained trees) or;
   b) **DO NOT ENTER**- Future Tree Planting Zone (For tree planting sites)

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.

DATE: November 2019
SCALE: N.T.S

TREE PROTECTION NOTES

0 1:500 25

Tree protection barrier: The areas, surrounding the trees to be retained, should be isolated from the construction activity by erecting protective barrier fencing. 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 1200mm 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 must be completed under the supervision of 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.

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

Methods to avoid soil compation: 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 20cm 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 15cm over top.
- Placing two layers of 19mm plywood.
- Placing steel plates.

Mulching: Mulching can be an important proactive step in maintaining the health or 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.

Pruning: We recommend that any pruning of bylaw-protected trees be performed to ANSI A300 standards and Best Management Practices.

Paved surfaces above tree roots: Where paved areas cannot avoid encroachment within critical root zones of trees to be retained, construction techniques, such as floating permeable paving, may be required. The "paved surfaces above tree roots" detail above offers a compromise to full depth excavation (which could impact the health or structural stability of the tree). The objective is to avoid root loss and to instead raise the paved surface 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 utilitzed by Grasspave, Gravelpave, Grasscrete and open-grid systems.

Blasting and rock removal: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 vibrations and overall impact to 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 technical 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 the tree health and can lead to root and trunk decay.

Arborists 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 and machine access corridors where required.
- Supervising excavation for any areas within the critical root zones of trees to be retained including any proposed retaining wall footings and review any proposed fill areas near trees to be retained.

Tree Management Plan - T1

641 Latoria Road
Colwood, BC

DATE:	October 08, 2024
PREPARED FOR:	Sam Ganong - Formwell Homes
SCALE:	1 : 500 @ 11" X 17"
DRAWN BY:	BB
REVISION:	2
REFERENCE DWG:	Site Plan - Zebra Design - October 02, 2024

TALMACK URBAN FORESTRY Consultants Limited

641 Latoria Road, Colwood BC

Tree Management Plan - Arborist Notes

The notes below are in reference to the 20241008– 641 Latoria Road – Tree Management Plan – R2. These notes outline the areas with tree protection information or are in need of arborist supervision, as required. The numbers listed here correspond to the numbers within the blue circle noted on the tree management plan.

1. The use of orange snow fencing and rebar, drilled into the base rock, is a suitable alternative to the standard municipal specifications where limited substrate is available. Otherwise, the municipal specification should be installed as a default. In general, the removal or relocation of the tree protection fencing shall be discussed with and supervised by the project arborist. In the event the proposed tree protection fencing must be modified to reflect field conditions, the tree fencing shall be installed so that it favors the protection of the tree (i.e., tree protection fencing shall be installed farther away from the subject trees).

2. The removal of municipal and offsite trees must be approved by the associated owner prior to removal of the tree.

3. The project arborist shall supervise all excavation, blasting and fill placement within the critical root zones of 666, 638, 637, 635, 633, 626, 624, 598, 596, 595, 571 and any other retained trees to facilitate grade changes adjacent to the natural area, southern property line, and Buildings A, D and F. The project arborist shall complete root pruning as required.

4. 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 retained 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. All retained trees within proximity to blasting areas shall be assessed for long term retention once blasting has been completed.

5. All pruning efforts shall be completed by an ISA certified arborist and follow the most current best management practices and standards. All pruning that may remove more than 25% of the canopy should be reviewed by the project arborist and tree owner prior to completion.

6. The remaining tree resources should be reassessed under the new site conditions once construction is completed to ensure they are suitable for long-term retention.

RYZUK GEOTECHNICAL
Engineering & Materials Testing
100 – 771 Vernon Ave, Victoria, BC, V8X 5A7 Tel: 250-475-3131 E-mail: mail@ryzuk.com www.ryzuk.com

October 2, 2024
File No: 12216-1

641 Latoria Development Limited Partnership
c/o Formwell Homes
841 Fort Street
Victoria, BC
V8W 1H8

Attn: Sam Ganong (by email: sam.ganong@formwell.ca)

Re: Proposed 29 Unit Townhome Development
641 Latoria Road – Colwood, BC
Lot A, Section 60 and 61, Esquimalt District, Plan EPP133596

INTRODUCTION

The proposed townhome development is to be located on a property designated as a Development Permit Area (Natural Hazards DPA), within the City of Colwood - Official Community Plan, Bylaw 2018 No.1700. Per the Development Permit Guidelines, 23.1: Steep Slopes, development may be considered on slopes greater than 30% only where it can be demonstrated that the proposed development will not create geotechnical, ecological or visual impacts, can be sensitively integrated with terrain and presents no hazards to people or property. Our work has been completed in accordance with, and is subject to, the previously accepted Terms of Engagement. We also confirm the City of Colwood to be an authorized user of this report, but only as such relates to the project for which it was prepared.

This report summarizes the results of the geotechnical site assessment completed by Ryzuk Geotechnical Ltd (Ryzuk) for the proposed development. It has been completed in general accordance with the "Landslide Assessments In British Columbia" guidelines, version 4.1, produced by Engineers & Geoscientists BC (EGBC). Additional legislative framework for preparation of this report includes the Local Government Act (Sections 919.1 and 920) – Development Permit.

Given the referenced scope of work, an assessment of the required level of effort was made. It was considered that a hazard based Class 1 level of effort would be appropriate. To that end, our work has involved an office based review of relevant available information. We also attended site to complete a field reconnaissance. No subsurface investigation was conducted.

We note our obligation under the Engineers and Geoscientists BC Code of Ethics which may, under certain circumstances, require the findings of our reporting to be disseminated to parties not directly involved in this engagement, should a determination be made of material risk to the environment, health and welfare of the public, or worker safety.

LEVEL OF LANDSLIDE SAFETY

Although we understand the Province of BC and The City of Colwood do not have a defined level of landslide safety, a current generally accepted criterion for residential construction relates to ground motions associated with seismic hazard affecting proposed structure(s) with a probability of exceedance of 2% in 50 years (or a 1:2475 annual probability) and 10% in 50 years for other structure (or a 1:475 annual probability). This report has been prepared based on this understanding. We understand that this is also consistent with current BC Building Code Bulletin B10-01 as such relates to seismic slope stability.

PROPOSED DEVELOPMENT

The subject undeveloped property is 7200 m² in size, being rectangular in shape, and approximately 50 m north to south by 150 m east to west. The site is bounded to the north by Latoria Road, to the east/southeast and west/southwest by similarly undeveloped properties, and to the south by a near completed subdivision development. See attached Location Plan.

The project consists of a 29 Unit Townhome development in an arrangement of six blocks, along with supporting civil infrastructure. As part of the development, an approximately 0.4 Acre portion on the west side of the property will be left in the current natural state and dedicated as future park land. See attached Preliminary Landscape Plan from MDI. The cross section shows the proposed development to generally follow existing sloping terrain, with use of cut, fill, and retaining wall construction in order to create level grades for building pads, yards, and civil infrastructure.

METHODOLOGY

We initially completed an office-based review of available geotechnical information including the proposed development plan, City of Colwood GIS, and published geological mapping. On September 18, 2024, we traversed the referenced site to visually assess the existing geotechnical conditions as such related to the proposed development.

SURFACE AND SUBSURFACE CONDITIONS

DESKTOP REVIEW

The development site is located in the southwest corner of Colwood, west of Royal Bay. Review of the Quaternary Geology Map of Greater Victoria indicates that the site (and surrounding area) is defined as both R1/2 and R2. These units generally define thin soil cover with scatted bedrock outcrop. Geological mapping indicates that the bedrock consists of the Metchosin Volcanics. Where not visible at the surface, we expect bedrock to be shallow, covered by a veneer of organic and mineral soil overburden. Mineral soils, where present, likely consist of colluvial silts, sands and gravels.

Review of BC Ministry of Energy and Mines Earthquake Hazard Mapping indicates the subject property and surrounding area to have low potential for seismic induced amplification of ground motion, liquefaction, and earthquake induced slope instability. Mapping indicates the property to be in an area of Seismic Site Class A/B.

Contour mapping indicates that site relief is relatively benign. The site rises to the south and southwest off the Latoria Road frontage, from elevation 75 m Geodetic, to at/near 95 m Geodetic at the southwest corner, according to the City of Colwood GIS Mapping. This equates to an average slope of around 22°/40% (from horizontal), albeit with locally flatter and steeper areas anticipated. Grades fall more steeply just beyond the west and east property lines where the natural grade has been interrupted by steeper slopes associated with rock cut from more recent road construction.

Air photograph review appears consistent with the mapping, highlighting the presence of outcropping bedrock throughout the area, interrupted by development grade alteration, planted/retained vegetation, and supporting civil infrastructure, all commonplace with historical and ongoing residential build out. On the subject site, varying maturity of vegetation is observed. Where visible, bedrock appears hummocky with a generally smooth surface expression, creating a benched/rolling topography. Air photograph review showed no historical landslip of significance. We are not aware of any past flooding on the property but note that perched water has been encountered on nearby development sites. We expect such results from stormwater run-off travelling upon exposed bedrock and through the permeable zones within the intermittent mineral soil veneer present atop the more impermeable rock below.

SITE OBSERVATIONS

The author completed a field reconnaissance September 18, 2024, to note observations of surficial topography and geology, groundwater presence (if any), and evidence of any past/current instability of the land or flooding.

The site was accessed via a roughed in road off Latoria Road present at the northwest corner of the property. See Site Photographs 1 and 2.

Site observations appeared consistent with our desktop study. See attached Site Photographs 3 through 7.

Site grades generally sloped up from Latoria Road to the south and southwest towards the southern property line. The bedrock profile was smooth and hummocky with average slope grades measured at 30°/58%, being locally flatter and steeper in places. Near vertical bedrock expression was observed at the base of some slopes within the development footprint and within the future park, with vertical measures in the range of 2 m ±. We also noted a near vertical exposure of fractured rock up to 3 m in height along the property frontage with Latoria Road. This was likely created during the road construction. Some localized loose rock was observed in places, indicating historical small scale raveling of rock, likely from weathering and/or root action.

Surface conditions comprised an intermittent veneer of overburden and moss atop bedrock, with bedrock outcrops observed throughout most of the site. The bedrock was observed to be a massive to variably jointed basaltic formation inferred to be a part of the Metchosin Volcanics Complex based on the Geology Survey of Canada Map 1553A pertaining to bedrock of Southern Vancouver Island.

Vegetation of note consists of sporadic Fir, Grand Fir, Cedar, Alder, and Arbutus of generally smaller diameter but with some Fir up to Diameter at Breast Height (DBH) of 1.2 m. The vegetative under storey includes tall grasses, Salal, Blackberry, Scotch Broom. We noted numerous rotting stumps, indicating past harvesting activities.

We did not observe any signs of impending, recent, or historic large scale slope instability during our visual assessment of the site, nor any indications of significant erosion, or indications of past or current overland flow. Additionally, we did not observe any notable geohazards beyond the property line that could reasonably affect the subject site. In general, we anticipate groundwater conditions will fluctuate seasonally, and that the long-term groundwater table is at depth and will not affect the proposed development. Seasonal seepage from shallow granular soils atop bedrock may be anticipated. That being said, we also anticipate the potential for surface water runoff resulting from intense/prolonged rainfall events.

GEOTECHNICAL ASSESSMENT AND RECOMMENDATIONS

On the basis of our investigation, given the presence of shallow bedrock/outcropping and generally benign grading, we consider landslide risk to be low. Accordingly, we consider the development to be readily feasible from a geotechnical perspective.

Based on the topography downslope of the rock exposures, as well within the vicinity of the proposed development areas, we do not consider there to be potential for rockfall runout to affect the proposed residences when considering a 1-in-2475-year seismic event (2% probability of exceedance in 50 years).

Much of the vegetation within the development footprint will be stripped to bedrock in advance of either fill placement or blasting. Accordingly, we do not expect that such would result in erosion or instability. Should it be necessary to remove vegetation from the park area for reason of tree health or hazard mitigation, we would recommend stumps be left in place.

Permanent rock cuts are anticipated along the southern property line that may extend up to 4 m in height. Accordingly, we do anticipate that stabilization or rockfall mitigation measures will be required following blasting for site grading. Rockfall hazard mitigation measures could include sloping of rock cuts (See attached Site Photograph 7), scaling, construction of impact berms/walls, catchment areas, mesh draperies or face stabilization with shotcrete and anchor bolting, as directed by the geotechnical engineer.

Where grade separation is required in native soils or fills, we anticipate retaining walls will be constructed and such can be designed at the time when grading plans are completed.

Approved subgrade will offer stable support to residential construction and civil infrastructure in the long term. Residential development utilizing conventional shallow spread foundations and slab on grade (or crawl space) is considered feasible. Use of conventional perimeter foundation drainage is considered appropriate. Sewer and storm services should tie into existing sewer and storm mains, therefore avoiding the need for septic disposal fields and rock pits. On-site disposal of stormwater is likely not feasible.

CONSIDERATIONS RELATING TO CLIMATE CHANGE

We do not expect the bedrock controlled site to be unduly affected by climate change. We have considered the possibility of increased rainfall intensity due to climate change and believe that potential erosional effects of the surficial soil post-development will be limited. The inclusion of drainage within the proposed development will direct stormwater in a controlled manner to the municipal storm main or ditches on Latoria Road. Given the elevation of the site, rising sea levels as a result of climate change will not directly affect the proposed development.

CLOSURE

Based on the above, and provided our recommendations are followed, we consider the land to be free of hazard associated with flooding, mud flows, debris flows, debris torrents, erosion, landslip rock falls, subsidence, or avalanche. We consider the land may be safely used for the use intended, that being for development of a multi-unit townhouse residential development, in accordance with Section 919.1 and 920 of the *Local Government Act* and we acknowledge that the City of Colwood planning staff and building inspectors may rely on this report when deciding on applications for the development of this property. Our assessment has taken into consideration a design seismic event with a 2% probability of exceedance in 50 years (1-in-2475 annual probability), pursuant to the Landslide Assessments in British Columbia Professional Practice Guidelines.

We have also included Appendix D: Landslide Assessment Assurance Statement, attached to the end of this report.

We trust the preceding is suitable for your purposes at present. If you have any questions with respect to the above, please contact us.

Yours truly,
Ryzuk Geotechnical

PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
R. S. CURRIE
28372
2/10/24

Scott Currie, P. Eng.
Geotechnical Engineer

PPN 1002996

2024/10/02

PROFESSIONAL GEOSCIENTIST
PROVINCE OF BRITISH COLUMBIA
L. B. LESSINGHAM
51769

Laura Lessingham, P. Geo.
Review Geoscientist

Attachments:
- Location Plan
- Preliminary Landscape Plan
- Site Photographs 1 through 7
- Appendix D: Landslide Assurance Statement

CRD
Making a difference...together

641 Latoria Road - Colwood, BC





Legend

- Shoreline 1.6m

1m

- Hundred
- Twenty
- Ten
- Five
- Metre

Bathymetry

- 2
- 5
- 10
- 20
- 30
- 50
- 100
- 200

Notes

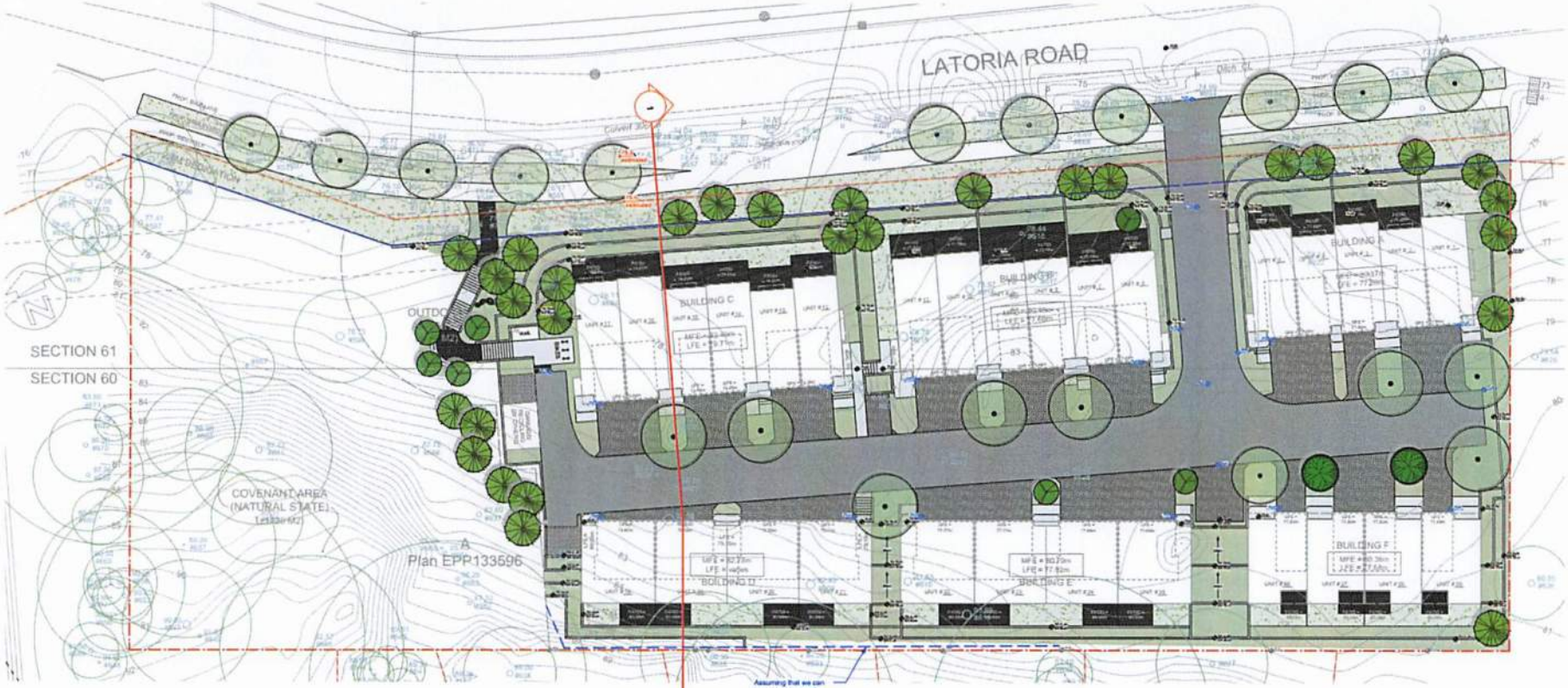
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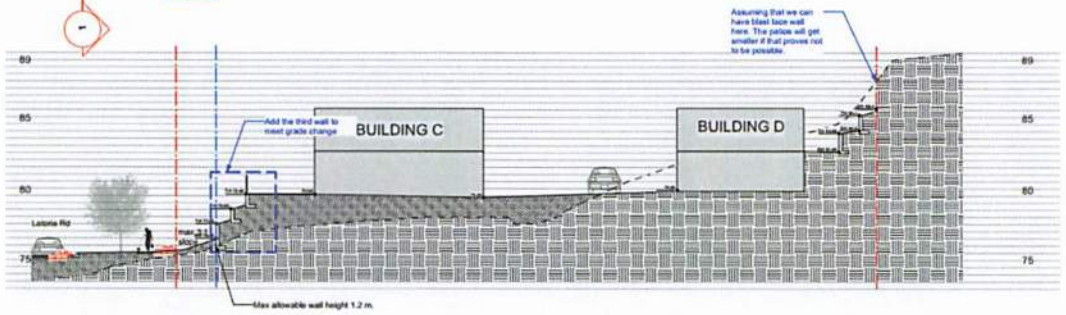
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Preliminary Site Plan
Scale: 1:200



1 Site Section - frontage option 1
Scale: 1:150

MDI Landscape Architects

641 LATORIA
PRELIMINARY LANDSCAPE PLAN
FOR CLIENT REVIEW JUL 31, 2024

PRELIMINARY
NOT FOR CONSTRUCTION



Site Photograph 1 – Looking east along north property frontage on Latoria Road



Site Photograph 2 – At northwest corner, with roughed in site access road



Site Photograph 3 – Typical hummocky bedrock exposure looking west through centre of property



Site Photograph 4 - Typical hummocky bedrock exposure looking east along south PL



Site Photograph 5 – Locally steeper bedrock exposure, typical



Site Photograph 6 – Historical bedrock cut along Latoria Road frontage



Site Photograph 7 – Rock cut along road allowance on neighbouring property to east

LANDSLIDE ASSESSMENT ASSURANCE STATEMENT

Notes: This statement is to be read and completed in conjunction with the Engineers and Geoscientists BC *Professional Practice Guidelines – Landslide Assessments in British Columbia* ("the guidelines") and the current *BC Building Code* (*BCBC*), and is to be provided for Landslide Assessments (not floods or flood controls), particularly those produced for the purposes of the *Land Title Act*, *Community Charter*, or *Local Government Act*. Some jurisdictions (e.g., the Fraser Valley Regional District or the Cowichan Valley Regional District) have developed more comprehensive assurance statements in collaboration with Engineers and Geoscientists BC. Where those exist, the Qualified Professional is to fill out the local version only. Defined terms are capitalized; see the Defined Terms section of the guidelines for definitions.

To: The Approving Authority (or Client) Date: Oct 7. 2024

City of Colwood

3300 Wishart Rd - Colwood, BC

Jurisdiction/name and address

With reference to (CHECK ONE):

- ☐ A. *Land Title Act* (Section 86) – Subdivision Approval
- ☒ B. *Local Government Act* (Sections 919.1 and 920) – Development Permit
- ☐ C. Community Charter (Section 56) – Building Permit
- ☐ D. Non-legislated assessment

For the following property (the "Property"):

641 Latoria Road - Colwood, B.C.

Civic address of the Property

The undersigned hereby gives assurance that they are a Qualified Professional and a professional engineer or professional geoscientist who fulfils the education, training, and experience requirements as outlined in the guidelines.

I have signed, authenticated, and dated, and thereby certified, the attached Landslide Assessment Report on the Property in accordance with the guidelines. That report must be read in conjunction this statement.

In preparing that report I have:

[CHECK TO THE LEFT OF APPLICABLE ITEMS]

- ✓ 1. Collected and reviewed appropriate background information
- ✓ 2. Reviewed the proposed Residential Development or other development on the Property
- ✓ 3. Conducted field work on and, if required, beyond the Property
- ✓ 4. Reported on the results of the field work on and, if required, beyond the Property
- ✓ 5. Considered any changed conditions on and, if required, beyond the Property
- 6. For a Landslide Hazard analysis or Landslide Risk analysis, I have:
  - ✓ 6.1 reviewed and characterized, if appropriate, any Landslide that may affect the Property
  - ✓ 6.2 estimated the Landslide Hazard
  - ✓ 6.3 identified existing and anticipated future Elements at Risk on and, if required, beyond the Property
  - ✓ 6.4 estimated the potential Consequences to those Elements at Risk
- 7. Where the Approving Authority has adopted a Level of Landslide Safety, I have:
  - ___ 7.1 compared the Level of Landslide Safety adopted by the Approving Authority with the findings of my investigation
  - ___ 7.2 made a finding on the Level of Landslide Safety on the Property based on the comparison
  - ___ 7.3 made recommendations to reduce Landslide Hazards and/or Landslide Risks

8. Where the Approving Authority has **not** adopted a Level of Landslide Safety, or where the Landslide Assessment is not produced in response to a legislated requirement, I have:

- ☒ 8.1 described the method of Landslide Hazard analysis or Landslide Risk analysis used
- ☒ 8.2 referred to an appropriate and identified provincial, national, or international guideline for Level of Landslide Safety
- ☒ 8.3 compared those guidelines (per item 8.2) with the findings of my investigation
- ☒ 8.4 made a finding on the Level of Landslide Safety on the Property based on the comparison
- ☒ 8.5 made recommendations to reduce Landslide Hazards and/or Landslide Risks

☒ 9. Reported on the requirements for future inspections of the Property and recommended who should conduct those inspections

Based on my comparison between:

[CHECK ONE]

☐ the findings from the investigation and the adopted Level of Landslide Safety (item 7.2 above)

☒ the appropriate and identified provincial, national, or international guideline for Level of Landslide Safety (item 8.4 above)

Where the Landslide Assessment is not produced in response to a legislated requirement, I hereby give my assurance that, based on the conditions[1] contained in the attached Landslide Assessment Report:

A. SUBDIVISION APPROVAL

☐ For subdivision approval, as required by the *Land Title Act* (Section 86), "the land may be used safely for the use intended"
[CHECK ONE]
- ☐ with one or more recommended additional registered Covenants
- ☐ without an additional registered Covenant(s)

B. DEVELOPMENT PERMIT

☒ For a development permit, as required by the *Local Government Act* (Sections 488 and 491), my report will "assist the local government in determining what conditions or requirements it will impose under subsection (2) of [Section 491]"
[CHECK ONE]
- ☐ with one or more recommended additional registered Covenants
- ☒ without an additional registered Covenant(s)

C. BUILDING PERMIT

☐ For a building permit, as required by the *Community Charter* (Section 56), "the land may be used safely for the use intended"
[CHECK ONE]
- ☐ with one or more recommended additional registered Covenants
- ☐ without any additional registered Covenant(s)

[1] When seismic slope stability assessments are involved, Level of Landslide Safety is considered to be a "life safety" criteria, as described in Commentary JJJ of the *National Building Code of Canada (NBC) 2015*, Structural Commentaries (User's Guide – NBC 2015: part 4 of division B). This states:

"The primary objective of seismic design is to provide an acceptable level of safety for building occupants and the general public as the building responds to strong ground motion; in other words, to minimize loss of life. This implies that, although there will likely be extensive structural and non-structural damage, during the DGM (design ground motion), there is a reasonable degree of confidence that the building will not collapse, nor will its attachments break off and fall on people near the building. This performance level is termed 'extensive damage' because, although the structure may be heavily damaged and may have lost a substantial amount of its initial strength and stiffness, it retains some margin of resistance against collapse."

LANDSLIDE ASSESSMENT ASSURANCE STATEMENT

Scott Currie
Name (print)

Oct 7, 2024
Date

100-771 Vernon Ave
Address

Victoria, BC V8X 5A7

250 475 3131
Telephone

Scott@ryzuk.com
Email



(Affix PROFESSIONAL SEAL and signature here)

The Qualified Professional, as a registrant on the roster of a registrant firm, must complete the following:

I am a member of the firm Ryzuk Geotechnical Ltd
(Print name of firm)

with Permit to Practice Number 1002996
(Print permit to practice number)

and I sign this letter on behalf of the firm.