



July 4, 2018

Jane Waters, BLA BFA
Senior Park Planner
Parks and Recreation and Facilities Management
City of Victoria
1 Centennial Square,
Victoria BC V8W 1P6

Dear Jane:

RE: 515 FOUL BAY ROAD – DEVELOPMENT PERMIT APPLICATION

We have been assisting our client and the design team to develop a revised concept plan for this site. Attached is a detail of the proposed site plan, which reflects our efforts to minimize impacts to the protected tree resource. At this stage, Gye and Associates (G&A) have been asked to prepare a letter-report summarizing these efforts. A fully developed Tree Protection Plan and Report will be provided to the City, should this project proceed to building permit.

- The main benefit to the tree resource of the revised site plan is that it reduces the number of proposed housing structures and their associated infrastructure from three sites to one.
- The driveway access to the new house site has been routed along the existing driveway alignment in order to minimize disturbance to the root habitat of adjacent trees.
- The on-site parking has been located as sensitively as possible around the existing trees.

In addition to the above, many of the strategies developed for the original 2017 DPA for this property have been incorporated into this revision, including the following:

- The grades for the proposed house have been set to allow for a floating slab foundation that will sit above the tree root horizon, minimizing soil displacement within the protected root zone of the affected trees. (Details regarding the foundation plans and measures to maintain soil moisture and nutrients beneath the house foundation will be forthcoming at building permit stage.)
- Similarly, improvements to the driveway access to both the proposed and the existing houses are designed to “float” above the root horizon, with porous stormwater pavers facilitating the infiltration of rainwater into the growing soils beneath.
- G&A have worked with the civil engineers for the project (Active Earth) to optimize the location of underground services in order to minimize tree root impacts. (Further measures to mitigate impacts associated with the installation of the services will be detailed at building permit stage.)

As a result of these changes and measures, we are confident we shall be able to retain all of the existing Garry Oaks on the site.





GYE + ASSOCIATES
Consultants in Urban Forestry and Arboriculture

Respectfully submitted,

Jeremy Gye – Senior Consultant
Gye and Associates, Urban Forestry Consultants Ltd.

Consulting Arborist (Diploma, American Society of Consulting Arborists, 1997)
ISA Certified Arborist (Certification No. PN-0144A)
ISA Municipal Specialist (Certification No. PN-0144AM)
ISA Tree Risk Assessment Qualified
Certified Master Woodland Manager (Small Woodlands Program of BC)

