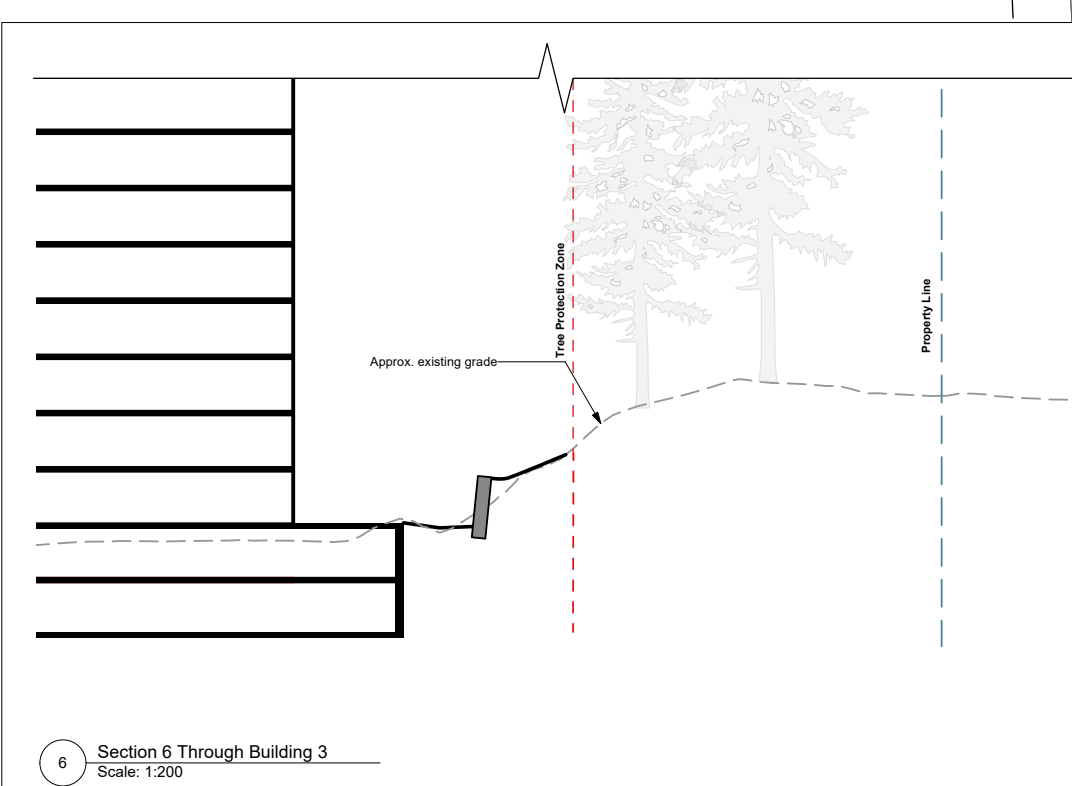
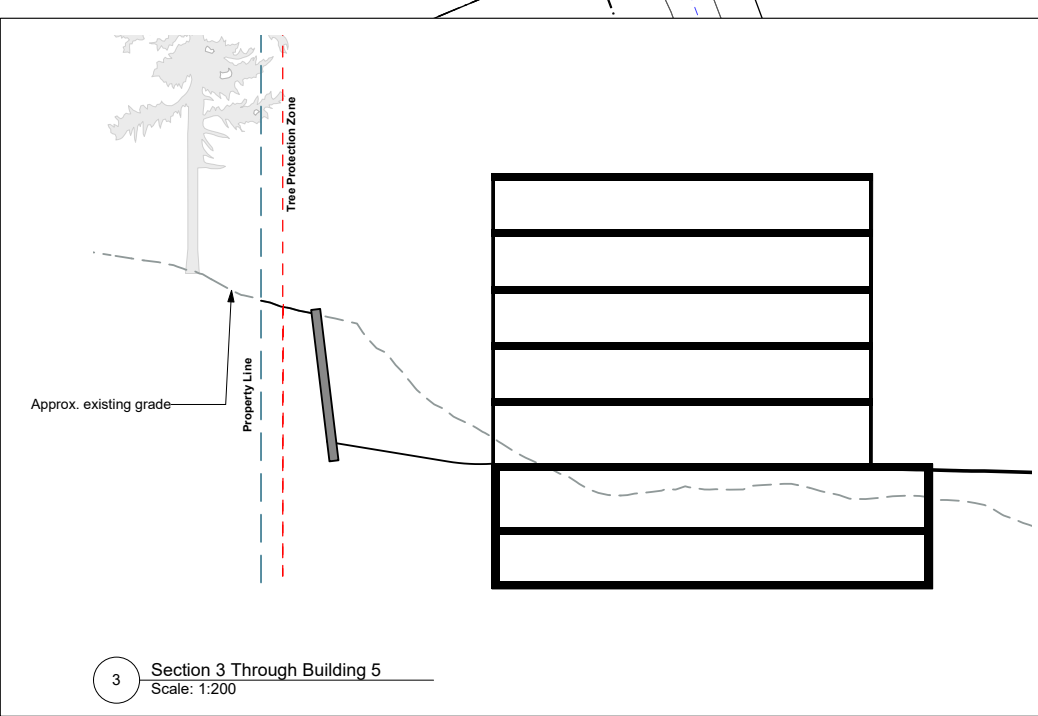
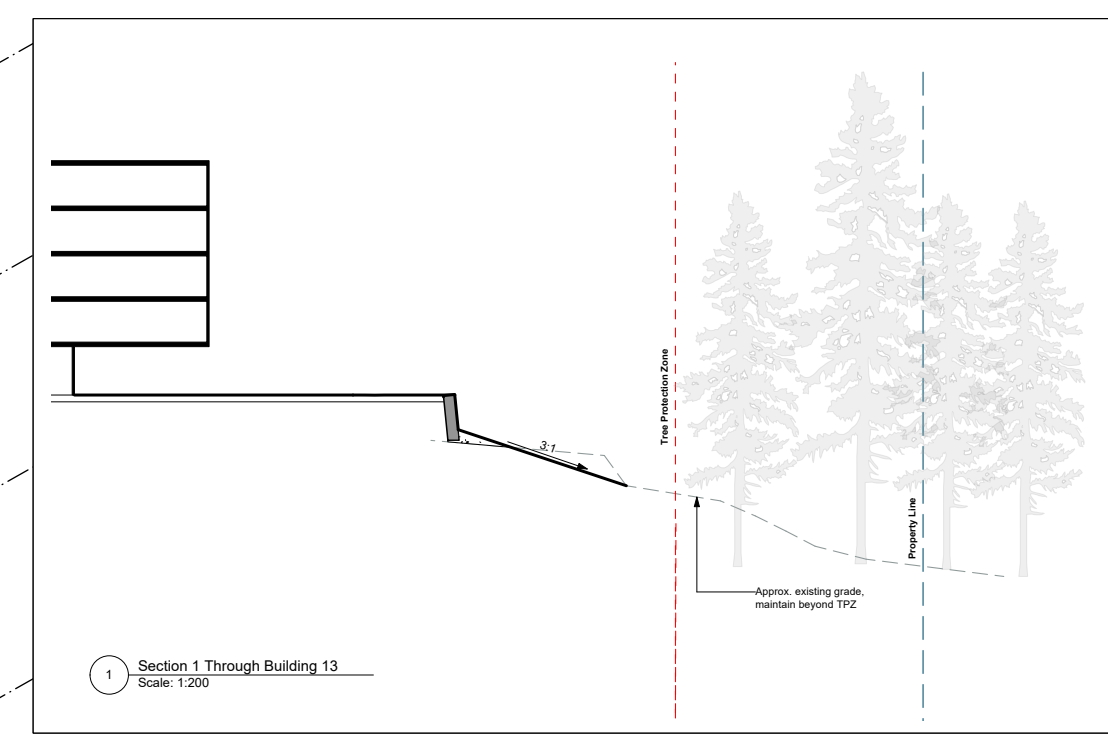
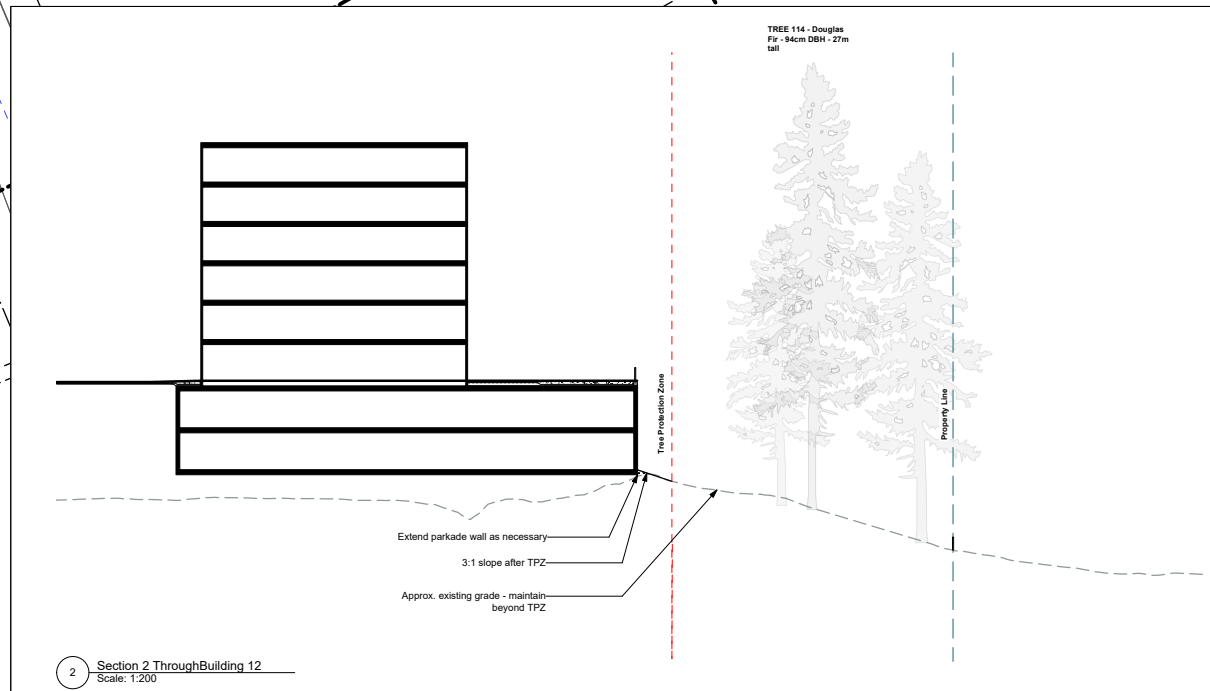
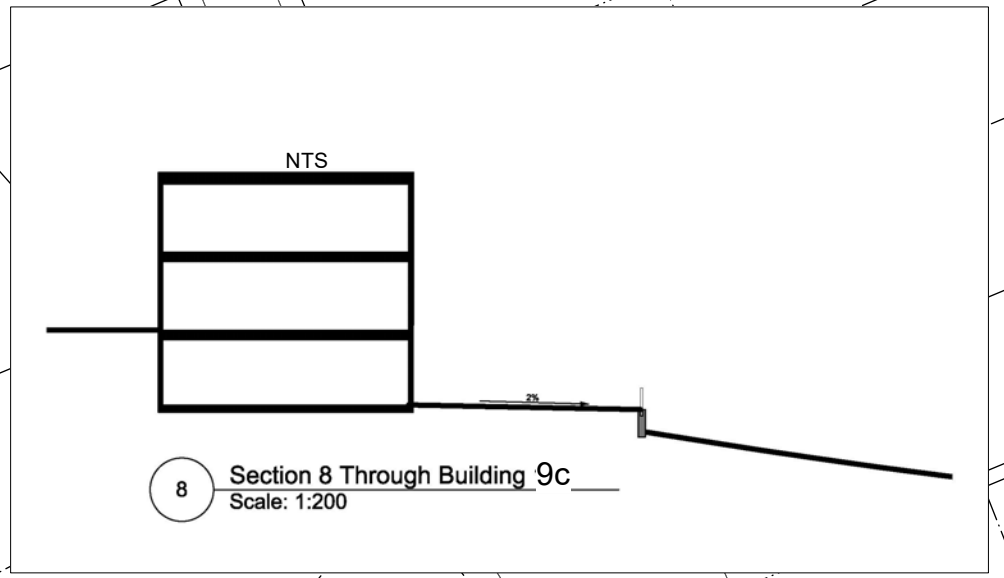


SUMMARY TREE STATISTICS	
CATEGORY	# OF TREES
TREE INVENTORY	
ON-SITE BYLAW PROTECTED TREES:	317
ON-SITE UNPROTECTED TREES:	34
BOUNDARY TREES:	15
MUNICIPAL TREES:	44
ADJACENT OFF-SITE TREES:	59
Total Trees on Plan:	469
ON-SITE & MUNICIPAL TREE REMOVALS (PRELIMINARY)	
Bylaw Section 19 a) - Dead, Dying or Dangerous Tree Removals	1
Bylaw Sections 19 j - Site Servicing Phase Tree Removals	30
Bylaw Section 19 h - Build Out Phase Tree Removals	22
Non-bylaw Tree Removals	13
Preliminary Estimate of Total Tree Removals:	65
REPLACEMENT TREES (PRELIMINARY)	
Bylaw Section 19 a) Replacement Trees @ 1:1	1
Bylaw Section 19 j/k) 30 @ 3:1	90
Bylaw Section 19 h/l) 22 @ 2:1	44
Preliminary Estimate of Total Tree Replacements:	135
Urban Forest Policy (UFP) "No Net Loss" Mitigation Target	65
Additional Replacement Trees to Meet UFP Target	0



RECEIVED
 July 17, 2025
 PLANNING DEPT.
 DISTRICT OF SAANICH

LEGEND	
ON-SITE TREE	
TREE TAG #	XX
TREE CENTRE	⊕
PROTECTED ROOT ZONE	
TREE PRESERVATION LIMIT OF DISTURBANCE BOUNDARY	
OFF-SITE TREE	
MUNICIPAL TREE	
TREE REMOVE - Dead, Dying or Dangerous	
TREE REMOVE - Site Servicing	
TREE REMOVE - Building	

- EXPLANATORY NOTES**
- This is a high-level conceptual tree plan for the Comprehensive Development phase of this project. Detailed design is intended to follow as part of the DPA for each development phase.
 - While tree inventory information is comprehensive. Anticipated tree removals and replacement numbers are preliminary.
 - Integrated site planning has optimized tree preservation as much as possible.
 - Landscape sections provided by MDA Landscape Architects are incorporated into the CD Tree Management Plan to illustrate the strategies for managing grade changes adjacent to protected tree areas.
 - The Tree Protection Limit-of-Disturbance Boundary is consistent with the Coastal Douglas-fir Forest boundary identified in the Corvidae Environmental Assessment Report.
 - Proposed grading will be considered in detail at DP phase.

PROJECT	755 Cordova Bay Rd & 5371 Alderley Road, Saanich, BC	
SHEET TITLE	Comprehensive Development Tree Plan	
REV NO	DESCRIPTION	DATE
2	CD Submission	May 27, 2025
1	CD Submission	Mar 17, 2025
PROJECT NO.	17-016	
DATE	December 20, 2024	
SCALE	1:1000	
DRAWN BY	KB & JG	
SHEET NO.	T - 1 of 2	

G&A Tree ID	Common Name	Bylaw Protected Tree?	Location (Ownership)	DBH (cm)	PRZ (m)	Health	Structural Condition	Recommended Tree Disposition	Notes
1	Western red cedar	Yes	On-site	54	8	Good	Good	Retain & Protect	
1A	Western red cedar	Yes	Boundary	54	8	Good	Good	Retain & Protect	
2	Western red cedar	Yes	On-site	56	8	Good	Good	Retain & Protect	
3	Western red cedar	Yes	On-site	58	9	Good	Good	Retain & Protect	
4	Arbutus	Yes	On-site	34	6	Fair	Fair	Retain & Protect	
5	Arbutus	Yes	On-site	28	5	Fair	Fair	Retain & Protect	
6	Douglas fr	Yes	Off-site	46	6	Good	Good	Retain & Protect	
6A	Arbutus	Yes	Off-site	48	0	Good	Fair	Retain & Protect	
6B NT	Douglas fr	Yes	Off-site	80	10	Good	Good	Retain & Protect	
6C NT	Douglas fr	Yes	Off-site	75	10	Good	Good	Retain & Protect	
7	Douglas fr	Yes	Off-site	89	12	Good	Good	Retain & Protect	
7A	Douglas fr	Yes	Off-site	52	8	Fair	Fair	Retain & Protect	
8	Douglas fr	Yes	Off-site	90	12	Good	Good	Retain & Protect	
8A	Douglas fr	Yes	Off-site	89	8	Good	Fair	Retain & Protect	
27	Douglas fr	Yes	On-site	68	0	Dead	Poor	REMOVE - 19 j	Conflicts with road frontage improvements
27A	Big-leaf maple	Yes	Municipal	34	5	Fair	Fair	REMOVE - 19 j	Conflicts with road frontage improvements
27B NT	Big-leaf maple	Yes	Municipal	33	4	Fair	Fair	REMOVE - 19 j	Conflicts with road frontage improvements
28	Douglas fr	Yes	On-site	70	9	Good	Good	REMOVE - 19 j	Conflicts with road frontage improvements
29	Douglas fr	Yes	Municipal	78	10	Good	Good	REMOVE - 19 j	Conflicts with road frontage improvements
30	Big-leaf maple	Yes	Municipal	50	8	Fair	Fair	REMOVE - 19 j	
31	Douglas fr	Yes	On-site	34	4	Good	Good	Retain & Protect	
32	Douglas fr	Yes	On-site	66	9	Good	Good	Retain & Protect	
33	Big-leaf maple	Yes	Municipal	93	8	Poor	Fair	REMOVE - 19 j	Conflicts with road entrance
34	Douglas fr	Yes	Municipal	44	6	Good	Good	REMOVE - 19 j	Conflicts with road entrance
35	Big-leaf maple	Yes	On-site	73	8	Fair	Fair	REMOVE - 19 j	Conflicts with road entrance
36	Western red cedar	Yes	Municipal	61	6	Fair	Fair	REMOVE - 19 j	Conflicts with road entrance
37	Douglas fr	Yes	On-site	39	6	Fair	Good	REMOVE - 19 j	Conflicts with road entrance
38	Big-leaf maple	Yes	Municipal	68	8	Fair	Fair	REMOVE - 19 j	Conflicts with road entrance
39	Douglas fr	Yes	Municipal	76	10	Good	Good	REMOVE - 19 j	Site line hazard for exiting vehicles
40	Western red cedar	Yes	Municipal	70	11	Poor	Fair	REMOVE - 19 j	Conflicts with road entrance
41	Western red cedar	Yes	Municipal	53	8	Poor	Poor	REMOVE - 19 j	Conflicts with road entrance
42	Western red cedar	Yes	Municipal	69	10	Poor	Poor	REMOVE - 19 j	Conflicts with road entrance
43	Big-leaf maple	Yes	Municipal	47	7	Good	Fair	REMOVE - 19 j	Conflicts with road frontage improvements
44	Arbutus	Yes	Municipal	56	7	Good	Good	REMOVE - 19 j	Conflicts with road frontage improvements
45	Flowering cherry	Yes	Municipal	27	5	Poor	Poor	REMOVE - 19 j	Conflicts with road frontage improvements
46	Dawn redwood	No	Boundary	53	5	Good	Fair	REMOVE - 19 j	Conflicts with road frontage improvements
47	European hornbeam	Yes	On-site	82	8	Good	Fair	REMOVE - 19 j	Conflicts with road frontage improvements
48	European hornbeam	Yes	On-site	67	8	Good	Fair	REMOVE - 19 j	Conflicts with road frontage improvements
49	Big-leaf maple	Yes	Municipal	72	8	Good	Fair	REMOVE - 19 j	
50	Big-leaf maple	Yes	Municipal	28	4	Fair	Fair	Retain & Protect	
51	Big-leaf maple	Yes	Municipal	64	10	Good	Fair	Retain & Protect	
52	Big-leaf maple	Yes	Municipal	44	7	Fair	Poor	REMOVE - 19 h	Conflicts with parkade
53	Big-leaf maple	Yes	Municipal	33	5	Good	Fair	REMOVE - 19 h	
53A	Big-leaf maple	Yes	Municipal	29	5	Poor	Poor	REMOVE - 19 h	
54	Douglas fr	Yes	Municipal	49	6	Good	Good	Retain & Protect	
54A	Douglas fr	Yes	Municipal	32	4	Good	Good	Retain & Protect	
55	Douglas fr	Yes	Boundary	42	5	Good	Good	REMOVE - 19 h	
56	Big-leaf maple	Yes	Municipal	42	6	Good	Fair	Retain & Protect	
57	Big-leaf maple	Yes	Municipal	48	6	Good	Fair	Retain & Protect	
58	Big-leaf maple	Yes	On-site	91	10	Good	Fair	REMOVE - 19 h	
59	Big-leaf maple	Yes	On-site	37	6	Good	Fair	REMOVE - 19 h	
60	Douglas fr	Yes	On-site	30	4	Good	Fair	Retain & Protect	
61	Big-leaf maple	Yes	On-site	110	10	Fair	Poor	Retain & Protect	
62	Big-leaf maple	Yes	Municipal	49	6	Good	Fair	Retain & Protect	
63	Douglas fr	No	On-site	28	4	Fair	Good	Retain & Protect	
63A	Douglas fr	No	On-site	27	4	Fair	Good	Retain & Protect	
64	Douglas fr	Yes	Municipal	54	7	Good	Good	Retain & Protect	
65	Douglas fr	Yes	On-site	34	4	Good	Good	Retain & Protect	
66	Douglas fr	Yes	On-site	50	7	Fair	Fair	Retain & Protect	
67	Douglas fr	Yes	On-site	51	7	Good	Fair	Retain & Protect	
68	Big-leaf maple	No	On-site	27	5	Poor	Poor	Retain & Protect	
69	Big-leaf maple	Yes	On-site	34	5	Fair	Poor	Retain & Protect	
70	Big-leaf maple	Yes	On-site	34	5	Fair	Poor	Retain & Protect	
70A	Big-leaf maple	No	On-site	29	5	Poor	Poor	Retain & Protect	
71	Douglas fr	Yes	On-site	45	7	Fair	Poor	Retain & Protect	
72	Douglas fr	Yes	On-site	44	6	Good	Good	Retain & Protect	
72A	Big-leaf maple	No	On-site	29	5	Fair	Fair	Retain & Protect	
73	Douglas fr	Yes	On-site	32	5	Fair	Fair	Retain & Protect	
74	Big-leaf maple	Yes	On-site	32	5	Fair	Fair	Retain & Protect	
75	Big-leaf maple	Yes	On-site	41	7	Fair	Fair	Retain & Protect	
75A	Pacific dogwood	Yes	Municipal	24	4	Fair	Fair	Retain & Protect	
76	Douglas fr	Yes	On-site	38	5	Good	Fair	Retain & Protect	
77	Douglas fr	Yes	On-site	48	6	Good	Fair	Retain & Protect	
77A	Big-leaf maple	Yes	On-site	28	4	Fair	Fair	Retain & Protect	
78	Big-leaf maple	Yes	Boundary	46	7	Good	Good	Retain & Protect	
79	Big-leaf maple	Yes	On-site	45	7	Good	Fair	Retain & Protect	
79A	Douglas fr	Yes	Boundary	30	4	Dead	Poor	Retain & Protect	
80	Big-leaf maple	Yes	Off-site	37	6	Fair	Fair	Retain & Protect	
81	Big-leaf maple	Yes	Boundary	65	10	Fair	Poor	Retain & Protect	
82	Rect alder	No	On-site	27	4	Good	Fair	Retain & Protect	
82A	Pacific dogwood	Yes	On-site	21	3	Fair	Fair	Retain & Protect	
82B	Pacific dogwood	Yes	On-site	22	4	Fair	Fair	Retain & Protect	
83	Big-leaf maple	Yes	On-site	39	6	Fair	Good	Retain & Protect	
84	Black cottonwood	No	On-site	53	7	Good	Good	Retain & Protect	
85	Arbutus	Yes	On-site	57	4	Good	Fair	Retain & Protect	
86	Pacific willow	No	On-site	44	7	Poor	Poor	Retain & Protect	
87	Douglas fr	Yes	On-site	55	7	Good	Good	Retain & Protect	
88	Douglas fr	Yes	On-site	80	10	Good	Good	Retain & Protect	
89	Douglas fr	Yes	On-site	32	5	Fair	Fair	Retain & Protect	
90	Douglas fr	Yes	On-site	59	8	Good	Good	Retain & Protect	
91	Big-leaf maple	Yes	On-site	95	9	Fair	Good	Retain & Protect	
92	Big-leaf maple	Yes	On-site	36	6	Fair	Fair	Retain & Protect	
93	Big-leaf maple	Yes	On-site	68	11	Fair	Fair	Retain & Protect	
94	Douglas fr	No	Off-site	29	5	Poor	Poor	Retain & Protect	
95	Douglas fr	Yes	Off-site	75	10	Good	Good	Retain & Protect	
95A	Big-leaf maple	Yes	On-site	56	6	Fair	Fair	Retain & Protect	
96	Douglas fr	Yes	On-site	55	7	Good	Good	Retain & Protect	
97	Black cottonwood	Yes	On-site	108	10	Good	Fair	REMOVE - 19 h	Conflicts with parkade
98	Douglas fr	Yes	On-site	68	9	Good	Good	Retain & Protect	
99	Douglas fr	Yes	On-site	55	7	Good	Good	Retain & Protect	
100	Douglas fr	Yes	On-site	42	5	Good	Good	Retain & Protect	
101	Douglas fr	Yes	On-site	61	8	Good	Good	Retain & Protect	
102	Douglas fr	Yes	Off-site	54	8	Fair	Fair	Retain & Protect	
103	Douglas fr	Yes	Off-site	44	7	Fair	Fair	Retain & Protect	
104	Arbutus	Yes	On-site	8	1	Poor	Poor	Retain & Protect	
105	Douglas fr	Yes	On-site	97	13	Good	Good	Retain & Protect	
106	Douglas fr	Yes	On-site	92	12	Good	Good	Retain & Protect	
107	Douglas fr	Yes	On-site	35	5	Fair	Fair	Retain & Protect	
108	Douglas fr	Yes	Off-site	68	9	Good	Good	Retain & Protect	
109	Big-leaf maple	Yes	On-site	47	7	Good	Fair	Retain & Protect	
109A	Big-leaf maple	Yes	On-site	47	5	Fair	Fair	Retain & Protect	
109B	Big-leaf maple	Yes	On-site	30	5	Fair	Good	Retain & Protect	
110	Big-leaf maple	Yes	On-site	60	9	Good	Fair	REMOVE - 19 h	Conflicts with parkade
111	Big-leaf maple	Yes	On-site	62	9	Good	Good	REMOVE - 19 h	Conflicts with parkade
112	Douglas fr	Yes	On-site	154	12	Good	Fair	Retain & Protect	
113	Douglas fr	Yes	Boundary	90	12	Good	Good	Retain & Protect	
114	Douglas fr	Yes	On-site	94	12	Good	Good	Retain & Protect	

G&A Tree ID	Common Name	Bylaw Protected Tree?	Location (Ownership)	DBH (cm)	PRZ (m)	Health	Structural Condition	Recommended Tree Disposition	Notes
115	Douglas fr	Yes	On-site	55	7	Good	Good	Retain & Protect	
116	Western red cedar	Yes	On-site	30	4	Fair	Fair	Retain & Protect	
117	Douglas fr	Yes	On-site	66	9	Good	Good	Retain & Protect	
118	Douglas fr	Yes	On-site	98	13	Good	Good	Retain & Protect	
119	Douglas fr	Yes	On-site	81	11	Good	Good	Retain & Protect	
120	Douglas fr	Yes	On-site	41	6	Fair	Fair	Retain & Protect	
121	Douglas fr	Yes	On-site	51	7	Good	Fair	Retain & Protect	
122	Big-leaf maple	Yes	On-site	48	8	Fair	Poor	Retain & Protect	
123	Big-leaf maple	Yes	On-site	46	7	Good	Fair	Retain & Protect	
124	Douglas fr	Yes	On-site	69	9	Good	Good	Retain & Protect	
125	Douglas fr	Yes	Off-site	91	12	Good	Good	Retain & Protect	
202	Douglas fr	Yes	On-site	53	8	Fair	Fair	Retain & Protect	
202A	Douglas fr	Yes	On-site	32	5	Fair	Fair	Retain & Protect	
203	Douglas fr	Yes	On-site	56	8	Fair	Fair	Retain & Protect	
204	Big-leaf maple	Yes	On-site	40	6	Good	Fair	Retain & Protect	
205	Big-leaf maple	Yes	On-site	42	7	Fair	Fair	Retain & Protect	
205A	Big-leaf maple	Yes	On-site	37	6	Poor	Poor	Retain & Protect	
206	Bitter cherry	Yes	On-site	36	6	Fair	Poor	Retain & Protect	
207	Big-leaf maple	Yes	On-site	36	6	Fair	Poor	Retain & Protect	
208	Big-leaf maple	Yes	On-site	70	11	Good	Good	Retain & Protect	
209	Douglas fr	Yes	On-site	50	8	Fair	Good	Retain & Protect	
210	Douglas fr	Yes	On-site	87	11	Good	Good	Retain & Protect	
211	Douglas fr	Yes	On-site	36	5	Fair	Good	Retain & Protect	
212	Douglas fr	Yes	On-site	38	6	Fair	Fair	Retain & Protect	
213	Douglas fr	Yes	On-site	56	7	Good	Fair	Retain & Protect	
214	Douglas fr	Yes	On-site	55	7	Good	Good	Retain & Protect	
215	Big-leaf maple	Yes	On-site	70	7	Good	Fair	Retain & Protect	
216	Douglas fr	Yes	On-site	41	6	Fair	Good	Retain & Protect	
217	Douglas fr	Yes	On-site	66	10	Fair	Fair	Retain & Protect	
218	Douglas fr	Yes	On-site	80	10	Good	Good	Retain & Protect	
219	Douglas fr	Yes	On-site	40	5	Good	Fair	Retain & Protect	
220	Douglas fr	Yes	Off-site	69	9	Good	Good	Retain & Protect	
220A	Douglas fr	Yes	Off-site	54	7	Good	Good	Retain & Protect	
221	Douglas fr	Yes	On-site	91	12	Good	Good	Retain & Protect	
222	Douglas fr	Yes	On-site	75	10	Good	Fair	Retain & Protect	
223	Douglas fr	Yes	On-site	48	6	Good	Fair	Retain & Protect	
224	Douglas fr	Yes	On-site	36	5	Good	Fair	Retain & Protect	
225	Douglas fr	Yes	On-site	68	9	Good	Good	Retain & Protect	
226	Douglas fr	Yes	On-site	46	6	Good	Fair	Retain & Protect	
227	Douglas fr	Yes	On-site	70	9	Good	Good	Retain & Protect	
228	Douglas fr	Yes	On-site	40	5	Good	Fair	Retain & Protect	
229	Douglas fr	Yes	On-site	68	9	Good	Good	Retain & Protect	
230	Douglas fr	Yes	On-site	31	4	Good	Fair	Retain & Protect	
231	Douglas fr	Yes	On-site	76	10	Good	Fair	Retain & Protect	
232	Douglas fr	Yes							