Public Input Binder

The general purpose of proposed **"Colwood Land Use Bylaw No. 151, 1989, Amendment No. 231 (HAH1-3415 Fulton Road), Bylaw No. 2105, 2026"** is to rezone from Residential 1 (R1) Zone to Hillside Attached Housing 1 (HAH1) Zone to permit a townhouse development on the property

Within the electronic binder, please find a copy of:

1. Staff Report to Planning and Land Use Committee (April 7th, 2026)
2. Applicant Letter of Rational
3. Proposed Plans
4. Environmental Study
5. Arborist Report
6. Site adaptive planning Analysis
7. Transportation Impact Assessment
8. Applicant Presentation
9. Staff Presentation
10. Proposed Bylaw
11. Public Notice Advertisement

Minutes and videos of Council are publicly available and can be accessed through the following link:

- City of Colwood - Home (civicweb.net)

STAFF REPORT

Planning and Land Use Committee
Meeting Date: April 7, 2026

To: CAO – Jason Johnson
Submitted:
From: Richard Roy, Senior Planner
RE: RZ000027 - 3415 Fulton Road

RECOMMENDATION

THAT the Planning and Land Use Committee recommend to Council:

THAT *Colwood Land Use Bylaw No. 151, 1989, Amendment No. 231 (HAH1 3415 Fulton Road) Bylaw No. 2105, 2026* be given first, second and third readings;

AND THAT prior to adoption of the amending bylaw, the following long-term conditions be registered with a Section 219 Covenant Development Agreement:

PRIOR TO ISSUANCE OF A DEVELOPMENT PERMIT

1. SITE PRESERVATION COVENANT

The Owner shall register a Section 219 Site Preservation covenant over the lands agreeing to protect and maintain a minimum area equal to 25% of the total property.

2. REMEDIATION and LANDSCAPE PLAN

The Owner shall submit a remediation and landscaping plan for the area currently occupied by the communications tower. The landscaping plan must achieve a minimum of 40% open space on the lot, to the satisfaction of the City's designated municipal officer.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

1. REMOVAL OF COMUNICATIONS TOWER

The Owner shall remove the existing communications tower (or provide acceptable security to guarantee its removal), remediate the site to a condition satisfactory to the relevant authorities, and provide adequate security for the remediation.

SUMMARY AND PURPOSE

The purpose of this report is to present to the Planning and Land Use Committee Rezoning Application RZ000027, which is requesting an amendment to the *Land Use Bylaw No. 151, 1989* to rezone 3415 Fulton Road from the Residential 1 (R1) Zone to the Hillside Attached Housing 1 (HAH1) Zone to enable a townhouse development.

The rezoning application is consistent with the *Official Community Plan Bylaw No. 1700, 2018* built form policies for lands designated as Neighbourhood – Hillside. The application demonstrates maximizing the retention of open space while prioritizing existing natural site features. The applicant has provided a letter of rationale (**Appendix 1**) for the proposed townhouse development shown in the attached plans (**Appendix 2**).

STRATEGIC PLAN

• *Strengthen Community + Sustain Nature*

Section 3.2 of the *2025-2027 Strategic Plan* identifies the objective to leverage new development to secure desired community amenities. The proposed application advances this objective by redeveloping the lands in a manner consistent with the *Official Community Plan Bylaw No. 1700, 2018*. Through this proposal, the City is able to secure new multifamily housing while maintaining on-site greenspace and ensuring the planting of future trees in locations that better support long-term canopy growth.

BACKGROUND

Application Information	
Applicant:	Grayland Consulting Inc
Owner:	David Fulkco
Address:	3415 Fulton Road
Legal:	LOT B, SECTION 73, METCHOSIN LAND DISTRICT, PLAN VIP38960, EXCEPTPLAN 47957
Current Zoning:	Residential 1 (R1) Zone
Proposed Zoning:	Hillside Attached Housing 1 (HAH1)
OCP Designation:	Neighbourhood – Hillside and Shoreline
DP Areas:	Environmental – Hillside
	Natural Hazards – Steeply Sloped
	Form & Character – Hillside & Intensive Residential

Application Review

Proposal

The applicant is requesting an amendment to *Land Use Bylaw No. 151, 1989*, to rezone the subject property at 3415 Fulton Road from the Residential 1 (R1) Zone to the Hillside Attached Housing 1 (HAH1) Zone which permits attached housing up to 3 stories in height with a maximum floor area ratio (FAR) of 1.2.

The applicant proposes an 18-unit townhouse development arranged in six building blocks, each containing either two or four units, with an FAR of 0.38 and a site coverage of 23%. As a condition of rezoning approval, staff have recommended a development agreement requiring the removal of the existing communications tower prior to building permit issuance. The development agreement also

ensures that, despite the additional developable area created by the tower's removal, a minimum of 40% of the site is maintained as open space, consistent with the OCP; 25% of which is further protected through a site preservation covenant. Collectively, these measures ensure the preservation of open space on the lot as part of the rezoning.

The proposed rezoning applies the HAH1 zone, which is intended for hillside locations and facilitates a site-adaptive form of development that responds to the property's topography, size and environmental context. The proposal clusters ground-oriented townhouse units toward the centre of the site, retains significant perimeter greenspace, and limits building height to three storeys, resulting in a modest increase in residential density that aligns with the scale anticipated under the Neighborhood-Hillside designation of the OCP. This development form provides a transition between single-detached housing and higher density residential development while maintaining a residential character compatible with the surrounding neighborhood.

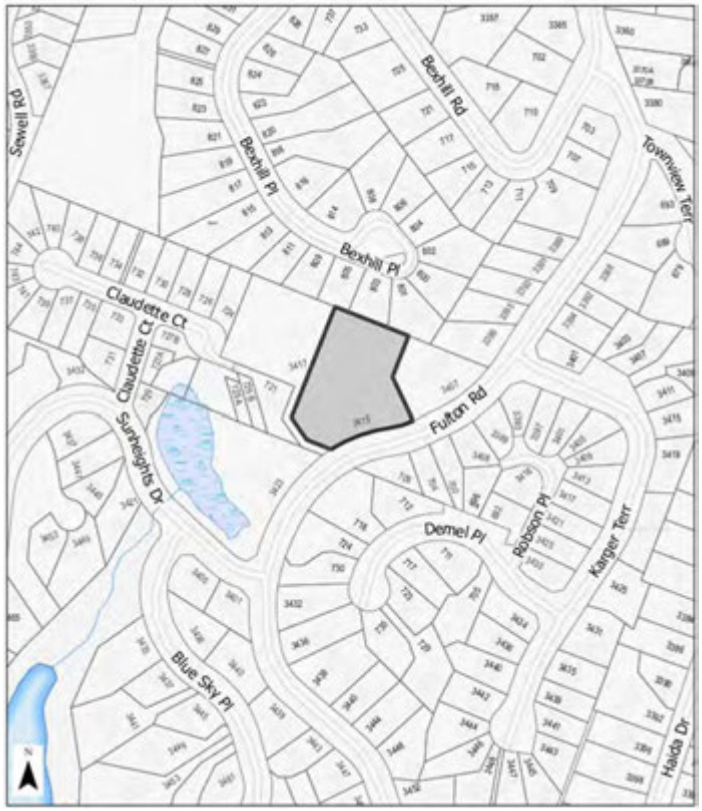


Figure 1 - Community Context Map

Site Context

The subject property is a 5,666.88 m² (1.4 acre) parcel located in the Triangle Mountain neighbourhood and fronts onto Fulton Road (**Figure 1**). Access is provided from Fulton Road via an existing steep driveway, that is secured through an easement in favour of the adjacent property at 3407 Fulton Road.

The surrounding neighbourhood is zoned R1 and consists primarily of single family housing in both bareland strata and freehold formats, with several two family dwellings also located in close proximity.

Two communications towers are situated near the site, including one located on the subject property. **Table 1** and **Figure 2** summarize the existing uses and zoning of the surrounding properties.

The existing communications tower is situated on the southern portion of the property, while the remainder of the site is currently undeveloped. The property is heavily treed, with no prominent rocky outcrops. The site slopes northward as it extends away from Fulton Road, rising from an elevation of approximately 192 metres at the road to a peak elevation of about 206 metres, resulting in an average grade of roughly 17%. A steep slope runs along the Fulton Road frontage, forming a ridge that supports the existing driveway.

TABLE 1 - Adjacent Land Uses

Direction/Address	Existing Zone	Existing Use
North (801-805 Bexhill Pl)	R1	Bare land Strata -Single family Dwellings
East (3407 Fulton Rd)	R1	Single Family Dwelling
South (704,708,718 Demel PL)	R1	Single Family Dwellings
West (3417 Fulton)	R1	Telecommunications Tower

FIGURE 2 - Context Map Adjacent Uses

Colwood Land Use Bylaw, 1989

Table 2 provides a comparison of the permitted land uses and regulatory conditions under the existing R1 zone and those proposed through the HAH1 zone. The HAH1 zone was created as a standardized zone to support site-adaptive, ground-oriented townhouse developments on hillside properties and

was most recently applied through the rezoning of 546 Windthrop Road. This proposal has advanced to the DP stage, demonstrating the ability to implement the HAH1 zone.

Staff further note that, without adjustment, the development concept as currently proposed will require the applicant to obtain a rear yard setback variance prior to proceeding to Development Permit and subsequently Building Permit. The current concept includes a 6.0 m rear yard setback, whereas the HAH1 zone requires a minimum of 7.5 m. Given the irregular configuration of 3415 Fulton Road, a Development Variance Permit may be required prior to issuance of a Development Permit; alternatively, the proposal may be revised at the Development Permit stage to achieve compliance with the required setback.

TABLE 2 - Zone Comparison

	R1	HAH1 zone	Proposed
Permitted Uses	One-family two-family dwelling Home occupation Secondary Suite Accessory Dwelling unit Accessor Building and Structures	Attached Housing Duplex Home Occupation – Office Use Only Accessory Building and Structures	Attached Housing Duplex Home Occupation – Office Use Only Accessory Building and Structures
Density (FAR)	N/A	1.2	0.38
Maximum units	1 single family dwelling or two-family dwelling	N/A	18
Height	10.5m / 12.0m	3 storey or 12.5m	3 storey or 12.5m
Lot Coverage	10%	40%	23%
Setbacks • Front Yard • Side yard • Side Yard • Rear Yard	 7.5m 3.0m 3.0m 10.0m	 4.0m 1.5m 1.5m 7.5m	 13.56m 8.17m/14.65m 7.5 6m*

Official Community Plan Bylaw No. 1700, 2018

The subject property is designated as 'Neighbourhood – Hillside and Shoreline' in the OCP which supports ground-oriented buildings including multi-unit townhouses up to approximately three storeys as permitted under Policy 7.2.20(c) and 7.2.21(a). The designation supports the protection of natural features and sensitive ecological areas. To support the land use designation, 40% of greenfield sites should be retained as part public and private open space with a strong focus on site adaptive planning principles, including clustering of development. Further supported land use objectives include maintaining the existing character and scale of existing areas, while increasing housing diversity through sensitive infill approaches that are compatible in terms of scale and intensity including ground-oriented townhomes.

The proposal is consistent with OCP Objectives 6.2.4 and corresponding 6.2.4.1 which supports moderate residential growth in established single-detached neighbourhoods in the Controlled Growth Area through a range of housing forms, including ground-oriented townhouses. **Table 3** demonstrates the proposals alignment with the OCP policies in the Neighbourhood Hillside designation. The development form reflects the City's policy direction to accommodate incremental residential growth within established neighbourhoods in a manner that respects existing character while supporting broader housing objectives.

Neighbourhood – Hillside and Shoreline Policies		Proposal	Staff comment
7.2.20.c **Land Use**	Ground-oriented multi-unit residential, including duplexes and townhouses.	Townhouses can be considered gentle infill that encourages greater housing choices.	OCP Policy met.
7.2.21.a **Built Form**	Ground-oriented buildings up to approximately three storeys	Three-storey townhouses.	OCP Policy met.
7.2.21.d **Built Form**	FAR ranging up to approximately 1.2	Proposed FAR is 0.38 for 18 units.	OCP Policy met.
7.2.22.b **Policy Direction**	Applying an especially strong focus on site adaptive policies for hillsides, including clustering of development in order to be set back from and preserve natural features and sensitive ecosystems.	The applicant has clustered the proposed development to preserve the existing driveway and minimize site disturbance. Retaining trees along the property edges and the steep frontage will help maintain the site's natural environmental character. Further, the applicant has committed to protecting 25% of the site and maintaining a minimum of 40% open space at the development permit stage, secured through a registered development agreement as a condition of rezoning.	OCP Policy met.
7.2.22.c **Policy Direction** 7.2.22.d **Policy Direction**	Protecting and optimizing views from public spaces. Applying alternative infrastructure standards, where feasible, such as reduced right-of-way requirements, to reduce the development footprint.	Further refinement will occur at the Development Permit stage, the proposed 18-unit development is designed to utilize the existing driveway for access. This approach minimizes the need for blasting and helps maintain a more natural appearance along the streetscape. Additional frontage treatments may be explored through the DP/DVP process to further reduce site disturbance and support a naturalized street frontage.	OCP Policies met.
7.2.22.e **Policy Direction**	When considering development on greenfield sites, retain a minimum of 40% of the site area as part public and part private open space.	The applicant is providing 40% green space as a combination of useable open space and general landscaping. A Section 219 site preservation covenant is to be secured with rezoning assuring that 25% of the lot be preserved.	OCP Policy met.

TABLE 3 - Compliance of Proposed Development with OCP Land Use Designation

Site Adaptive Planning and Open Space

An Environmental Impact Assessment (EIA) prepared by Cascadia Biological Services in November 2024 (**Appendix 3**) assessed the ecological characteristics of the subject property. The study identified no watercourses, rare or endangered ecosystems, or nesting features on site. Based on site conditions,

the EIA recommends that approximately 25% of the property be retained or enhanced in a natural state, with disturbed areas replanted using appropriate native species to support long-term ecological function.

Consistent with these findings and the Neighborhood-Hillside land use designation, the development applies site-adaptive planning principles by clustering buildings toward the center of the property and aligning access with the natural grade of the site. This approach minimizes site disturbance, blasting, and earthworks while allowing for the retention of large, contiguous areas of perimeter greenspace, including the area currently occupied by the existing communications tower.

The applicant will be required to protect a minimum of 25% of the site in accordance with the recommendations of the EIA. This area will be secured through a site preservation covenant registered prior to issuance of a DP. In addition to the covenant area, the Development Agreement will require that a minimum of 40% of the site be retained as open space at the time of DP, consistent with the OCP's policies for greenfield sites within the Neighborhood-Hillside designation. While the HAH1 zone requires a minimum of 10% usable open space, securing the full 40% open space requirement through the development agreement ensures that the overall development footprint remains constrained and that the proposal cannot substantially increase density at DP, notwithstanding the higher FAR permitted in the zone (1.2) compared to what is currently proposed (0.38).

The 40% open space will support tree retention and replanting, wildlife movement, neighbor screening, and supplemental native landscaping, while also providing visual buffering between the proposed development and adjacent residential properties. Invasive species removal is proposed, and long-term protection and maintenance of both the Site Preservation Covenant and open space will be secured. Collectively, these measures ensure compliance with the OCP's site-adaptive planning principles, protect ecological values on the site, and reinforce the developments compatibility with the surrounding neighborhood.

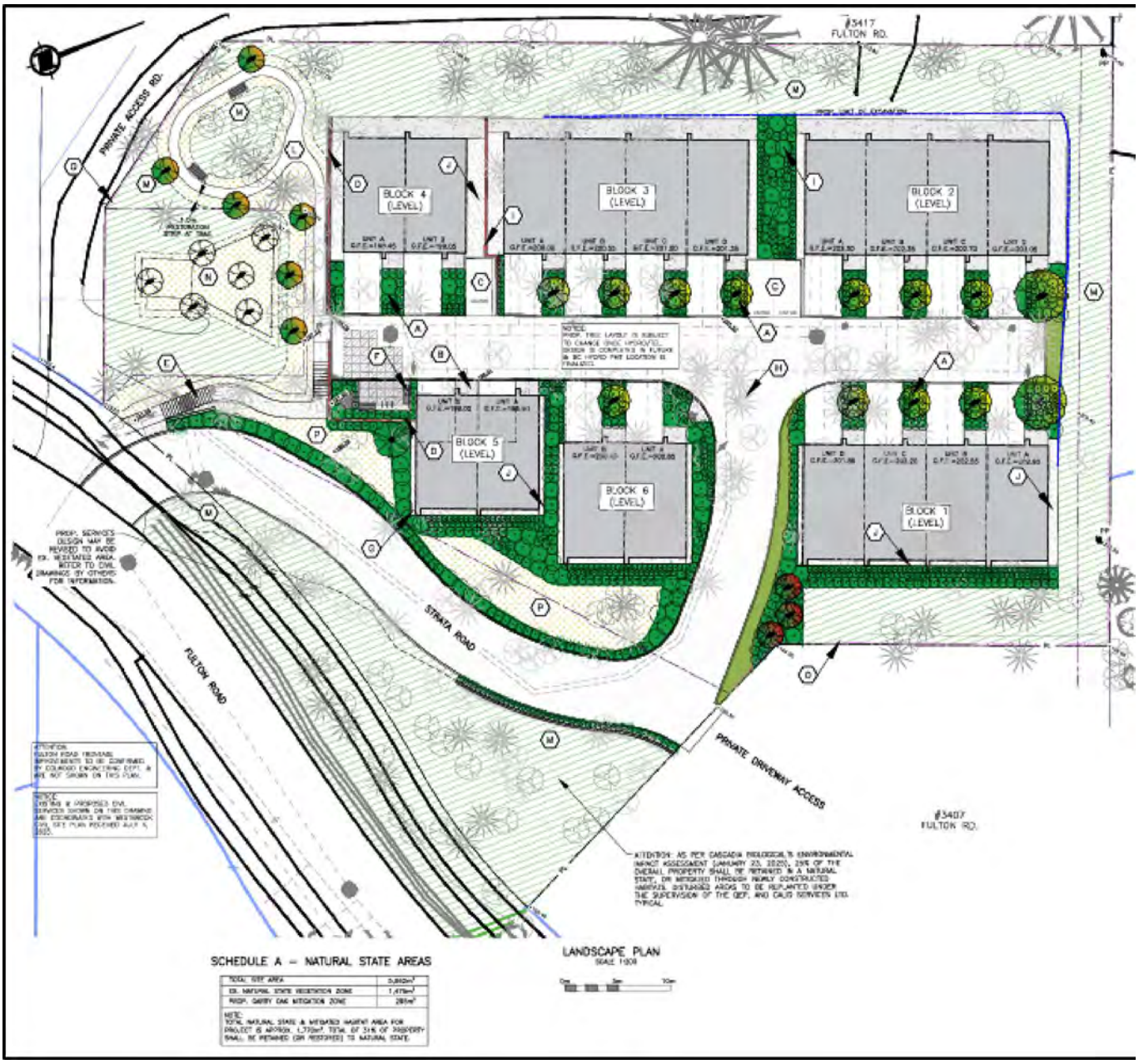


Figure 3 - Site Plan (concept landscape plan)

Tree Inventory

The applicant has submitted an arborist report prepared by Tomahawk Tree Services Ltd (**Appendix 4**), dated November 2025. The subject property is densely treed and characterized as a monoculture forest with limited species diversity, generally consisting of a single dominant tree type of similar age and growth stage, which is typical of a previously clear-cut site. Trees across the property are in varying states of deterioration and decline, and evidence of multiple past large tree failures has been observed.

The report identifies 286 protected trees on the property, of which 195 are proposed for removal. Most removals occur within the proposed building and driveway footprint and involve trees identified as being in poor condition or located within the monoculture stand. Of the trees within the proposed

development footprint, 25 are specifically noted to be in poor condition. While tree replacement is proposed in the conceptual landscape plan, it is unlikely that the full replacement inventory can be accommodated on the subject property. In accordance with Urban Forest Bylaw No. 1735, 2018, a tree removal deposit of $292,500 will be required prior to issuance of a Tree Management Permit secured at the Development Permit stage prior to tree removals.

Off-site Works

Staff acknowledge that this is a site adaptive development with legitimate blasting concerns and potential impacts to driveway access. These constraints may necessitate that the applicant request a variance to the frontage works otherwise required under the *Subdivision and Development Servicing Bylaw No. 2000, 2024*. The site's adaptive design, together with the need to protect environmental features fronting the lot, provides important context for the applicant's request.

At this time, detailed civil drawings illustrating the ultimate frontage cross-section consistent with the 20m Local Road (R18) standard, or a feasible interim condition, have not been submitted. Potential interim measures may include the use of sharrows in place of a dedicated bike lane, reduced boulevard widths, modified tree placement, or cash in lieu for full or partial frontage works.

To advance the review, the owner/developer will be required to apply for a Development Variance Permit and submit civil drawings depicting both the ultimate frontage condition and the proposed interim works for consideration at the time of Development Permit.

Transportation Impact Assessment

A Transportation Impact Assessment (TIA) was submitted by Watt Consulting Group **(Appendix 5)**. The report concluded that the proposed density of 18 units will have limited impact on the existing road network. The TIA has been reviewed and accepted by the City's engineering department. All parking requirements in the City's Off-Street Parking Bylaw No. 1909 have been met.

Site Servicing

In accordance with Hillside Guideline 22.1.j, all new hillside developments must be connected to the sewer system, ensuring the site is adequately serviced. A preliminary sewer servicing brief and stormwater management brief for the concept plans have been submitted. However, further details and approvals will be required at the Development and Building Permitting stages.

Community Amenity Contributions

The applicant proposes to meet Council's Community Amenity Contribution policy as identified in**Table 4.**

TABLE 4

Preliminary summary of developer contributions for 18 residential units

Contribution by Type	Rate per unit	Total	Bylaw/Policy Reference
Community Amenity Fund (CAC)	$7,500/unit	$135,000	Policy COM 003 as amended
Affordable Housing Reserve Fund	$1,500/unit	$27,000	Policy COM 003 as amended
Fire Hall Fund	$618/unit*	$11,124	Council Resolution R2020-165
School DCCs (payable to SD62)	$900/unit	$16,200	CRD Bylaw No. 2019-01 (18 units/ha)
Water DCCs (payable to CRD)	$2,557/unit	$46,026	CRD Bylaw No. 2758 (18 units/ha)
Road DCCs	$5,268.41/unit	$94,831.38	Bylaw No. 1836-01
Sewer Enhancement Fees	$2,095/unit	$37,710	Bylaw No. 1500
Park Improvement DCC	$2,455.67/unit	$44,202.06	Bylaw No. 1900
Park Acquisition DCC	$2,537.97/unit	$45,683.46	Bylaw No. 2037
Total Contributions		**$457,776.90**	

**2025 rate. Subject to annual CPI increase.*

OPTIONS / ALTERNATIVES

THAT the Planning and Land Use Committee consider recommending to Council one of the following options:

Option 1: THAT Council adopt the staff recommendation for Rezoning Application No. RZ000027 for 3415 Fulton Road.

Option 2: THAT Council direct staff to provide additional information prior to Council's consideration of an amending bylaw for Rezoning Application No. RZ000027 for 3415 Fulton Road.

Option 3: THAT Council deny Rezoning Application No. RZ000027 for 3415 Fulton Road.

Option 4: THAT Committee provide another option for Council's consideration.

COMMUNICATIONS & ENGAGEMENT

A development notification sign was posted on the subject property as required under the *Land Use Application Procedures Bylaw No. 427*. The application and supporting documents will be available for public viewing on the City's website on April 3, 2026. As the proposed rezoning is consistent with the Official Community Plan and involves residential development, a public hearing is prohibited under Section 464(3) of the *Local Government Act*. Prior to 1st reading of the amending bylaw, the City will mail postcard notices to owners and occupants within a 100 meter radius of the subject property and post notice on the City's website and in 2 consecutive issues of a local newspaper in accordance with the *Public Notice Bylaw No. 1933.*

TIMELINES

April 7, 2026	April-May 2026	Q2 2026
Rezoning application is introduced to Committee. April 7th, 2026	Council will consider the Committee's recommendation. Notification requirements satisfied. Council to consider 1st, 2nd and 3rd readings.	Prior to Council adoption, the applicant is required to register the Development Agreement.

CLIMATE CONSIDERATIONS

The Climate Action Plan (2023) identifies pathway T1, which emphasizes prioritizing climate resiliency in new development. The proposed alternative frontage works may align with site adaptive design principles, enhance active transportation options, and support the protection and function of natural systems, if a development variance permit is submitted.

FINANCIAL CONSIDERATION

Rezoning the subject property to permit a higher density of development will increase the assessed value of the lands, thus increasing its taxable value. Table 4 provides a preliminary estimate of developer contributions for the proposed 18 townhouse units, including Development Cost Charges in accordance with applicable bylaws.

CONCLUSIONS

The proposed rezoning of 3415 Fulton Road to the Hillside Attached Housing (HAH1) zone is consistent with the OCP and supports the City's objectives related to housing diversity, site-adaptive planning and the protection of natural features. The application facilitates moderate residential growth through a ground-oriented townhouse form while securing open space and environmental protection through registered covenants. Given the proposal's alignment with OCP policy, the implementation of environmental mitigation measures, and the scale of development, staff recommend the Bylaw be considered for readings.

Attachments:

Appendix 1 - Rational Letter
Appendix 2 - Proposed Plans
Appendix 3 -Environmental Study
Appendix 4 - Arborist Report
Appendix 5 - TIA - 3415 FultonRoad
Colwood Land Use Bylaw No. 151 1989 Amendment No. 231 (HRAH1-3415 Fulton Road) Bylaw No. 2105 2026
Staff Presentation
Applicant Presentation

Grayland Consulting Ltd.

December 15th. 2025

City of Colwood, Development Services
3300 Wishart Road
Colwood B.C. V9C 1R1

Mr. Richard Roy, Planner

Re: 3415 Fulton Road – Rezoning Application – Updated Letter of Rationale RZ000027

Dear Richard,

On behalf of the ownership group, please accept this updated Letter of Rationale and response to the file review letter dated May 5th, 2025.

We are requesting that Council consider a rezoning of the site from the existing A1 (Rural Residential) to Hillside Attached Housing 1 Zone (HAH1). We are proposing 18 townhouse units to support increased demand for residential housing, promote more efficient land use and stimulate local economic growth that higher density residential areas can bring. All are three-bedroom homes.

The ownership group respectfully submits these documents in support of the proposed rezoning:

- Updated Westbrook Consulting servicing concept plans which includes storm water management.
- Calid Services landscape and planting plans
- Updated Tomahawk arborist report and tree retention plan.

The rezoning signage has been installed. The ownership group has canvassed the area and met with several neighbours. The primary concern has been the effect of the development on perimeter trees for wind firmness. The development team and arborist will meet with them again once the project is underway to view the specific issues and how to mitigate them.

Development Variance Permit

We also wish to add a Development Variance Permit to this application to remove or modify the frontage improvement requirements along Fulton Road. Please advise if this should be submitted as a separate application. To achieve the bylaw required SSD R19 road width and facilities (sidewalk, boulevard bike lanes etc.) the embankment will be excavated and a retaining wall required to support the property. This will result in the loss of existing trees and cause the proposed strata road grading to deepen to meet the new road grade. This will impact on site trees as well. See image below for an illustration of the cut back extents. A sidewalk exists on the south side of Fulton in this location. Another option might be to provide enhancements here instead.

1498 White Pine Terrace Victoria B.C. | rdsansom@gmail.com | 250-889-0047

Grayland Consulting Ltd.

Approx cut line (red)

Existing Fulton Rd. Conditions

1498 White Pine Terrace Victoria B.C. | rdsansom@gmail.com | 250-889-0047

Response to File Review letter May 5th 2025

The following items have been addressed in accordance with the review letter:

Engineering	Response
1. Sanitary Sewer and Storm mains will be required to be extended to the SW property line	OK
2. SWMP and Storm design brief required to be submitted for review and acceptance by Eng staff at DP and prior BP issuance	OK
3. Sanitary Sewer design brief specific to the site will be required for review and acceptance by Eng staff at DP and prior to BP issuance	OK
4. Off site frontage works (concrete curb/gutter/sidewalk/boulevard/trees/lighting as per standard drawing SSD R19 for Collector Road is required	Variance Requested
5. Off site design drawings and sealed cost estimate by consultant is required for review and acceptance by Eng Staff. Servicing Agreement with admin fees and security may be required if applying for BP prior to completion of frontage works.	OK
6. Right of way permit (which includes fees and security deposit) will be required for construction access to site and the off-site works on Fulton Road	OK
7. Sanitary Sewer connection permit will be required.	OK
8. PLEASE NOTE: THIS PROPERTY WILL BE REQUIRED TO BE ADDED INTO AN LAS (Sewer Local Area Service).	Will apply upon successful rezoning of the lands
Development Services	Response
Zoning Consideration: Consider rezoning to HILLSIDE ATTACHED HOUSING 1 (HAH1)—the same zone being utilized for the Winthrop development.	Revised to request the HAH1 Zone
Tree Retention and Environmental Integration: Although the Environmental Impact Assessment (EIA) does not identify any significant environmental features, the proposal involves the removal of a substantial number of mature trees. Site and building	25% at minimum has been retained in accordance with the EIA, which recommended the 25% natural state area.

design should be revised to preserve more existing vegetation and integrate natural features, in accordance with the Environmental Protection Development Permit Area guidelines.	The preliminary site plan has been redesigned to remove the north side patios and to free up more natural green space – the target green/open space is 40%.
Restoration/Naturalization Covenant Requirement: A restoration/naturalization covenant will be expected within the DA or prior to adoption. *Clarify if sewer/water/storm connections are <u>not</u> made through the "covenant area	Agree to the covenant as noted. Services will be located outside natural areas.
Landscaping Concept recommended to explore a preliminary landscaping concept for the site to identify viable locations for new tree planting. This will help mitigate the significant loss of existing trees and ensure that tree replacement is maximized within the protected area, supporting ecological and visual continuity. (OCP Policy 11.2.3.1 TREE PROTECTION AND ENHANCEMENT)	Planting of as many trees as possible are included in the restoration and landscaping plans. Native compatible species to be provided.
Outdoor Amenities: If the development targets families, consider including an outdoor amenity space, such as a small "tot lot" or play area, given the lack of nearby playgrounds. Consider incorporating a semi-private outdoor seating area to provide residents with a comfortable space to meet, socialize, and build community within the development.	Small play and gathering area and trail can be provided.
Pedestrian Connectivity: A trail connection should be envisioned to provide a pedestrian shortcut or access to the upper driveway, enhancing walkability and site permeability.	Provided – note this will be a hard scaped stair and walkway due to the steepness of the site in this area. Will result in tree loss.
Parking Allocation: There appears to be an oversupply of visitor parking; revisit parking needs to ensure efficient use of space and alignment with bylaw standards. A bike parking facility (bike rack) will be required to support active transportation, development guidelines.	We have reduced the visitor parking to that required by bylaw (3). Bike rack will be provided.

Development Typology: This site may be better suited for a bare land strata format, particularly once Small-Scale Multi-Unit Housing (SSMUH) regulations are finalized. Lots within the new blanket zone are anticipated to be less then current standards if sewered.	We did consider this option but had determined that the impacts to the site would be similar. The thought being that if the site is to be impacted, it's better to provide as many reasonably affordable homes as possible in that footprint. While the provisions of bill 44 might apply, we think this is a more livable and practical development and will be a wonderful family enclave.
Radio Transmission Tower Consideration: The cellular tower lease expires in 5 years—consider preparing a phased development plan that envisions full build-out of the lot over time, integrating the future availability of this space.	This area will be restored and replanted when the tower is removed (no date specified). It is counted towards the greenspace calculations.
Open Space Requirement – OCP Policy 7.2.22.e: In accordance with OCP Policy 7.2.22.e, development on greenfield sites should retain a minimum of 40% of the site area as a combination of public and private open space. Ensure the site design reflects this policy direction.	Provided
Staff concern for Council's Perspective on Development Objectives: Clarify the intended community or planning benefits of the development beyond increased density—With the number of trees for removal, and the lack of environmental features, what broader goals are being achieved?	As noted above, the site would be impacted under the existing zone and would provide the 40% greenspace per the Hillside DP area. Given the need for attainable family homes, the thought was to provide as many viable homes as possible in that footprint. The market for single family homes has softened – more families are turning to townhomes as a more affordable entry into the housing market.

We trust the foregoing is satisfactory for the first phase of submission materials. Additional information will be provided upon staff review and comment. We look forward to working with Council and staff to move this exciting project forward.

Best Regards,

Rachael Sansom, A.Sc.T., Grayland Consulting Ltd.
Agent for 1336265 BC Ltd

1498 White Pine Terrace Victoria B.C. | rdsansom@gmail.com | 250-889-0047

Sketch Site Plan Of:
Lot B, Section 73, Metchosin District, Plan 38960, Except Part In Plan 47957. P.I.D. 001-007-548

Civic Address: 3415 Fulton Road

10 8 6 4 2 0 10 20 30

Scale = 1:200

Dated this 19th day of January, 2024.

Distances shown are in metres.

The subject property is affected by the following registered documents: 171908G, 335760G, P18385, EC6423, EC28936, EW132168, EW132170, EW132171.

SITE DATA

ITEMS	PROPOSED
LOT AREA	5666.88 sq.m.
LOT COVERAGE TOWN HOMES	22.02 %
PROPOSED FLOOR AREA FOR 18 DWELLINGS	
-BLOCK 1 (4 DWELLINGS)	422.94 sq.m.
-BLOCK 2 (4 DWELLINGS)	422.94 sq.m.
-BLOCK 3 (4 DWELLINGS)	422.94 sq.m.
-BLOCK 4 (2 DWELLINGS)	314.60 sq.m.
-BLOCK 5 (2 DWELLINGS)	283.69 sq.m.
-BLOCK 6 (2 DWELLINGS)	314.60 sq.m.
GROSS FLOOR AREA	2181.71 sq.m.
-TOTAL GARAGE AREAS	438.99 sq.m.
FLOOR AREA RATIO	0.38 :1.0
BUILDING HEIGHT	10.73 m.
SETBACKS	
- SOUTH (FRONT)	13.56 m.
-EAST (EXTERIOR SIDE)	8.09 m.
-NORTH-EAST (REAR)	6.00 m.
-NORTH-WEST (INTERIOR SIDE)	8.17 m.

Parking Calculation

Stalls Required
2.0 Stalls Per Units --> 2.0 x 18 = 36
0.1 Stalls Per Unit as visitor parking --> 0.10 x 18 = 1.8
Total Required = 36.8

Stalls Provided
Garage stalls Provided = 18
Street Stalls Provided = 18
Visitor stalls Provided = 6
Total stalls provided = 42 Stalls

Usable Open Space: 25.38%

1 / RZ Siteplan
Scale: 1:200

Proposed Town Home Rezoning

vdg victoria design group
#105 - 859 ORONO AVENUE
LANGFORD, B.C.
V9B 2T9
P. 250.382.7374
F. 250.382.7364

Date
March 18, 2025

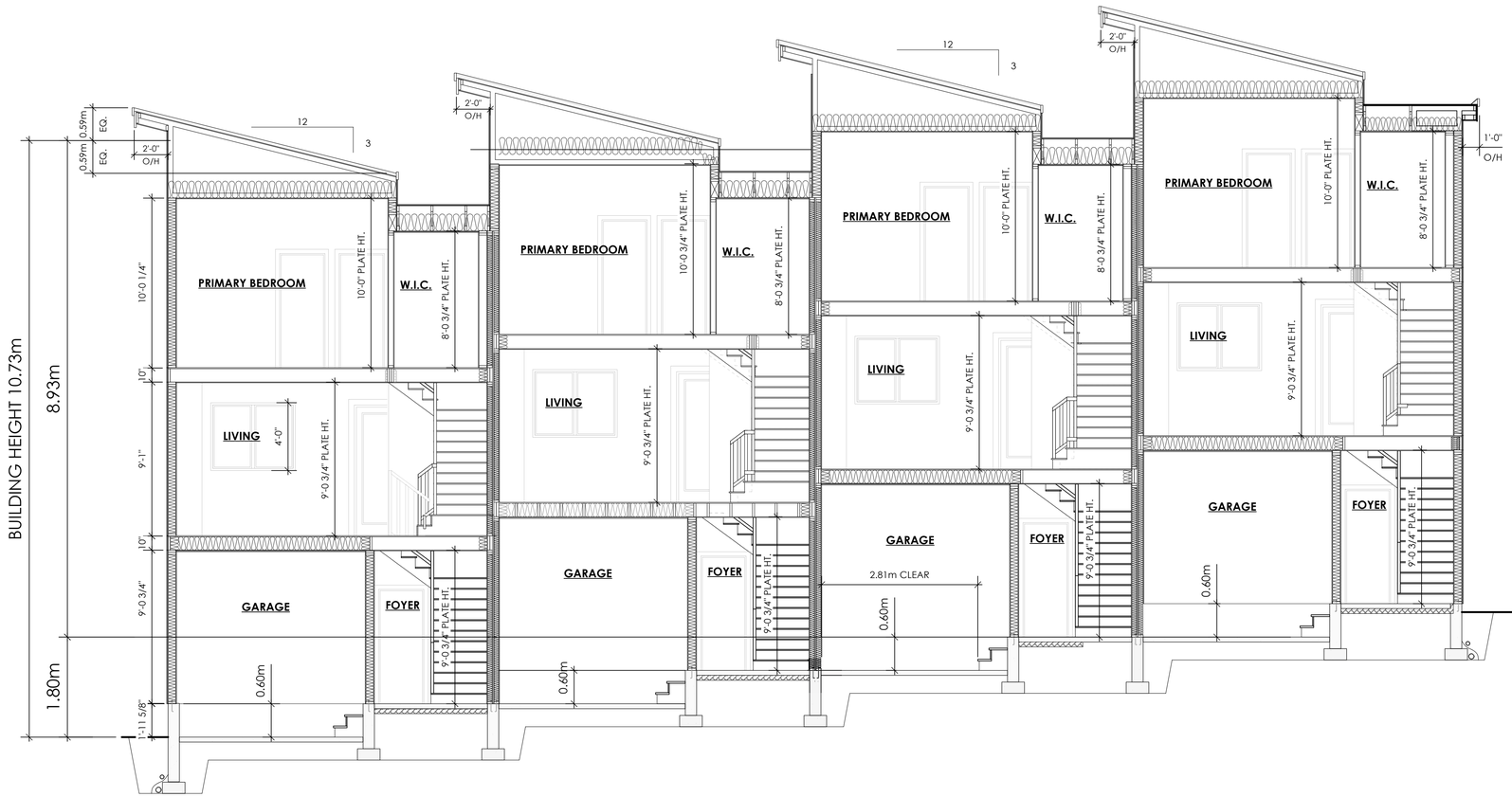
Project Address
3415 Fulton Road
Cowood, B.C.

Prepared for
David Fulkco

Project #
8906

Scale
As Shown

Drawn By
J.T.E.



2
RZ

Block 3 Section A-A

Scale: 1/4" = 1'-0"

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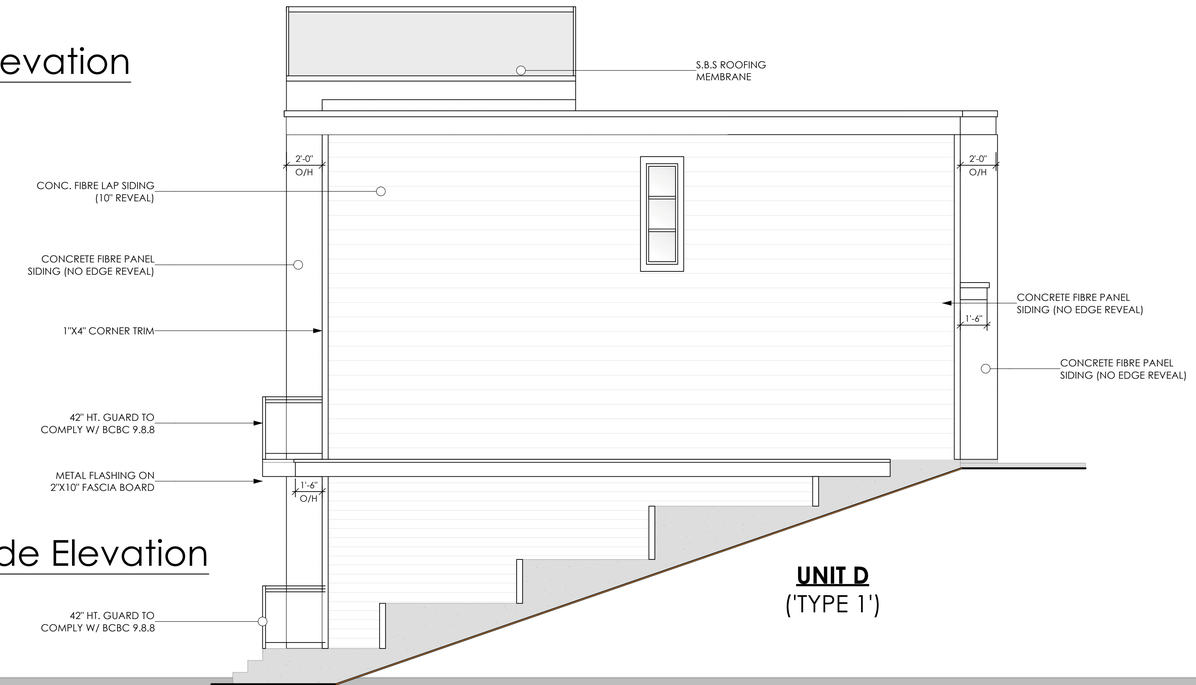
Proposed Town Home Rezoning

3 RZ

Block 3 Front Elevation

Scale: 1/4" = 1'-0"



4 RZ

Block 3 Right-Side Elevation

Scale: 1/4" = 1'-0"

Proposed Town Home Rezoning

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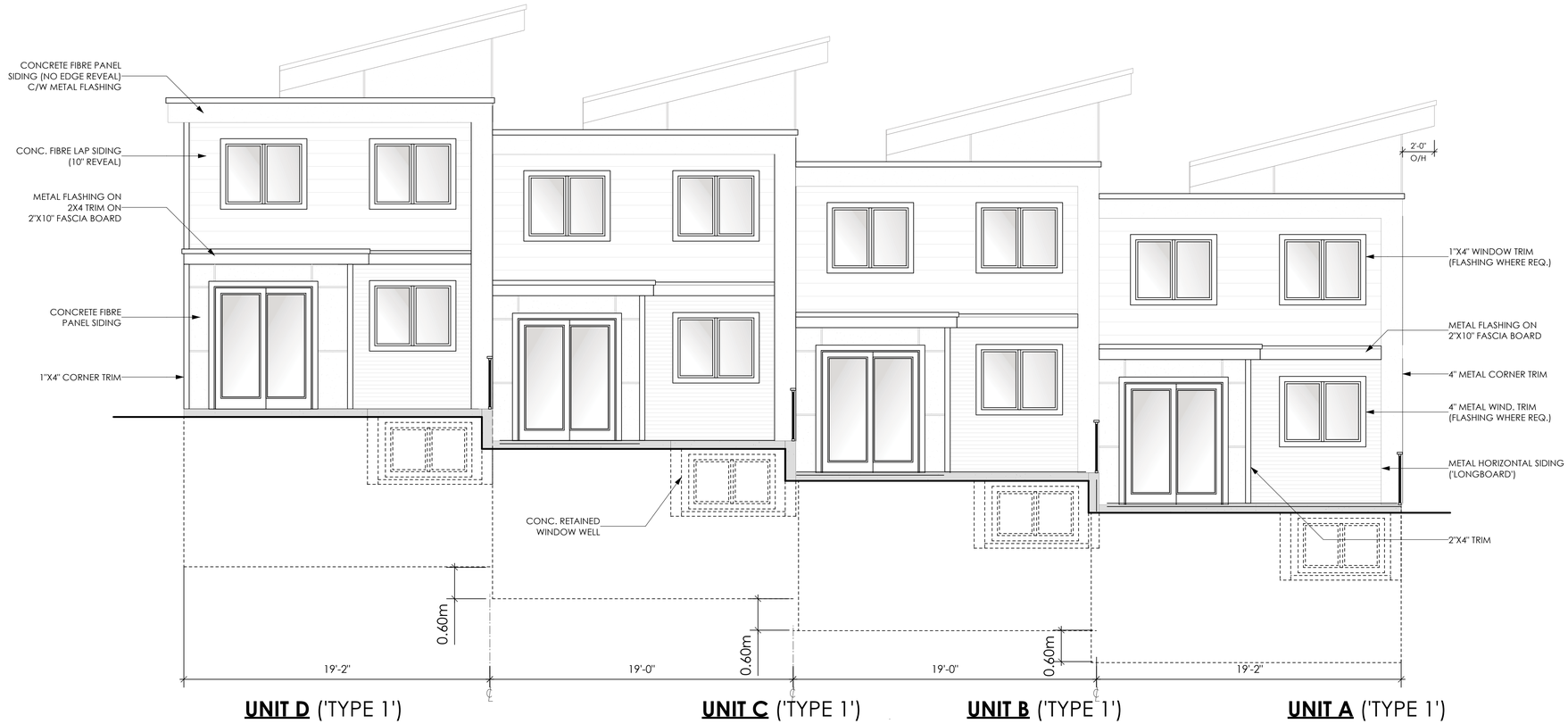

5 RZ
Block 3 Rear Elevation
Scale: 1/4" = 1'-0"

6 RZ
Block 3 Left Elevation
Scale: 1/4" = 1'-0"

Proposed Town Home Rezoning

vdg | victoria design group
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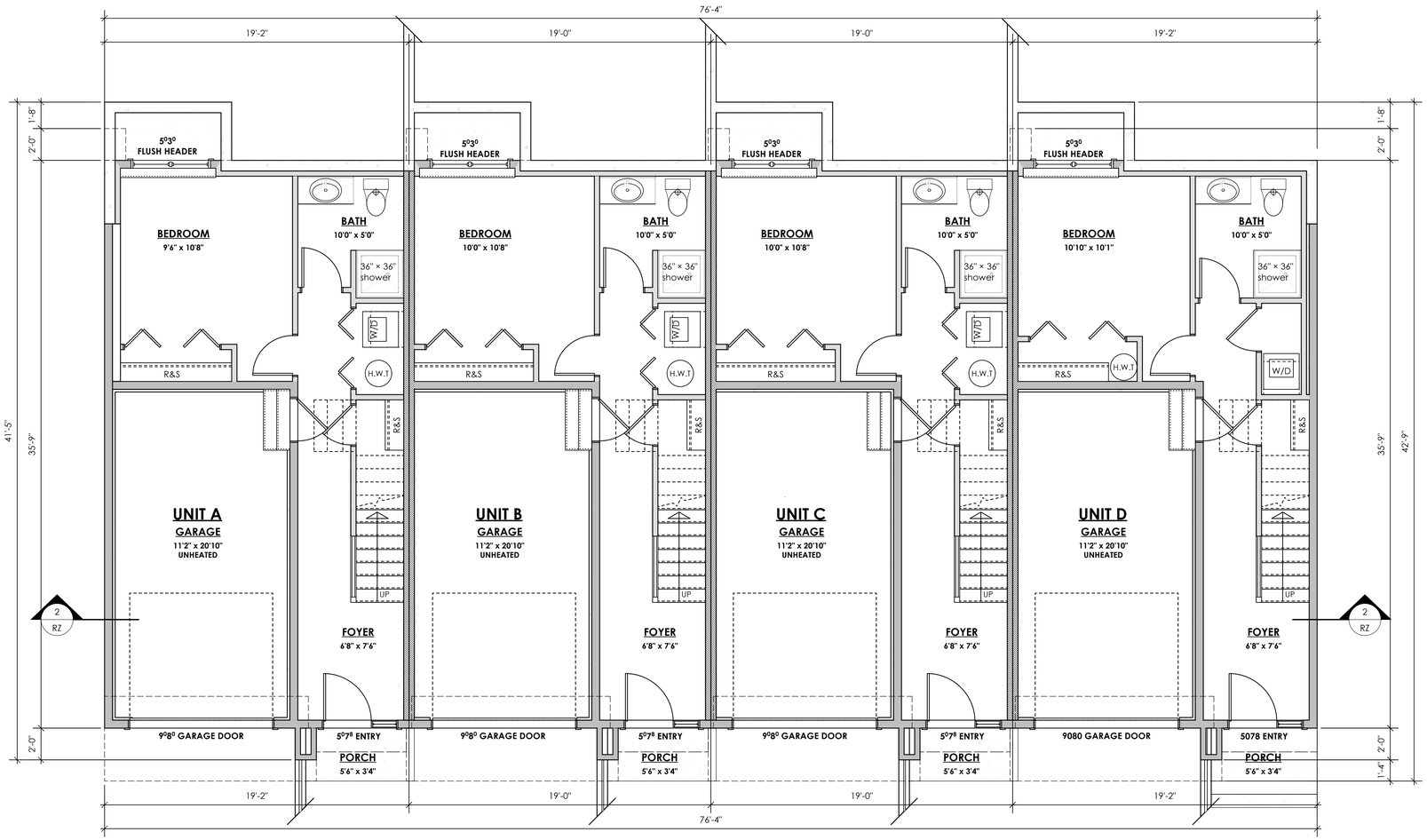

7 / RZ

Lower Floor Plan

Scale: 1/4" = 1'-0"

155.82 SQ.M.

GARAGES: 97.70 SQ.M.

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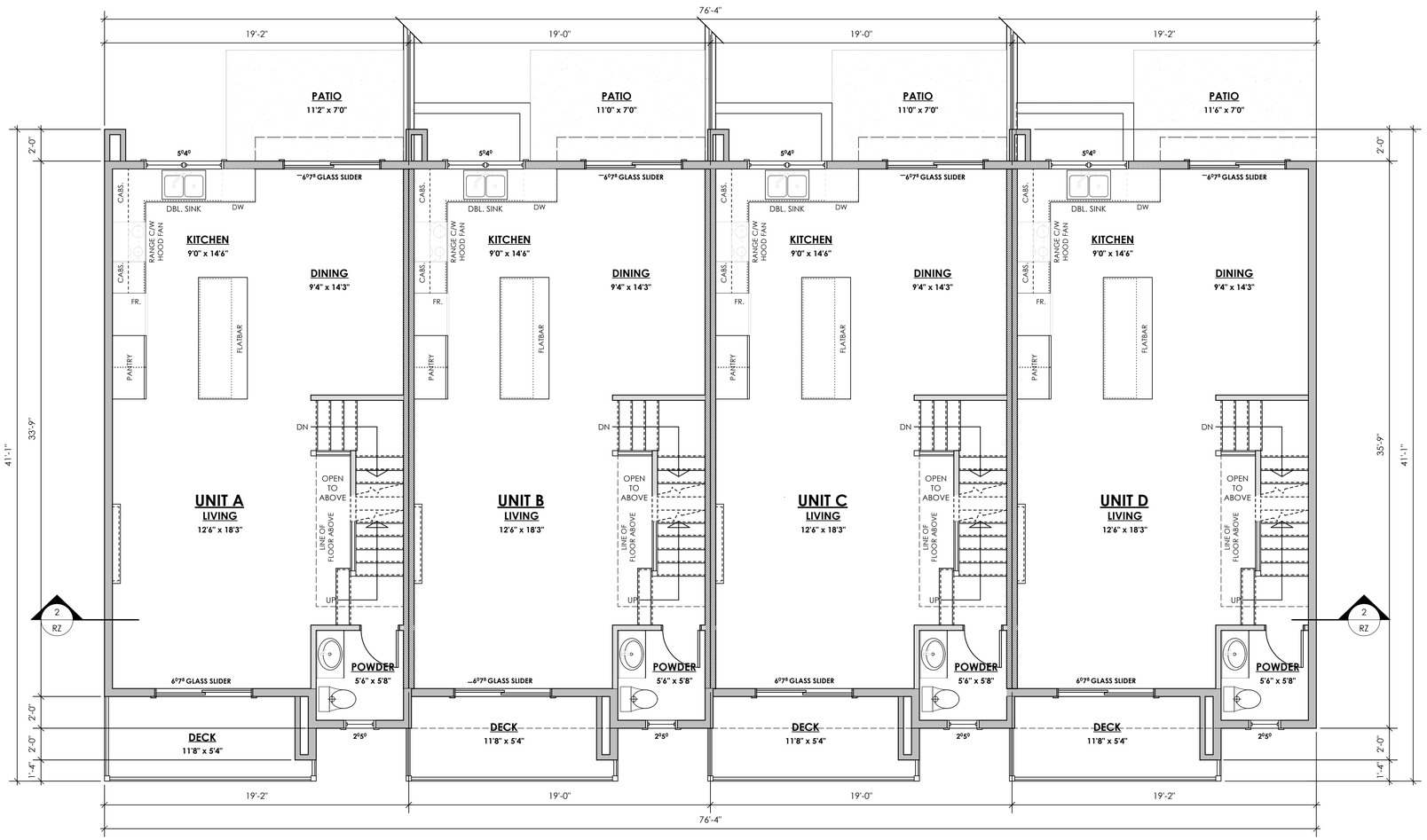
Proposed Town Home Rezoning



8
RZ

Main Floor Plan

Scale: 1/4" = 1'-0"

244.16 SQ.M.

Proposed Town Home Rezoning

vg victoria design group

#105 - 859 ORONO AVENUE
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Date

March 18, 2025

Project Address

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Cowood, B.C.

Prepared for

David Fulkco

Project #

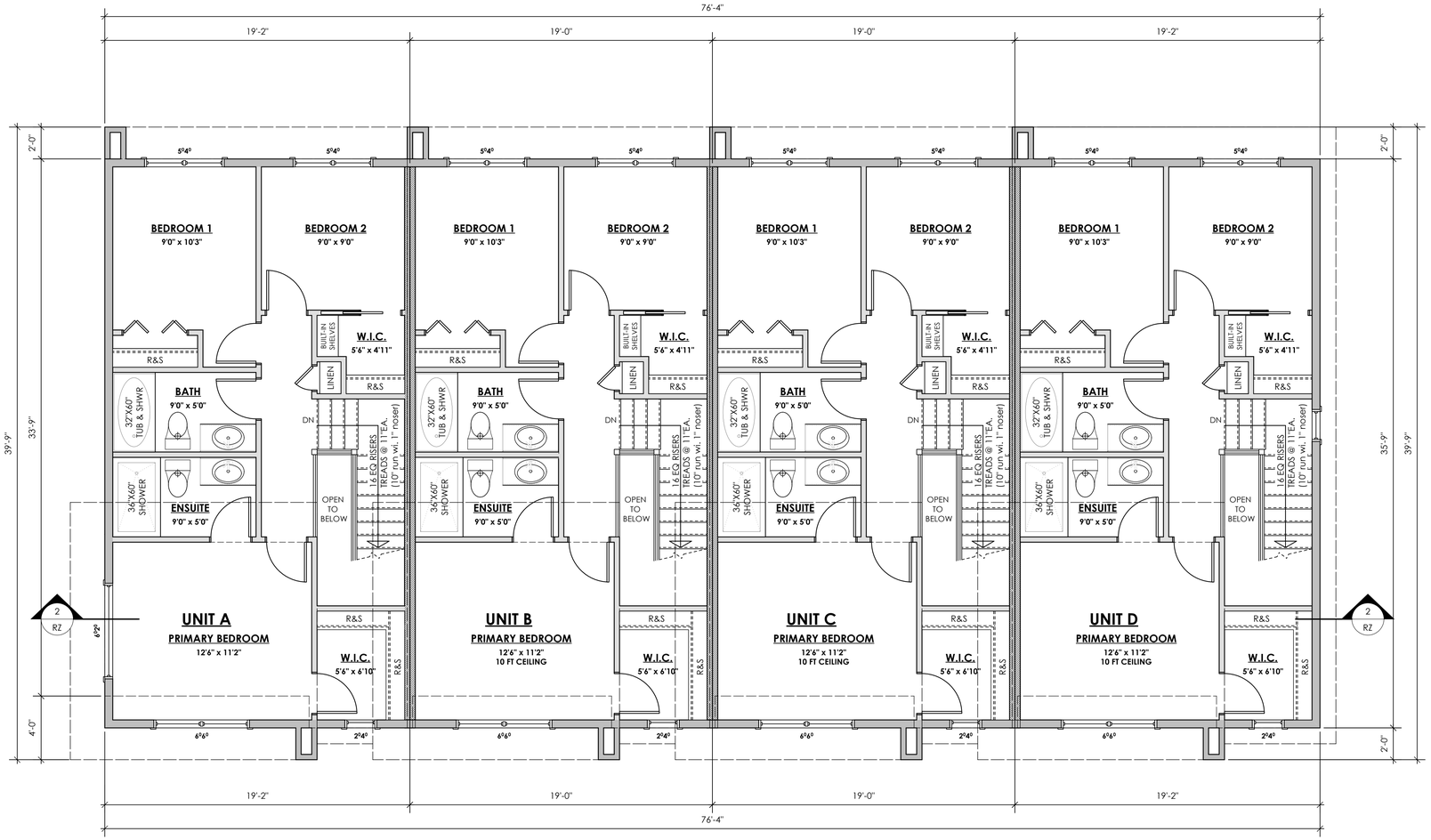
8906

Scale

As Shown

Drawn By

J.T.E.



9 / RZ

Upper Floor Plan

Scale: 1/4" = 1'-0"

222.96 SQ.M.

vg | victoria design group

#105 - 859 ORONO AVENUE
LANGFORD, B.C.
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Cowood, B.C.

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David Fulkco

Project #

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Scale

As Shown

Drawn By

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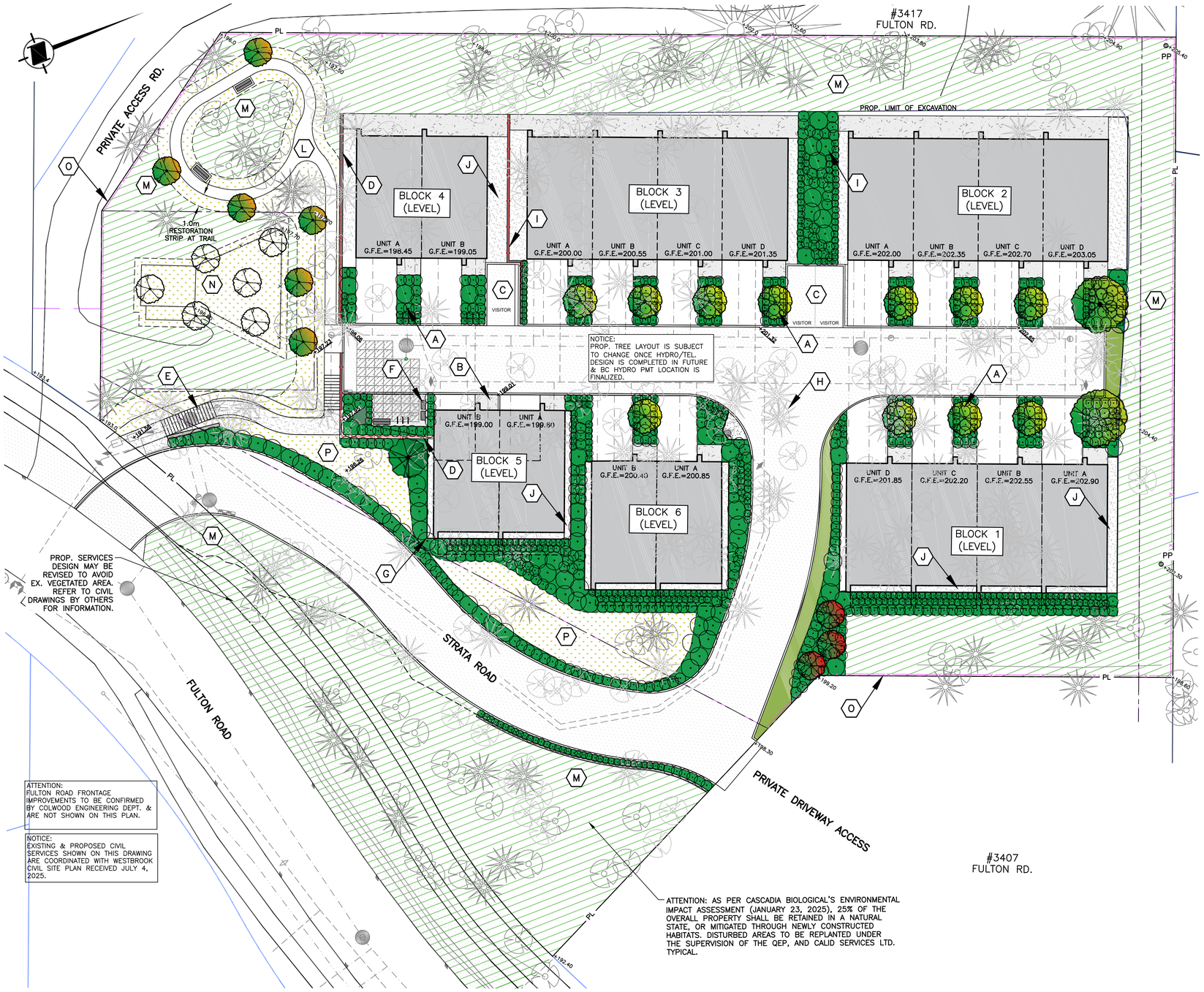
Proposed Town Home Rezoning



ATTENTION:
FULTON ROAD FRONTAGE IMPROVEMENTS TO BE CONFIRMED BY COLWOOD ENGINEERING DEPT. & ARE NOT SHOWN ON THIS PLAN.

NOTICE:
EXISTING & PROPOSED CIVIL SERVICES SHOWN ON THIS DRAWING ARE COORDINATED WITH WESTBROOK CIVIL SITE PLAN RECEIVED JULY 4, 2025.

#3407
FULTON RD.

ATTENTION: AS PER CASCADIA BIOLOGICAL'S ENVIRONMENTAL IMPACT ASSESSMENT (JANUARY 23, 2025), 25% OF THE OVERALL PROPERTY SHALL BE RETAINED IN A NATURAL STATE, OR MITIGATED THROUGH NEWLY CONSTRUCTED HABITATS. DISTURBED AREAS TO BE REPLANTED UNDER THE SUPERVISION OF THE QEP, AND CALID SERVICES LTD. TYPICAL.

SCHEDULE A – NATURAL STATE AREAS

TOTAL SITE AREA	5,662m²
EX. NATURAL STATE VEGETATION ZONE	1,475m²
PROP. GARRY OAK MITIGATION ZONE	295m²

NOTE:
TOTAL NATURAL STATE & MITIGATED HABITAT AREA FOR PROJECT IS APPROX. 1,770m². TOTAL OF 31% OF PROPERTY SHALL BE RETAINED (OR RESTORED) TO NATURAL STATE.

LANDSCAPE PLAN
SCALE 1:200

0m 5m 10m

GENERAL NOTES

1. ALL PLANTING, TREE PIT SOIL VOLUMES, CONSTRUCTION, AND MATERIALS TO BE IN ACCORDANCE WITH COLWOOD SPECIFICATIONS AND STANDARD DRAWINGS, MMCD SPECIFICATIONS AND BC NURSERY TRADES. ALL LANDSCAPING WORK TO BE REVIEWED BY CALID SERVICES LTD.
2. ALL OFFSITE AREAS AFFECTED BY THE WORK ARE TO BE REINSTATED TO ORIGINAL OR BETTER CONDITION BY CONTRACTOR AND COMPLETED IN PROMPT MANNER TO MINIMIZE LOCAL DISRUPTION.
3. CONTRACTOR TO ENSURE POSITIVE DRAINAGE OF ALL LAWNS AND PLANTING AREAS TO AN APPROVED OUTLET. MINIMUM GRADE TO BE BE 2.0%.
4. CONTRACTOR TO CONFIRM LOCATION OF AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO INSTALLATION OF ANY OF THE LANDSCAPE WORKS.
5. CONTRACTOR TO BE REGISTERED WITH WORK SAFE BC AND ALL WORK TO BE CONDUCTED UNDER WORK SAFE BC REGULATIONS AND WORK AREAS TO BE PROTECTED BY APPROVED RIGID CONSTRUCTION FENCING.
6. EXISTING & PROPOSED UNDERGROUND SERVICES ARE SCHEMATIC ONLY ON THIS DRAWING. REFER TO WESTBROOK CONSULTING CIVIL ENGINEERING DRAWINGS BY OTHERS FOR INFORMATION. CONTRACTOR TO CONFIRM THE LOCATION OF ANY UNDERGROUND SERVICES AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO ANY EXCAVATIONS.
7. FOR ANY AMBIGUITIES IN SPECIFICATIONS THE MOST CONSERVATIVE/ROBUST SPECIFICATIONS SHALL GOVERN.
8. CONTRACTOR TO NOTIFY CALID SERVICES LTD. IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES.
9. ALL PLANTING BEDS, LAWNS & TREES TO BE CONNECTED TO AN AUTOMATIC IRRIGATION SYSTEM.
10. 150mmø IRRIGATION SLEEVES REQUIRED AT ALL SIDEWALKS, RETAINING WALLS, DRIVEWAYS, ETC. TO ENSURE ALL PLANTING AREAS, SOD LAWNS, RAISED PLANTERS, ETC. ARE CONNECTED TO THE IRRIGATION SYSTEM. FAILURE TO PROVIDE SLEEVES WILL RESULT IN WORK BEING REDONE AT THE CONTRACTOR'S EXPENSE.

KEY NOTES

- (A) PROP. UNIT FRONT PLANTING BED C/W DROUGHT TOLERANT SHRUBS, ACCENT PLANTS & ORNAMENTAL GRASSES. SMALL TREE TO PLANTED WHERE SERVICE CLEARANCES PERMIT.
- (B) PRIVATE RESIDENCE ENTRANCE WALKWAY C/W BROOM–FINISHED CONCRETE (DESIGN BY OTHERS.), TYPICAL.
- (C) VISITOR PARKING (DESIGN BY OTHERS.)
- (D) 1.0m Ht. DECORATIVE METAL FENCE.
- (E) PROP. STRATA TRAIL C/W STAIRS. DESIGN BY OTHERS.
- (F) COMMUNITY MAILBOX & VISITOR BIKE PARKING. MAILBOX TO CANADA POST STANDARDS. DESIGN BY OTHERS. DEVELOPER TO CONFIRM LOCATION WITH CANADA POST. BIKE RACK TO BE SPACED FOR E–BIKES & CARGO BIKES.
- (G) PROP. PLANTING BED C/W NATIVE PLANT HEDGEROW AT BASE OF RET. WALL.
- (H) EX. TREE TO BE REMOVED. TYP. REFER TO ARBORIST REPORT FOR INFORMATION.
- (I) RETAINING WALL. DESIGN BY OTHERS. REFER TO GEOTECHNICAL DRAWINGS FOR INFORMATION.
- (J) CRUSHED ROCK GRAVEL BORDER C/W TIMBER EDGER AT PLANTING BEDS.
- (K) 1.5m Ht. WOOD PRIVACY FENCE.
- (L) RESIDENT AMENITY SPACE C/W WALKING TRAIL & SEATING BENCHES. PICNIC TABLES TO BE BY DEVELOPER. NATIVE PLANT MITIGATION AREA PROPOSED FOR DISTURBED AREAS WITH 150mm No. 1 TOPSOIL & NATIVE GRASS/MEADOW SEED MIX. WHERE SOIL VOLUMES ALLOW, NATIVE SHRUBS OR 1.5m Ht. NATIVE TREE SEEDLINGS TO BE PLANTED T ESTABLISH NEW GARRY OAK ECOSYSTEM IN CONSULTATION WITH DEVELOPER'S QEP (CASCADIA BIOLOGICAL SERVICES).
- (M) EX. NATURAL STATE AREA. TREE REMOVALS AS PER ARBORIST REPORT. INVASIVE PLANTS TO BE REMOVED BY CONTRACTOR BY HAND. DISTURBED AREAS AT REMOVED TREES TO BE REPLANTED WITH NATIVE PLANTS OR 1.5m NATIVE TREE SEEDLINGS. ALL REPLANTING WITHIN THIS AREA TO BE DONE UNDER THE SUPERVISION OF CALID SERVICES LTD. & DEVELOPER'S QEP (CASCADIA BIOLOGICAL SERVICES).
- (N) EX. TOWER C/W CHAINLINK ENCLOSURE & BUILDING. AREA TO BE RESTORED TO A GARRY OAK MEADOW ONCE EX. TOWER COMPOUND IS REMOVED. (FUTURE)
- (O) PRO. 1.5m BLACK VINYL COATED CHAIN LINK FENCE AT GREENSPACE/EX. TREE AREA.
- (P) PROP. GARRY OAK MEADOW RESTORATION AREAS AT AMENITY TRAIL & DISTURBED AREA. ALL REPLANTING WITHIN THIS AREA TO BE DONE UNDER THE SUPERVISION OF CALID SERVICES LTD. & DEVELOPER'S ENVIRONMENTAL CONSULTANT (CASCADIA BIOLOGICAL SERVICES). NEW 1.5m Ht. GARRY OAK SEEDLINGS & SHRUB REPLANTING AREAS REQUIRE TEMPORARY DEER PROTECTION FENCING FOR A TWO YEAR ESTABLISHMENT PERIOD,

FENCING REFERENCE IMAGES

1.5m Ht. BLACK CHAINLINK FENCE (AT GREENSPACES & EX. TREE AREAS).

1.0m Ht. DECORATIVE METAL FENCE.

NOTE:
CONTRACTOR TO PROVIDE SHOP DRAWINGS OF FENCE PANELS FOR APPROVAL PRIOR TO ORDERING.

REZONING ONLY
Not for Construction

ATTENTION:
REFER TO DRAWINGS BY OTHERS FOR SITE GRADING, RETAINING WALLS, SITE LIGHTING, ETC.

ATTENTION:
IRRIGATION SLEEVES REQUIRED AT SIDEWALKS, WALLS, DRIVEWAYS, ETC. TO ENSURE ALL LANDSCAPE AREAS ARE CONNECTED TO IRRIGATION SYSTEM. SLEEVES TO EXTEND 1.0m PAST HARD SURFACES.

NOTICE:
LANDSCAPE DESIGN IS ONLY VALID IF REVIEWED DURING CONSTRUCTION BY CALID SERVICES LTD.

BC 1 CALL
1–800–474–6886
CELLULAR *6886

THE CONTRACTOR IS TO CALL B.C. ONE CALL, AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION.

NOTICE:
EXISTING & PROPOSED MUNICIPAL SERVICES/UTILITIES/HYDRO PMT/ETC. ARE SHOWN SCHEMATICALLY ONLY ON THIS DRAWING. REFER TO CIVIL & ELECTRICAL DRAWINGS BY OTHERS FOR INFORMATION.

LEGEND

PROP. DECIDUOUS TREE
PROP. CONIFER TREE
PROP. SHRUBS
EX. TREES
EX. TREES TO REMOVE
1.5m Ht. WOOD PRIVACY FENCE
1.0m Ht. DECORATIVE METAL FENCE
PRO. 1.5m Ht. BLACK CHAIN LINK FENCE
PROP. WOOD CHIP PLAY SURFACE
PROP. CRUSHED ROCK BORDER
PROP. PLANTING BED
PRO. SOD LAWN
PRO. GARRY OAK MEADOW MITIGATION ZONE
EX. NATURAL STATE VEGETATION ZONE

Dwg. No.	REFERENCE DRAWINGS	DATE
-	-	-

REV.	DATE	ISSUED/REVISION	BY	APPROVED
1	DEC 12/25	TO SITE CHANGES	DP	.

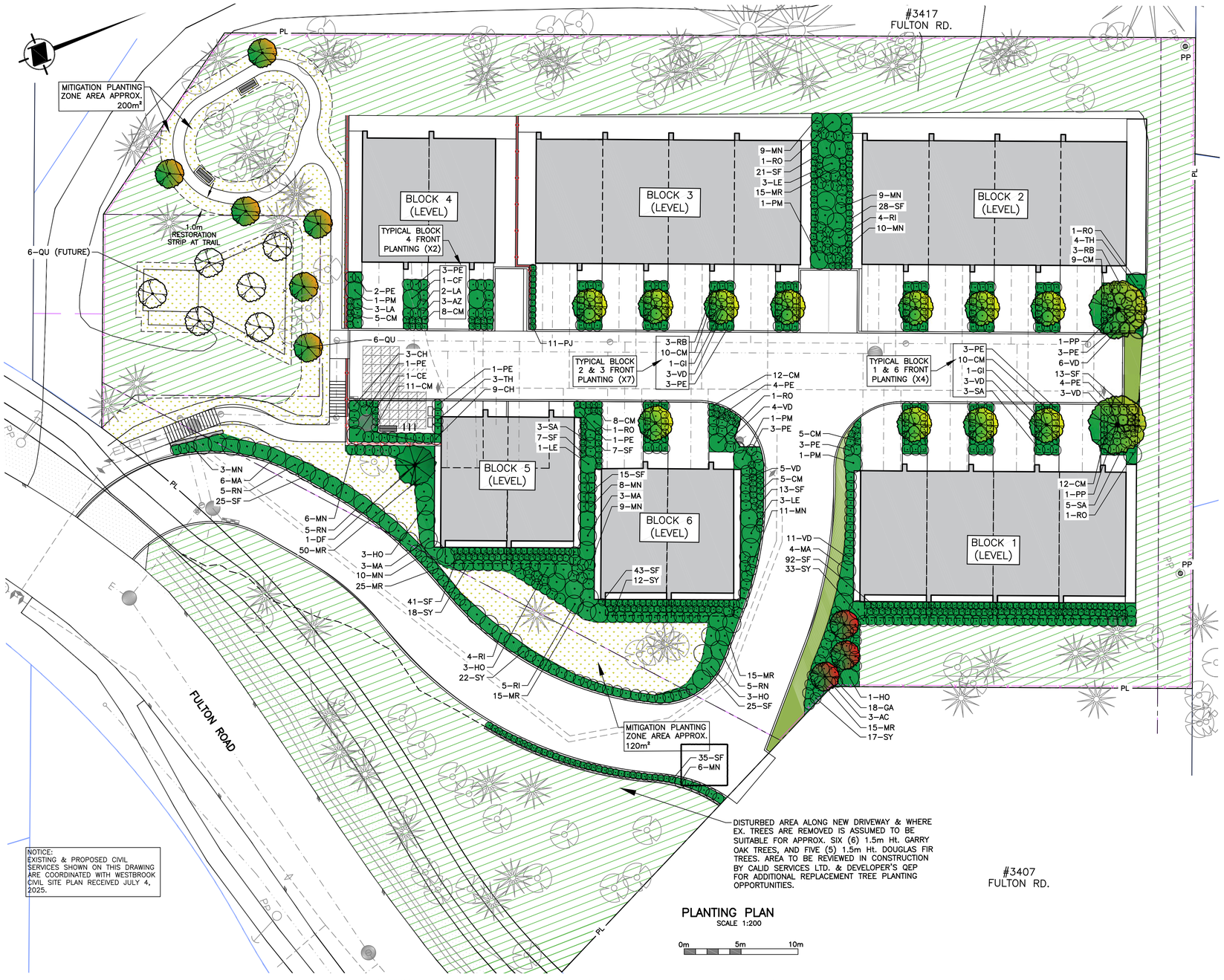
3415 FULTON ROAD
Landscape Plan & General Notes
Client: David Fulko

Drawn: dp	Date: September 10, 2025
Checked:	Project #: 1038
Approved:	Scale: AS NOTED
Designed: dp	

CALID Services Ltd.
207-2750 QUADRA ST.
VICTORIA, B.C. V8T-4E8
PHONE: (250) 388-6919
FAX: (250) 381-6919
engineer@calid.ca

L1 | Rev. 1

CANCEL PRINTS BEARING EARLIER LETTER



NOTICE:
EXISTING & PROPOSED CIVIL SERVICES SHOWN ON THIS DRAWING ARE COORDINATED WITH WESTBROOK CIVIL SITE PLAN RECEIVED JULY 4, 2025.

PLANTING PLAN
SCALE 1:200

0m 5m 10m

PLANT LIST											
Site Trees:	**Code**	**Qty.**	**Size**	**Shrubs, Grasses & Accent Plants:**	**Code**	**Qty.**	**Size**	**Natural State Vegetation Zone**	**Code**	**Qty.**	**Size**
Acer circinatum (Vine Maple)	AC	3	4cm Cal.	Azalea japonica 'Hino White' (Azalea)	AZ	6	#2 Pot	Quercus garryana (Garry Oak)	QU	6	1.5m Ht.
Ginko biloba fastigiata 'Goldspire' (Columnar Ginko)	GI	11	5cm Cal.	Calamagrostis x acutiflora 'Karl Foerster' (Feather Reed Grass)	CF	2	#3 Pot	Pseudotsuga mensiesii (Douglas Fir)	DF	5	1.5m Ht.
Parrotia persica 'Vanessa' (Persian Ironwood)	PP	2	5cm Cal.	Carex morrowii 'Ice Dance' (Variegated Sedge)	CM	193	#1 Pot	Arctostaphlos uvi-ursi (Kinnikinnick)	AU	100	#1 Pot
Pseudotsuga mensiesii (Douglas Fir)	DF	1	2.5m Ht.	Lavandula angustifolia 'Hidcote' (Lavender)	LA	7	#2 Pot	Gaultheria shallon (Salal)	GA	150	#1 Pot
				Pennisetum alopecuroides 'Hameln' (Dwarf Fountain Grass)	PE	61	#2 Pot	Holodiscus discolor (Oceanspray)	HO	100	#1 Pot
				Pieris japonica 'Cavatine' (Dwarf Lily of the Valley Shrub)	PJ	11	#1 Pot	Mahonia aquifolium (Tall Oregon Grape)	MA	100	#1 Pot
Hedge				Pinus mugo var. Pumilio' (Dwarf Mugo Pine)	PM	4	#5 Pot	Mahonia nervosa, (Cascade Oregon Grape)	MN	150	#1 Pot
Thuja occidentalis 'Emerald' (Emerald Arborvitae)	TH	7	2.0m Ht.	Rhododendron 'Baden Baden' (Dwarf Rhododendron)	RB	24	#2 Pot	Polystichum munitum, (Sword Fern)	SF	200	#1 Pot
Choisya ternata	CH	12	#3 Pot	Rhododendron 'Percy Wiseman' (Dwarf Pink Rhododendron)	RO	5	#5 Pot	Symphoricarpus albus (Snowberry)	SY	100	#1 Pot
				Sarcococca humilis (Sweetbox)	SA	17	#2 Pot	Rosa gymnocarpa (Baldhip Rose)	RG	100	#1 Pot
Native Evergreen Plants				Viburnum davidii (David Viburnum)	VD	61	#2 Pot	Ribes sanguineum (Red Flowering Currant)	RI	100	#1 Pot
Leucothoe axillaris (Coastal Leucothoe)	LE	7	#3 Pot								
Ceanothus, (California Lilac)	CE	1	#3 Pot	**Mitigation Planting Zone (Garry Oak Meadow)**							
Gaultheria shallon (Salal)	GA	18	#1 Pot	Quercus garryana (Garry Oak)	QU	6	1.5m Ht.	*Notes:*			
Mahonia nervosa, (Cascade Oregon Grape)	MN	81	#1 Pot	Pseudotsuga mensiesii (Douglas Fir)	DF	5	1.5m Ht.	*1. Plants to be irrigated with an automatic irrigation system.*			
Mahonia repens (Creeping Oregon Grape)	MR	110	#1 Pot	Cammassia quamash (Common Camas)	CA	150	#1 Pot	*2. Contractor to allow for 50 additional shrubs (#1 size pots) when pricing job.*			
Polystichum munitum, (Sword Fern)	SF	325	#1 Pot	Rosa gymnocarpa (Baldhip Rose)	RG	85	#1 Pot	*3. Changes to plant size, quantity, or type to be reviewed & approved in writing by Calid Services Ltd.*			
Mahonia aquifolium (Tall Oregon Grape)	MA	16	#1 Pot	Ribes sanguineum (Red Flowering Currant)	RI	85	#1 Pot				
				Holodiscus discolor (Oceanspray)	HO	85	#1 Pot	*4. Sod to meet Canadian Landscape Standard (CLS)*			
Native Deciduous Plants								*5. Plant quantities in Natural State Vegetation zone is disturbed during tree removals & driveway works.*			
Rosa nutkana (Nootka Rose)	RN	15	#2 Pot	Seed Mix: Diversity Meadow - Garry Oak Ecosystem mix by Satinflower Nursery. Seeding rate 16lbs/acre. Allow for overseeding at start of following growing season.				*6. Mitigation Planting Zone (Garry Oak Meadow) area is*			
Ribes sanguineum (Red Flowering Currant)	RI	13	#3 Pot					*7. Shrub planting rates for restoration area calculated at approx. 3 shrubs/m².*			
Symphoricarpos albus (Snowberry)	SY	90	#2 Pot					*8. Shrub planting rates for mitigation area calculated at approx. 1 shrubs/m².*			
Holodiscus discolor (Oceanspray)	HO	10	#2 Pot	**Future Mitigation Planting Zone (Garry Oak Meadow)**							
				Quercus garryana (Garry Oak)	QU	6	1.5m Ht.				

PLANTING NOTES

1. CONTRACTOR TO STRIP ALL ORGANIC MATERIAL TO SPECIFIED LIMITS OF THE PLANTING AREAS AND STOCKPILE ANY SUITABLE MATERIAL FOR REUSE. EXCAVATED DEPTH FOR SHRUBS TO BE MIN. 450mm, DEPTH OF TREE PITS TO BE 800mm. SCARIFY AREAS SHOWING EXCESSIVE COMPACTION AND SIDES AND BOTTOM OF TREE PITS.
2. CONTRACTOR TO REMOVE AND DISPOSE OF OFF-SITE ALL DEBRIS AND UNUSABLE MATERIAL, ROOTS, STONES, ETC. THAT MAY INTERFERE WITH THE PROPER GROWTH OF THE FINISHED LANDSCAPING.
3. GROWING MEDIUM TO MEET MMCD SPECIFICATION AND CANADIAN LANDSCAPE STANDARD (CLS) CURRENT EDITION. DEPTH TO BE MIN. 150mm FOR SOD LAWN, 450mm FOR PLANTING AREAS AND 800mm FOR TREE PITS. ALL TREE PITS SHALL BE REVIEWED BY CALID SERVICES LTD. PRIOR TO BACKFILLING. CONTRACTOR TO PROVIDE 48 HOURS NOTICE FOR CALID SERVICES LTD. TO SCHEDULE SITE VISITS.
4. IMPORTED TOPSOIL TO CONTAIN A MIN. OF 4% ORGANIC MATTER FOR CLAY LOAMS AND 2% ORGANIC MATTER FOR SAND LOAMS, TO A MAX. OF 20% VOLUME. SOIL TO BE FREE OF ROOTS, NOXIOUS WEEDS (CRABGRASS, COUCHGRASS, HORSETAIL, SEEDS, ETC.), TOXIC MATERIALS, STONES OVER 30mm, OR FOREIGN OBJECTS. ACIDITY RANGE TO BE 5.5–7.5 pH. NATIVE TOPSOIL MAY BE USED PROVIDED IT MEETS STANDARDS SET FOR IMPORTED TOPSOIL.
5. LANDSCAPE CONTRACTOR TO ENSURE ALL MATERIALS AND PROCEDURES COMPLY WITH MMCD SECTION 02950, CANADIAN LANDSCAPE STANDARD CURRENT EDITION, COLWOOD BY LAW 2000 STANDARDS & SPECIFICATIONS AND ACCEPTED LANDSCAPE PRACTICES.
6. PLANT MATERIAL TO BE NURSERY GROWN STOCK AND COMPLY WITH CANADIAN LANDSCAPE STANDARD FOR CONTAINER GROWN PLANTS AND LANDSCAPE CANADA GUIDE SPECIFICATION FOR NURSERY STOCK. PLANTS TO BE TRUE TO NAME, TYPE AND FORM, AND BE REPRESENTATIVE OF THEIR SPECIES AND VARIETY. PLANTS TO BE OF GOOD HEALTH, PROPERLY PROPORTIONED, NOT WEAK, INJURED OR THIN.SPECIES SELECTION TO BE AS SPECIFIED. SUBSTITUTIONS WILL ONLY BE DONE WITH THE WRITTEN APPROVAL OF CALID SERVICES LTD.
7. TREES TO BE STAKED AND BRACED IN AN UPRIGHT POSITION. INSTALL STAKES, CLAMPS, ANCHORS, WIRES AS NOT TO DAMAGE THE TREE. STAKES TO BE 100mmø.
8. LANDSCAPE CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR A ONE (1) YEAR WARRANTY PERIOD. CONTRACTOR IS NOT RESPONSIBLE FOR PLANT LOSS DUE TO THEFT, VANDALISM, OR ANIMALS DURING THE WARRANTY PERIOD, OR DUE TO THE FAILURE BY THE STRATA/OWNER IN OPERATING THE IRRIGATION SYSTEM TO THE RECOMMENDED WATERING SCHEDULE PROGRAMMED BY IRRIGATION CONTRACTOR AT PROJECT TURN-OVER.
9. PRUNING OF TREES TO BE DONE BY A CERTIFIED ARBORIST.
10. WELL-ROTTED HIGH ORGANIC CONTENT, LOW WOOD CONTENT MULCH TO BE APPLIED TO BEDS AFTER FINISHED GRADING IS APPROVED AND PLANTING COMPLETE. MULCH TO BE FREE OF CHUNKS, STICKS, SOIL, STONES, ROOTS, ETC. LANDSCAPE CONTRACTOR TO ENSURE MINIMUM BARK MULCH DEPTH OF 50mm AFTER SETTLEMENT.

IRRIGATION NOTES

1. IRRIGATION SYSTEMS TO MEET IIABC, CANADIAN LANDSCAPE STANDARD (CLS) CURRENT EDITION, AND COLWOOD IRRIGATION STANDARDS. IRRIGATION CONTRACTOR TO INSTALL IRRIGATION SYSTEM TO ALL APPLICABLE PLUMBING REGULATIONS. IRRIGATION SYSTEM TO BE DESIGNED BY A CERTIFIED IRRIGATION DESIGNER AS CERTIFIED BY IIABC OR IA. SHOP DRAWINGS TO BE PROVIDED TO CALID SERVICES LTD. FOR REVIEW. SOD LAWN TO HAVE A MICRO-SPRAY IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE. PLANTING BEDS TO BE IRRIGATED WITH DRIP IRRIGATION. TREES TO HAVE TWO (2) EMITTER LOOPS PER TREE.
2. 50mm IRRIGATION POINT OF CONNECTION REQUIRED FOR COMMON PROPERTY AREAS OF STRATA. SCHEMATIC STRATA IRRIGATION P.O.C. & TIMER/CONTROL KIOSK LOCATION SHOWN ON THIS PLAN TO BE COORDINATED WITH WESTBROOK CONSULTING AT BUILDING PERMIT STAGE. PRIVATE YARDS TO BE IRRIGATED. 19mm IRRIGATION P.O.C. LINE TO BE STUBBED OUT OF EACH UNIT BY PLUMBER FOR TIE-IN BY IRRIGATION CONTRACTOR. PRIVATE SYSTEM CONTROLS TO BE LOCATED IN GARAGES PRIVATE BACKFLOW, AIR RELEASE AND BLOW OUTS TO BE IN BOXES AT UNITS.
3. ALL IRRIGATION COMPONENTS AND INSTALLATION TO COMPLY WITH CANADIAN LANDSCAPE CURRENT EDITION AND IIABC STANDARDS FOR LANDSCAPE IRRIGATION SYSTEMS. SYSTEM TO INCLUDE FLOW CENSOR, CENTRAL SHUT-OFF VALVE, AND METER. PRESSURE REGULATING DEVICE AND MOISTURE SENSOR/RAIN DELAY CONTROLLER ALSO REQUIRED.
4. IRRIGATION SYSTEM TO HAVE A DYNAMIC OPERATING PRESSURE BETWEEN 50 TO 90 psi.
5. IRRIGATION CONTRACTOR TO ENSURE ALL CRITICAL POINTS (CORNERS, EDGES, TIGHT CONTOURS, ETC) RECEIVE FULL COVERAGE.
6. IRRIGATION CONTRACTOR TO LOCATE ALL UNDERGROUND SERVICES PRIOR TO COMMENCING WORK.
7. IRRIGATION SYSTEM TEST TO BE WITNESSED BY CALID SERVICES LTD. CONTRACTOR TO PROVIDE 48 HOUR NOTICE FOR REVIEW.
8. IRRIGATION CONTRACTOR TO GUARANTEE WORK AND MATERIALS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
9. IRRIGATION CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS AND ZONE MAPS TO DEVELOPER & INCLUDE ONE WINTERIZATION & SYSTEM START UP IN THEIR PRICING.
10. 150mm DIAM. PVC IRRIGATION SLEEVES (WITH CAPPED ENDS) TO BE INSTALLED AT ALL SIDEWALKS, CURBS, PLANTER WALLS, DRIVEWAYS, ETC. CONTRACTOR TO NOTIFY CALID SERVICES LTD. IMMEDIATELY OF ANY CONFLICTS. FAILURE TO PROVIDE IRRIGATION SLEEVES TO LANDSCAPED AREAS WILL RESULT IN WORK BEING REDONE AT CONTRACTOR'S EXPENSE.

TREE INVENTORY COUNT (FROM TOMAHAWK TREE SERVICE)

Inventory Breakdown

	Protected	Non-Protected	Total
Total Inv.	314	40	354
Servicing	0	0	0
Building Footprint	174	21	195
Driveway	82	7	89
Poor Condition	25	4	29
Total Remove	196	24	220
Retain	118	16	134

Tree Location	Protected Trees	Protected Trees to be removed	Replacement Trees (2:1 ratio)
Onsite	286	195	390
Offsite	13	0	0
Municipal	13	1	2 (Cash in Lieu)
Shared	4	0	0
Total	314	196	392

1. FOR DETAILED EX. TREE INVENTORY INFORMATION REFER TO TOMAHAWK TREE SERVICES ARBORIST REPORT REVISED NOVEMBER 19, 2025 .
2. REPLACEMENT TREE VALUES CALCULATED BY DEVELOPER'S ARBORIST (TOMAHAWK TREE SERVICE).
3. TOTAL REPLACEMENT TREES REQUIRED = 392. IT IS ASSUMED GIVEN THE ROCKY NATURE OF THE SITE, THAT THE MAJORITY OF THESE REPLACEMENT TREES WILL BE PROVIDED AS CASH-IN-LIEU BY THE DEVELOPER TO COLWOOD.
4. TREE PROTECTION FENCING TO BE ERECTED AT ALL EX. TREES TO BE RETAINED PRIOR TO ANY WORK.

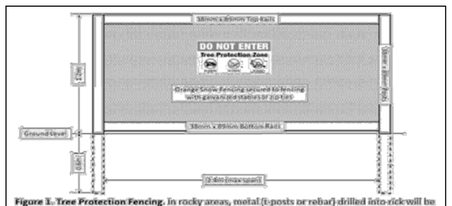


Figure 1. Tree Protection Fencing. In rocky areas, metal (t-posts or rebar) drilled into rock will be accepted instead of wooden posts.

Attach a sign with a minimum size of 407mm x 610mm (16"x24") 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).

These signs must be affixed on every fence face or at least every 10 linear meters.

SCHEDULE B – TREE REPLACEMENT

TOTAL REQUIRED REPLACEMENT TREES	392
PROP. LARGE CALIPER REPLACEMENT TREES	17
PROP. 1.5m GARRY OAK TREES	6
FUTURE 1.5m GARRY OAK TREES	6
1.5m DOUGLAS FIR TREES	10
TOTAL PROP. REPLACEMENT TREES*:	40

NOTE:
CALID SERVICES LTD. & DEVELOPER'S QEP TO REVIEW ADDITIONAL TREE PLANTING OPPORTUNITIES WITH THE EX. NATURAL AREAS ONCE EX. TREES HAVE BEEN REMOVED & ROUGH GRADING OR ROAD & LOTS IS COMPLETE.

REZONING ONLY
Not for Construction

ATTENTION:
REFER TO DRAWINGS BY OTHERS FOR SITE GRADING, RETAINING WALLS, SITE LIGHTING, ETC.

ATTENTION:
IRRIGATION SLEEVES REQUIRED AT SIDEWALKS, WALLS, DRIVEWAYS, ETC. TO ENSURE ALL LANDSCAPE AREAS ARE CONNECTED TO IRRIGATION SYSTEM. SLEEVES TO EXTEND 1.0m PAST HARD SURFACES.

NOTICE:
LANDSCAPE DESIGN IS ONLY VALID IF REVIEWED DURING CONSTRUCTION BY CALID SERVICES LTD.

BC 1 CALL
1-800-474-6886
CELLULAR *6886

THE CONTRACTOR IS TO CALL B.C. ONE CALL, AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION.

NOTICE:
EXISTING & PROPOSED MUNICIPAL SERVICES/UTILITIES/HYDRO PMT/ETC. ARE SHOWN SCHEMATICALLY ONLY ON THIS DRAWING, REFER TO CIVIL & ELECTRICAL DRAWINGS BY OTHERS FOR INFORMATION.

LEGEND

PROP. DECIDUOUS TREE
PROP. CONIFER TREE
PROP. SHRUBS
EX. TREES
1.5m Ht. WOOD PRIVACY FENCE
1.0m Ht. DECORATIVE METAL FENCE
PRO. 1.5m Ht. BLACK CHAIN LINK FENCE
PROP. PLANTING BED
PRO. SOD LAWN
PRO. GARRY OAK MEADOW MITIGATION ZONE
EX. NATURAL STATE VEGETATION ZONE

Dwg. No.	REFERENCE DRAWINGS	DATE
-	-	-

REV.	DATE	ISSUED/REVISION	BY	APPROVED
1	DEC 12/25	TO SITE CHANGES	DP	-

3415 FULTON AVE.
Planting Plan & Notes
Client: David Fulko

Drawn: dp	Date: September 10, 2025
Checked:	Project #: 1038
Approved:	Scale: AS NOTED
Designed: dp	

CALID Services Ltd.
207-2750 QUADRA ST.
VICTORIA, B.C. V8T-4E8
PHONE: (250) 388-6919
FAX: (250) 381-6919
engineer@calid.ca

L2 | Rev. 1

CANCEL PRINTS BEARING EARLIER LETTER

Cascadia Biological Services

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

January 23rd 2025

Dave Falco
fulk@shaw.ca

Environmental Impact Assessment
3415 Fulton Road
City of Colwood

Purpose

At the request of the City of Colwood, an environmental assessment was completed in the spring of 2024 (mid March 2024) and again in September of 2024 by Cascadia Biological Services to identify potential riparian/wildlife setbacks/attributes for a proposed development located in the City. The Environmental Assessment is required as proposed subdivisions, and the associated infrastructure and housing areas require setbacks from waterbodies and/or rare elements (if located). The setbacks are variable depending on the waterbody/attribute in question whether it is a ditch, a seasonal creek, wetland, lake, marine environment, wildlife tree, rare species of plant/wildlife etc. Please refer to Attachment I for an overview map of the subject property as well as the proposed development/subdivision presented in Attachment II.

A map showing the potential for environmental sensitive species identified by the BC Conservation Data Centre (BC CDC) is presented in Attachment III. Typical photographs of the lot and biophysical conditions present at time of survey are presented in Attachment IV.

Background

The owner of the property retained Cascadia Biological Services to determine what watercourses and/or environmentally significant features were present on-site as well as to prescribe what setbacks (if any) that the proposed subdivision should adhere too. Mr. Roy was then to provide the owner with an overview environmental report outlining any environmental sensitivities found on site during our assessment. The site was visited on several occasions in March and in early April of 2024. The survey crew consisted of Mr. Roy (R.P. Bio.) and a Mrs Erica Brotherston (Env Tech).

One of the primary goals of the assessment was to determine if any watercourses were present within 30m linear distance from the property lines and if so, fell under the Provincial Riparian Areas Protection Regulations (RAPR) legislation. The legislation

requires a more detailed report for waterbodies if they are located within the proposed study area and/or, the 30m riparian assessment area (RAA) falls within the boundaries of the proposed subdivision/disturbed areas. The City of Colwood has adopted the RAPR legislation. The RAPR establishes standard 30m setbacks (maybe greater if in a ravine) from waterbodies.

Environmental Assessment Findings

1) **Subject Property** – The property has no waterbodies on the subject property meeting the definition of a waterbody under the RAPR legislation. This includes waterbodies meeting the definition within 30m of the proposed subdivision/development. A RAPR report is therefore not required for the project and associated infrastructure.
2) Vascular plants and rare ecosystems were assessed for provincial listed status with the British Columbia Conservation Data Centre (*Conservation Data Centre: Rare Vascular Plant/Vegetative Communities Tracking List – South Island Forest District - 2024).* The vegetation assessment on the property resulted in no red/blue listed species and/or ecosystems within the boundaries of the study area. The subject property therefore is conducive to the subdivision/development as long as the recommendations listed below are adhered to;
3) Cascadia Biological Services also completed an overview wildlife assessment of the area proposed for development. From our assessment, no stick nest and/or nesting cavities were observed. This includes the absence of any nesting raptors as well as heron rookeries. No other environmentally significant attributes as determined by the BC Conservation Data Centre (BC CDC) were noted on or within 200m of the proposed subdivision/development (refer to Attachment III)

Recommendations

1) QEP to be on-site during disturbances associated with the subdivision and site laydown;
2) Protect an area equivalent to 25% of the overall property area through either retention of a natural state area and/or mitigation through newly constructed habitats including Gary oaks ecosystems. The proposed development as presented in Attachment II meets this criteria.
3) All disturbed areas (post construction) are to be replanted with native plants under the supervision of the QEP.

Cascadia Biological Services

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

Regards,

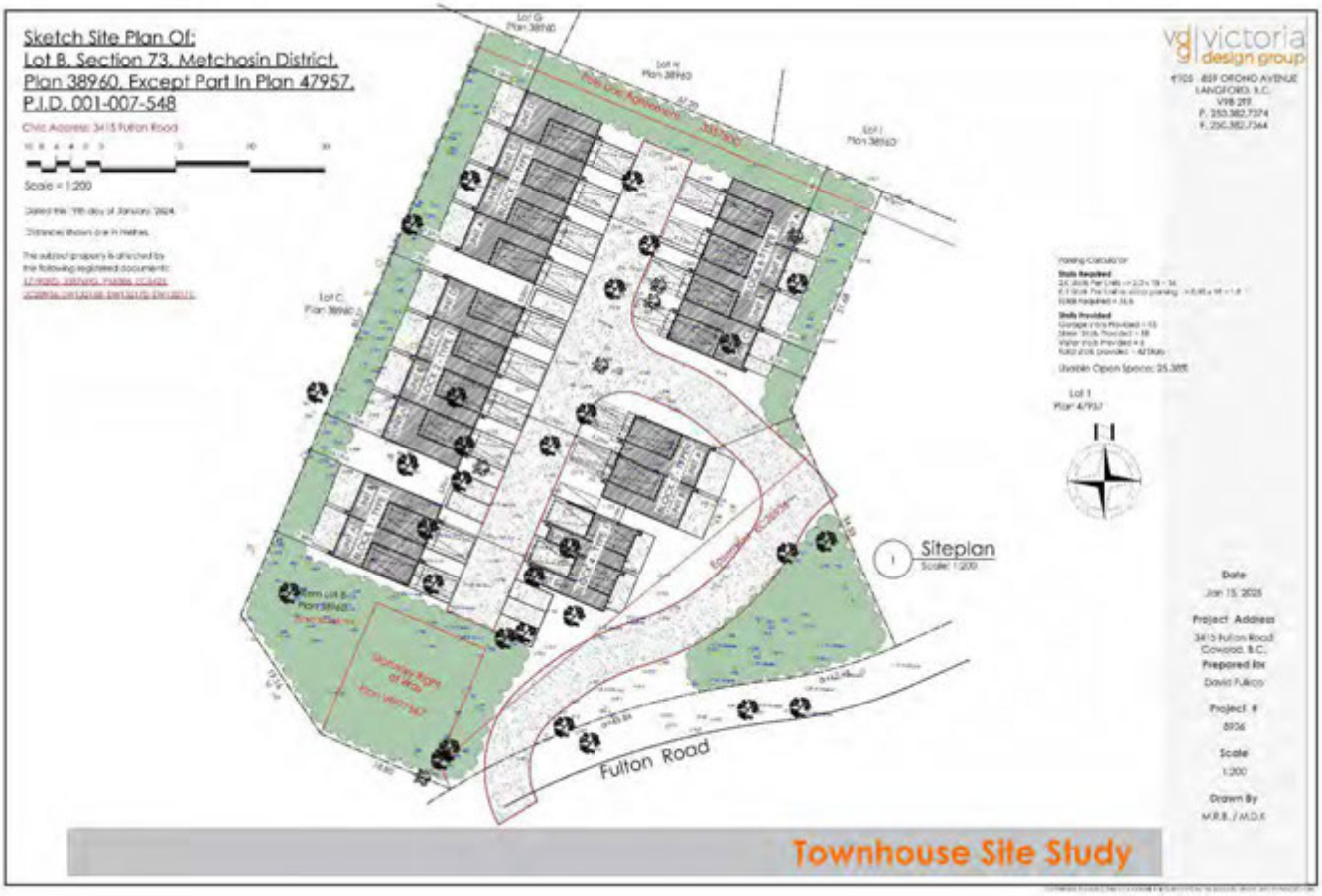
Thomas Roy, R.P. Bio.,
Cascadia Biological Services
cascadiabiological@shaw.ca
(250) 888-4864

Cascadia Biological Services

Attachment I – Overview Map of Subject Property (3415 Fulton Road)

Cascadia Biological Services

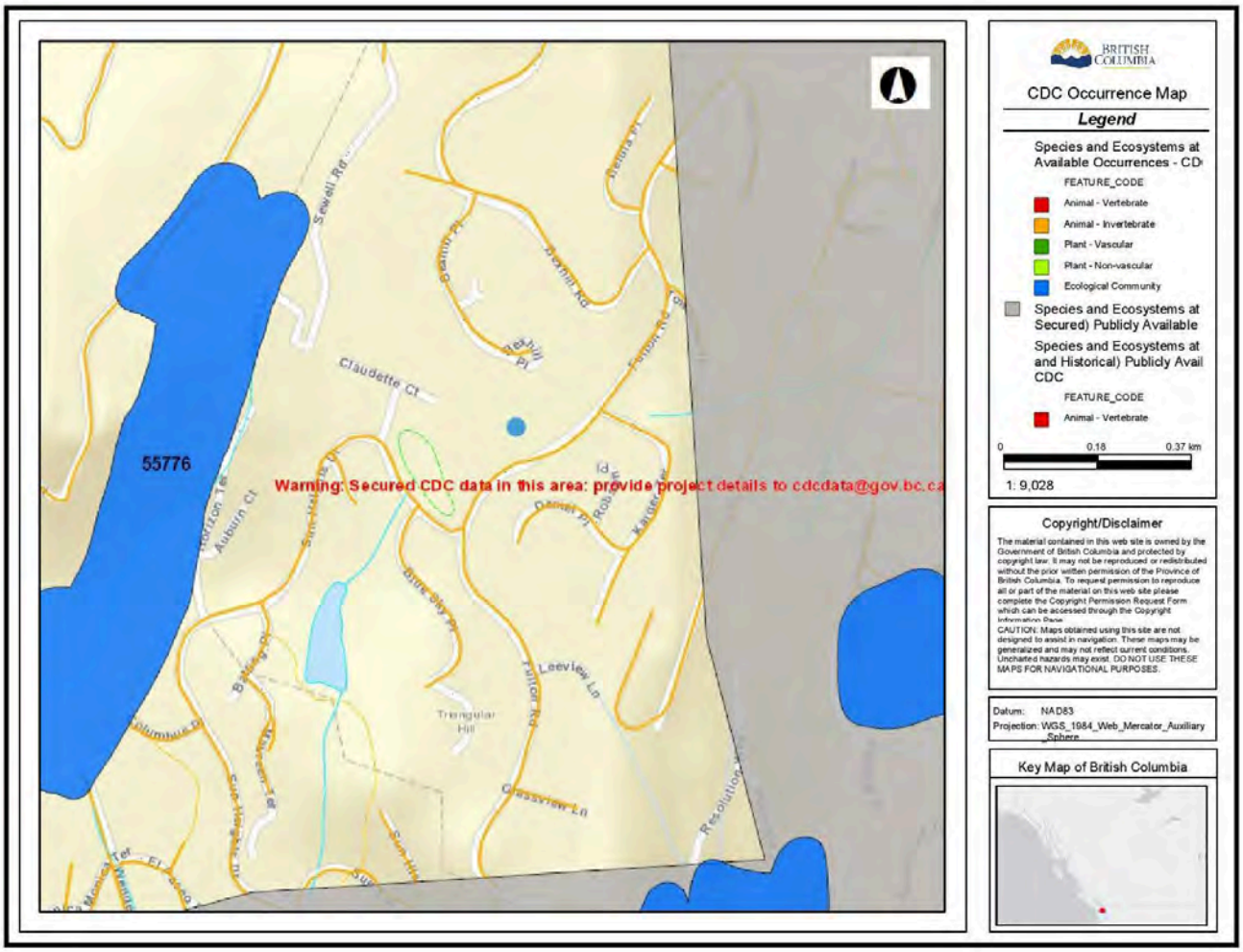
Attachment II – Subdivision Concept Plan



Note: Green polygons represent green/open space area measuring approximately 25%

Cascadia Biological Services

Attachment III – Environmentally Sensitive Attributes within 200m of the Study Area Designated by the BC Conservation Data Centre (BC CDC)



Note: Blue dot at centre represents the subject property

Cascadia Biological Services

Attachment IV – Typical Site Picture

Plate #1 – Typical view of the stand composition located on the subject property

Plate #2 – Typical view of the Douglas fir/arbutus ecosystem covering the majority of the site

Arborist Report

3415 Fulton Rd.

Colwood, BC

June 1, 2024

Revised November 19, 2025

Prepared for:

Mark Rice

markrice@live.ca

Prepared by:

Tomahawk Tree Services Ltd.

6960 Rafiki Way. Brentwood Bay, BC. V8M 1G5 Ph: 250-661-7079

Email: raypraud@tomahawktreeservices.ca

www.tomahawktreeservice.ca

GST # 86118 5361

WSBC Account # 669 257

Liability and Professional E and O, HSM Insurance - $5 Million

Scope of Work

Tomahawk Tree Services Ltd. (TTS) was contacted by Mark Rice of Coldwell Banker regarding the construction of a new multi-unit townhouse complex located at 3415 Fulton Road in the City of Colwood. The Client indicated they required an Arborist and Tree Management Plan (TMP) to move forward with the permit application.

The Client has requested that TTS provide a Basic Visual Tree Assessment (BVTA), and TMP for the Site. TTS agreed to the complete the assessment and provide findings in an Arborist Report Form including a TMP.

A tree inventory is included as *Appendix 'A'*. Photographs and a Site Plan are included as *Appendix 'B'* of this report.

Methodology

The Site was entered on May 14 & June 1, 2024 by TTS for the purpose of conducting tree assessments and collecting inventory. Ray Praud, a consulting arborist and representative of TTS, provided the BVTA for the site. The weather on both days was 15°C, overcast, with a 5km/h northeast breeze.

The Site was assessed from grade. No form of diagnostic tools or invasive techniques were used during the assessment, including excavation or assessment of roots below. Tree heights were estimated, crowns were inspected using Ricoh Pentax 10x binoculars and diameters were measured using a Richter Diameter Tape. Diameter at Breast Height (DBH) was measured approximately 1.4m above grade. Measurements and observations were recorded with the intent to provide a static representation of the area. A tree inventory is included as *Appendix 'A'* of this report. Photographs and a Site Plan are included as *Appendix 'B'* of this report.

Trees referenced in *Appendix 'A'* and located on the site have been tagged. Tags are located approximately 1.5-2m above grade on tree stems and were visible at the time of assessment. Trees not tagged are labelled No Tag (NT).

Protected Root Zone calculations are based on the ISA recommended one foot for each one inch of trunk diameter (0.3m for each 2.5 cm). Matheny and Clark's 'Trees and Development' was used to assess relative tolerance to Development Impacts.

Website: Tomahawktreeservice.ca Phone: 250-661-7079 Email: raypraud@tomahawktreeservices.ca

Our Observations

The property is a moderately sized lot on top of Triangle Mountain which contains a large telecommunication tower and utility building attached protected by chain-link fence in a developing urban neighborhood. The property was observed to have an easement to an adjacent property and dwelling and an access route to a second telecommunication tower on and adjacent property. The property was observed to be densely treed throughout the entire property. The property contains only a few different species of trees and would be considered a monocrop forest. Trees in the area appear to be in varying states of deterioration and decline common with monocrop areas as pathogens and diseases spread rapidly. Multiple previous failures of large trees were observed.

The Site appears to receive plenty of direct sun. Construction activities will have a **'Low'** impact on the trees proposed for retention.

Tree Dynamics

Observed Tree Impacts

- Three hundred and fifty-four (354) trees total were inventoried.
- One hundred and ninety-six (196) total Bylaw Protected tree are proposed for removal due to poor condition and location within building and driveway footprints. One (1) of which is municipal owned (#816).
- One hundred and eighteen (118) total Bylaw protected trees will be protected and retained.
- One hundred and three (103) On-site, seventeen (17) off-site, four (4) shared, and ten (10) municipal trees will be protected and retained including non-bylaw protected trees.
- Three hundred and ninety-two (392) replacement trees will be required (2:1 ratio). Most of which will be in the form of cash-in-lieu.
- Construction impact to the retained trees will be **'Low-Moderate'.**
- Assessment of the site may expose further tree issues or conditions. If this occurs the project arborist will contact City staff for further recommendations.

Common/Latin Names/Relative Tolerance to Construction Impacts

Douglas Fir- *Pseudotsuga menziesii* - **Poor-Good –** "Tolerant of fill if limited to one-quarter of the root zone. However, may decline slowly following addition of fill. Tolerant of root pruning. Intolerant of poor drainage. Susceptible to bark beetles following injury".

Arbutus- *Arbutus menziesii* – "Intolerant of site disturbance".

Garry Oak- *Quercus garyanna* - **Generally Moderate.**

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Tree Protection Plan

i. Provide a detailed sign specifying that tree protection measures are in place and will be followed during the project. Fines will be posted for malicious acts and can be placed on individuals who disregard the tree protection plan and its guidelines. Signs will be placed at each entrance of the project detailing what is expected when working in potentially high impact tree protection zones.

ii. Provide tree protection fencing for all trees identified with protection requirement in this report. This fencing shall be four (4ft) feet in height and made of orange plastic. If required, header and footer boards will be used to secure the protective fencing.

iii. Tree protection and root protection signs will be placed on the fencing. No entry will be allowed, unless specified by the Project Arborist and in their presence while on site.

iv. Restrict vehicle traffic to designated access routes and travel lanes to avoid soil compaction and vegetation disturbances.

v. Make all necessary precautions to prevent the storage of material, equipment, stockpiling of aggregate or excavated soils within tree protection areas. No dumping of fuels, oils or washing of concrete fluids will be allowed in tree protection zones.

vi. Provide an onsite arborist when a risk of root damage, root cutting, or limb removal is required within the tree protection zone.

vii. Avoid alterations to existing hydrological patterns to minimize vegetation impacts to the site.

viii. The use of a Project Arborist is required to provide layout of tree protection zones. The Project Arborist(s) will provide pre-construction information to all parties involved with the project. The Project Arborist must be notified 72hrs prior to construction activities in sensitive areas. The Project Arborist should be used to provide root and branch pruning when diameters are greater than 6cm.

ix. At no time will tree protection zones be removed from the project unless approved by the Project Arborist

Landing/Storage Area

All construction materials will be stored in areas identified as ‘Landing\Storage’ in site plans. These locations are indicated on the Site Plan.

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Access

A single point of access shall be utilized. This shall be in the location marked 'Access' on the Site Plan. Contractors and workers shall be made aware of the Tree Protection Zones and Measures in place. **Tree Protection Zones and areas of the Site not under construction or within the Zone of Impact will be strictly off limits.** It is the responsibility of the Client to schedule a pre-job meeting with the Project Arborist to discuss Tree Protection Plans, Zones and requirements. ***Three business days notice required. Ray Praud. 250-661-7079***

Root Assessment and Observation

The Project Arborist must be on site for observation and assessment when working within the Protected Root Zone of any Protected Trees.

Tree Pruning

Tree pruning required for access and egress, tree health and safety shall be performed by an International Society of Arboriculture (ISA) Certified Arborist without the use of climbing spurs. All tree pruning shall be performed in accordance with ANSI A-300 Standards for Tree Care Operations.

Blasting

The use of blasting for removal of rock may cause serious damage or death to nearby trees if not managed appropriately. Should blasting become necessary the Project Arborist must be notified. A removal plan for the rock will be developed with the blasting contractor and the Project Arborist. It is recommended that this plan is created prior to the blasting contractor providing a cost estimate.

Excavation Process Plan

1. Provide and schedule Project Arborist to assess site prior to construction.
2. Inventory and identify trees and hazards which could complicate excavation process.
3. When possible, utilize small, rubberized track excavation equipment which will reduce soil compaction.
4. Excavator operator must be well informed about dig site and goal to complete project.
5. Use shallow excavation sweeps across the site to establish a depth which roots can be easily identified. (3cm to 5cm in depth of soil for each sweep across the soil face)
6. Roots greater than 6cm in diameter shall be preserved and inspected by the Project Arborist. The project arborist will determine if roots should be pruned or cut.
7. All roots greater than 5cm in diameter should be identified and documented for project records.
8. Photos are highly recommended for documentation purposes.

Assessment of the site may expose further tree issues or conditions. If this occurs the project arborist will contact City Staff for further recommendations.

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Role of the Project Arborist

As well as creating the Tree Preservation Plan, the Project Arborist must be on site to supervise work within or immediately adjacent to the tree protection areas identified on the attached tree plan. **This will include sidewalk, driveway and any improvements proposed for the municipal boulevard.**

The Project Arborist will be present to supervise landscaping operations and activity within the tree protection areas.

At completion of the project, the Project Arborist will confirm that any tree protection or remediation related deficiencies have been addressed by the owner and building contractor. Once all deficiencies (if any) have been remedied, the Project Arborist shall prepare a letter to the City of Colwood confirming completion of the project.

The Project Arborist will be on site during the following work within or immediately adjacent to the Tree Protection Areas as indicated on the attached Site Plan:

- demolition
- grading
- excavation
- rock removal or blasting
- trenching for underground services and utilities
- preparation of grade for the proposed driveways and parking areas
- site inspections to insure adherence to Tree Protection Measures

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

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Arborist Disclosure Statement:

Arborists are tree specialists who use their education, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risks.
Arborists cannot detect every condition that could possibly lead to structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below the ground.
Arborists cannot guarantee that the tree will be healthy and safe under all circumstances, or for a specific period of time. Trees are dynamic specimens, not static. Changes in conditions, including the environment, are unknown.
Remedial treatments cannot be guaranteed.
Trees can be managed, but they cannot be controlled. The only way to eliminate all risk is to eliminate all trees.

Arborists will not be held responsible or liable for any activities performed outside of arborist supervised site time or activities performed beyond the work plan provided by the project arborist.

By accepting or using the Services, the customer will be deemed to have agreed to the terms of this Agreement, even if it is not signed.

Ray Praud
Tomahawk Tree Service Ltd.
Raypraud@tomahawktreeservices.ca
250-661-7079
Certified Utility Arborist: 19-TT-20
ISA/TRAQ Certified Arborist- PN-9461A
Wildlife Danger Tree Assessor: 8302

Acknowledged by:

Name of Customer: Mark Rice. 3415 Fulton Rd. Colwood, BC.

Authorized Signature: _____

Date: June 1, 2024 (Revised November 19, 2025)

Appendix 'A'

Figure 1 Tree Inventory

Good - A tree specimen which is exempt defects, branch dieback, moderate insect and fungal identification. This tree has evenly distributed branching, trunk development and flare. The root zone is undisturbed, leaf, bud and flower production and elongation are normal for its distribution.

Fair - A tree specimen which has minor defects, branch dieback, previous limb failure, identification of cavities and insect, or fungal identification. This tree has multiple (2-3) primary stem attachments, previous utility pruning, callus growth and poor wound wood development. Minor root girdling, soil heave and identifiable mechanical damage to the root flare or root zone.

Poor- A tree specimen where 30-40% of the canopy is identifiably dead, large dead primary branching, limited leaf production, bud development and stem elongation. Limb loss or failure, and heavy storm damage leading to uneven weight distribution. Large pockets of decay, multiple cavities, heavy insect, and fungal infection. Root crown damage or mechanical severing of roots. Root plate shifting, heavy lean and movement of soil.

Dead- Tree has been observed to be dead with no leaf, foliar or bud development. No stump sprouts and root suckers are present.

Tomahawk Tree Services Ltd. (TTS)

Tree Inventory Summary

Location: 3415 Fulton Rd. Colwood, BC.

Date: May 14, 2024 | **Conditions during TTS inventory visits:** 10°C. Clear. 5km/h NE Breeze

Tag #	Species	DBH (cm)	PRZ (m)	Height (m)	Canopy (r) (m)	Health & Stucture	Bylaw Protected	Action	Location	Observations	Impact Comments
465	Douglas Fir	27	3	15	3	P/P	No	**Remove**	On-site	Top broken, hanging over driveway. Root plate failure. P. Pini. High Risk.	Poor condition.
466	Arbutus	74	9	18	5	P/P	Yes	**Remove**	On-site	Poor live foliar area <50%. Basal fracture in central stem. 20cm dead wood. 3x stem AG 38,33,29cm	Poor condition.
467	Douglas Fir	36	4	18	3	FP/FP	Yes	**Remove**	On-site	Rooted edge in boulders edge of slope. Dead wood. Epicormic. P. Pini.	High. Driveway
468	Arbutus	71	9	16	4	P/P	Yes	**Remove**	On-site	2x stem AG 52,33cm. Poor live foliar area <50%. Basal cavity AG.	High. Driveway
469	Douglas Fir	55	7	20	5	FP/FP	Yes	**Retain**	On-site	Root compacted. Overextended limbs. Dead wood.	Low Impact.
470	Douglas Fir	58	7	18	4	FP/FP	Yes	**Retain**	On-site	2x stem AG 40,30cm. Basal bulge 5m AG. Root compaction. Hydro Pruned. Private Tree.	Low Impact.
471	Arbutus	57	7	6	5	P/P	Yes	**Retain**	Off-site	Private Tree. 6x stem AG 15,15,10,10,12,20cm. Dead.	Low Impact.
472	Arbutus	51	6	14	4	FP/P	Yes	**Retain**	Off-site	2x stem AG 15,42cm. 20cm dead wood. Mutated root crown. Basal decay.	Low Impact.
473	Douglas Fir	23	3	23	12	FP/FP	No	**Retain**	Off-site	Root compaction. Sparse canopy. Dead wood. Stem bulge 1m AG. Private Tree.	Low Impact.
474	Douglas Fir	25	3	14	2	FP/FP	No	**Retain**	Off-site	Root compaction. Sparse canopy. Dead wood. Private Tree.	Low Impact.
475	Arbutus	7	1	3	2	F/F	Yes	**Retain**	On-site	Root compaction. 30cm from drainage.	Low Impact.
476	Douglas Fir	63	8	20	3	FP/FP	Yes	**Retain**	On-site	Root compaction. 10cm dead wood. P. Pini.	Low Impact.
477	Arbutus	31	4	12	5	P/P	Yes	**Retain**	Shared	Dead. Shared Tree.	Low Impact.
478	Arbutus	17	2	10	4	P/P	Yes	**Retain**	On-site	Poor live foliar area <50%.	Low Impact.

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479	Arbutus	17	2	10	3	P/P	Yes	**Retain**	On-site	Dead	Low Impact.
480	Douglas Fir	33	4	12	5	FP/FP	Yes	**Retain**	On-site	Suppressed. Dead wood.	Low Impact.
481	Arbutus	25	3	14	4	P/P	Yes	**Retain**	On-site	Poor live foliar area <50%.	Low Impact.
482	Arbutus	21	3	14	4	P/P	Yes	**Retain**	On-site	Poor live foliar area <50%.	Low Impact.
483	Arbutus	14	2	10	4	P/P	Yes	**Retain**	On-site	Poor live foliar area. Multiple metal spikes in stem. Private Tree.	Low Impact.
484	Arbutus	24	3	12	3	P/P	Yes	**Retain**	On-site	Dead. Private Tree.	Low Impact.
485	Arbutus	15	2	16	2	P/P	Yes	**Remove**	On-site	Dead	Poor condition.
486	Douglas Fir	30	4	20	3	FP/FP	Yes	**Remove**	On-site	Rooted on nurse stump. Poor live foliar area. Uneven canopy.	Building Footprint Impacts.
487	Arbutus	15	2	12	3	P/P	Yes	**Remove**	On-site	Poor live foliar area <50%.	Building Footprint Impacts
488	Arbutus		0	20	4	FP/P	Yes	**Retain**	On-site	2x stem 24,23cm. Poor live foliar area. Dead wood.	Low Impact.
489	Douglas Fir	23	3	20	1	P/P	No	**Remove**	On-site	Poor live foliar area <50%. Epicormic.	Poor condition.
490	Arbutus	17	2	18	2	FP/FP	Yes	**Retain**	On-site	Epicormic. Dead wood.	Low Impact.
491	Arbutus	14	2	10	3	FP/FP	Yes	**Retain**	On-site	Epicormic. Dead wood.	Low Impact.
492	Douglas Fir	34	4	20	2	P/P	Yes	**Retain**	On-site	Poor live foliar area <50%. Epicormic. Dead top.	Low Impact.
493	Douglas Fir	33	4	20	3	P/P	Yes	**Retain**	On-site	Poor live foliar area <50%. Epicormic. Dead top.	Low Impact.
494	Arbutus	20	2	8	2	P/P	Yes	**Retain**	On-site	Epicormic. Dead wood. Dead top.	Low Impact.
495	Arbutus	37	4	20	4	FP/FP	Yes	**Retain**	On-site	2x stem 1m AG 39,17cm. Poor live foliar area.	Low Impact.
496	Arbutus	50	6	18	5	FP/P	Yes	**Retain**	On-site	Significant basal decay. Poor live foliar area. 10cm dead wood.	Low Impact.
497	Arbutus	15	2	5	2	FP/FP	Yes	**Retain**	On-site	Dead top. Suppressed.	Low Impact.
498	Douglas Fir	22	3	16	2	FP/FP	No	**Retain**	On-site	Basal damage 1m AG. Suppressed.	Low Impact.
499	Douglas Fir	30	4	20	3	FP/FP	Yes	**Retain**	On-site	Poor live foliar area. Dead top.	Low Impact.
500	Douglas Fir	27	3	18	1	P/P	No	**Remove**	On-site	Poor live foliar area <50%	Poor condition.
501	Arbutus	22	3	18	3	FP/FP	Yes	**Retain**	On-site	Dead wood. Epicormic.	Low Impact.
502	Arbutus	14	2	3	2	FP/P	Yes	**Remove**	On-site	Significant basal decay. Epicormic.	Poor condition.
503	Douglas Fir	49	6	20	4	P/P	Yes	**Remove**	On-site	Poor live foliar area <50%.	Poor condition.
504	Arbutus	24	3	15	3	FP/FP	Yes	**Remove**	On-site	10 cm dead wood.	Building Footprint Impacts
505	Douglas Fir	31	4	18	3	FP/FP	Yes	**Remove**	On-site	Epicormic.	Building Footprint Impacts
506	Arbutus	24	3	15	4	FP/FP	Yes	**Remove**	On-site	Epicormic. Basal decay. Dead wood.	Building Footprint Impacts
507	Arbutus	14	2	12	4	FP/P	Yes	**Remove**	On-site	Root plate failure.	Building Footprint Impacts
508	Arbutus	16	2	12	3	P/P	Yes	**Remove**	On-site	Poor live foliar area <50%.	Building Footprint Impacts
509	Arbutus	34	4	20	5	FP/FP	Yes	**Remove**	On-site	Multi top. Included bark. Narrow angles of attachment. 1 scaffold dead.	Building Footprint Impacts
510	Arbutus	15	2	10	3	FP/FP	Yes	**Retain**	On-site	10cm dead wood. Top decline.	Low Impact.
511	Douglas Fir	24	3	12	4	FP/FP	No	**Retain**	On-site	Dead wood. Epicormic.	Low Impact.
512	Douglas Fir	30	4	18	4	FP/FP	Yes	**Retain**	On-site	Dead wood. Epicormic.	Low Impact.
513	Arbutus	22	3	18	5	P/P	Yes	**Remove**	On-site	Poor live foliar area <50%.	Poor condition.

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514	Arbutus	24	3	12	4	P/P	Yes	**Retain**	On-site	Poor live foliar area <50%.	Low Impact.
515	Arbutus	17	2	12	3	P/P	Yes	**Retain**	On-site	Poor live foliar area <50%.	Low Impact.
516	Douglas Fir	20	2	12	3	FP/FP	No	**Retain**	On-site	Suppressed. Epicormic.	Low Impact.
517	Douglas Fir	22	3	15	3	FP/FP	No	**Retain**	On-site	Suppressed. Epicormic.	Low Impact.
518	Arbutus	26	3	18	4	FP/FP	Yes	**Retain**	On-site	Poor live foliar area. 10cm dead wood.	Low Impact.
519	Arbutus	16	2	10	3	P/P	Yes	**Remove**	On-site	Dead	Poor condition.
520	Arbutus	29	3	20	4	P/P	Yes	**Remove**	On-site	Poor live foliar area <50%. 15cm dead wood.	Poor condition.
521	Arbutus	35	4	20	4	FP/FP	Yes	**Remove**	On-site	Poor live foliar area. 10cm dead wood.	Building Footprint Impacts
522	Arbutus	25	3	20	4	FP/FP	Yes	**Remove**	On-site	10cm dead wood. Epicormic. Possible root failure.	Building Footprint Impacts
523	Douglas Fir	20	2	16	4	P/P	No	**Remove**	On-site	Poor live foliar area <50%. Broken top.	Building Footprint Impacts.
524	Douglas Fir	25	3	20	2	FP/FP	No	**Remove**	On-site	Sweeping stem. Sparse canopy.	Building Footprint Impacts.
525	Arbutus	27	3	18	2	P/P	Yes	**Remove**	On-site	Dead	Building Footprint Impacts.
526	Arbutus	58	7	18	8	FP/FP	Yes	**Remove**	On-site	2x stem AG 40,31cm. Epicormic. 10cm dead wood. Poor union.	Building Footprint Impacts.
527	Arbutus	31	4	20	4	P/P	Yes	**Remove**	On-site	Poor live foliar area <50%. 20cm dead wood.	Building Footprint Impacts.
528	Douglas Fir	33	4	20	3	FP/FP	Yes	**Remove**	On-site	Chlorotic. Epicormic.	Building Footprint Impacts.
529	Douglas Fir	21	3	15	3	FP/FP	No	**Remove**	On-site	Bifuricate 7m AG. Narrow angle of attachment. Included bark.	Building Footprint Impacts.
530	Arbutus	19	2	15	5	FP/FP	Yes	**Remove**	On-site	Epicormic. Poor live foliar area.	Building Footprint Impacts.
531	Arbutus	17	2	14	4	FP/FP	Yes	**Remove**	On-site	Poor live foliar area. 10cm dead wood.	Building Footprint Impacts.
532	Arbutus	32	4	18	4	FP/FP	Yes	**Remove**	On-site	10cm dead wood. Bifuricate 6m AG. Poor union.	Building Footprint Impacts.
533	Arbutus	17	2	12	4	P/P	Yes	**Retain**	On-site	Poor live foliar area <50%. 10cm dead wood.	Low Impact.
534	Arbutus	13	2	4	4	P/P	Yes	**Retain**	Off-site	Dead. Significant basal decay. Private Tree.	Low Impact.
535	Arbutus	20	2	10	3	FP/FP	Yes	**Retain**	Off-site	2 stem 1m AG 13,13cm. Poor live foliar area. Dead wood. Private Tree.	Low Impact.
536	Douglas Fir	20	2	10	2	FP/P	No	**Remove**	Off-site	Poor live foliar area. Suppressed.	Poor condition.
537	Douglas Fir	22	3	12	3	FP/FP	No	**Remove**	Off-site	Poor live foliar area. Suppressed.	Building Footprint Impacts.
538	Arbutus	23	3	15	4	FP/FP	Yes	**Remove**	Off-site	3 trees 10,16,12cm. Dead wood. Tops in decline.	Building Footprint Impacts.
539	Garrt Oak	9	1	5	2	F/FP	Yes	**Remove**	Off-site	Dead wood. Epicormic.	Building Footprint Impacts.
540	Garrt Oak	29	3	16	6	FP/FP	Yes	**Remove**	Off-site	Bifuricate 5m AG. Narrow angle of attachment. Included bark.	Building Footprint Impacts.
541	Douglas Fir	53	6	20	5	FP/FP	Yes	**Remove**	Off-site	Rooted edge of slope. 15cm dead wood. Overextended limbs.	Building Footprint Impacts.
542	Douglas Fir	27	3	12	3	FP/P	No	**Remove**	Off-site	Sweeping stem. Sparse canopy. Crown dieback.	Building Footprint Impacts.
543	Douglas Fir	63	8	22	5	FP/P	Yes	**Remove**	Off-site	Swollen basal stem 1m AG. Sweeping stem. Lean to north. Overextended limbs.	Building Footprint Impacts.
544	Douglas Fir	40	5	22	4	FP/FP	Yes	**Retain**	On-site	Overextended limbs. Uneven canopy.	Low Impact.
545	Arbutus	28	3	18	4	FP/FP	Yes	**Retain**	On-site	Suppressed.	Moderate Impact.
546	Arbutus	33	4	20	5	FP/FP	Yes	**Remove**	On-site	20cm dead wood. Poor live foliar area.	Building Footprint Impacts.
547	Arbutus	26	3	16	5	FP/FP	Yes	**Retain**	On-site	Leaning over driveway. Dead wood.	Low Impact.

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548	Douglas Fir	23	3	16	3	FP/FP	No	**Retain**	On-site	Epicormic. Poor live foliar area.	Low Impact.
549	Douglas Fir	20	2	10	2	FP/FP	No	**Retain**	On-site	Suppressed. Poor live foliar area.	Low Impact.
550	Arbutus	16	2	8	6	FP/FP	Yes	**Retain**	On-site	Basal cavity AG. Lean over driveway.	Low Impact.
551	Arbutus	13	2	5	3	FP/FP	Yes	**Retain**	On-site	Deadwood. Suppressed.	Low Impact.
552	Arbutus	27	3	18	4	P/P	Yes	**Remove**	On-site	Poor live foliar area <50%. 15cm dead wood.	Poor condition.
553	Arbutus	12	1	6	2	FP/P	Yes	**Remove**	On-site	Dead wood. Root crown cavity.	Building Footprint Impacts.
554	Arbutus	24	3	14	2	P/P	Yes	**Remove**	On-site	Poor live foliar area <50%.	Poor condition.
555	Douglas Fir	51	6	22	3	FP/P	Yes	**Retain**	Off-site	Uneven canopy. Stem bulge 4m AG. Dead wood. Private Tree. Private Tree.	Low Impact.
556	Douglas Fir	22	3	14	3	FP/FP	Yes	**Retain**	On-site	Dead wood. Suppressed.	Low Impact.
557	Arbutus	10	1	6	6	P/P	Yes	**Retain**	On-site	2x stem 1m AG 62,14cm. Significant failure in large stem. Epicormic.	Low Impact.
558	Douglas Fir	33	4	16	4	FP/FP	Yes	**Retain**	On-site	Sweeping stem. Overextended limbs. Uneven canopy.	Low Impact.
559	Douglas Fir	72	9	18	5	FP/FP	Yes	**Retain**	Off-site	Overextended limbs. 10cm dead wood. Multi-top. Private Tree.	Low Impact.
560	Arbutus	16	2	10	3	P/P	Yes	**Retain**	Shared	Dead.	Low Impact.
561	Arbutus	10	1	4	3	P/P	Yes	**Retain**	On-site	Poor live foliar area <50%.	Low Impact.
562	Arbutus	70	8	12	5	P/P	Yes	**Retain**	On-site	2x stem AG 25,34cm. Dead.	Low Impact.
563	Douglas Fir	39	5	15	4	FP/FP	Yes	**Retain**	On-site	Overextended limbs. Dead wood.	Low Impact.
564	Arbutus	26	3	15	4	P/P	Yes	**Retain**	On-site	Dead.	Low Impact.
565	Arbutus	6	1	4	2	P/P	Yes	**Retain**	On-site	Poor live foliar area.	Low Impact.
566	Arbutus	38	5	10	2	P/P	Yes	**Retain**	On-site	Dead. Shared Tree.	Low Impact.
567	Arbutus	17	2	10	2	P/P	Yes	**Remove**	On-site	Dead.	Poor condition.
568	Arbutus	50	6	16	4	P/P	Yes	**Remove**	On-site	3x stem AG 26,18,24cm. Poor live foliar area <50%. 1 stem dead.	Poor condition.
569	Douglas Fir	48	6	16	3	FP/FP	Yes	**Retain**	On-site	Suppressed. Dead wood.	Low Impact.
601	Arbutus	43	5	14	3	P/P	Yes	**Retain**	On-site	2x stem AG 36,12cm. Largest stem dead.	Low Impact.
602	Douglas Fir	30	4	15	3	FP/P	Yes	**Retain**	On-site	Conks on limbs. Dead wood.	Low Impact.
603	Arbutus	28	3	18	3	P/P	Yes	**Retain**	On-site	Poor live foliar area <50%.	Low Impact.
604	Arbutus	22	3	16	2	P/P	Yes	**Retain**	On-site	Poor live foliar area <50%.	Low Impact.
605	Arbutus	27	3	16	3	FP/FP	Yes	**Retain**	Shared	Poor live foliar area. Dead wood. Epicormic. Private Tree.	Low Impact.
606	Arbutus	19	2	16	3	FP/FP	Yes	**Retain**	Shared	Poor live foliar area. Dead wood. Epicormic. Private Tree.	Low Impact.
607	Douglas Fir	68	8	25	5	F/P	Yes	**Remove**	On-site	Hydro pruned. Resinosis. Basal seam 3m AG to grade. Sound tested hollow.	Building Footprint Impacts.
608	Arbutus	22	3	16	3	F/F	Yes	**Retain**	On-site	Dead wood.	Moderate Impact.
609	Douglas Fir	84	10	25	6	F/FP	Yes	**Remove**	On-site	Overextended limbs. 20cm dead wood. Uneven canopy.	Building Footprint Impacts.
610	Douglas Fir	32	4	16	3	FP/FP	Yes	**Remove**	On-site	2x stem AG 23,15cm. Small stem broken top. Poor live foliar area.	Building Footprint Impacts.
611	Arbutus	51	6	16	5	P/P	Yes	**Remove**	On-site	Poor live foliar area <50%. Epicormic. Significant basal decay. 20cm dead wood.	Building Footprint Impacts.
612	Douglas Fir	100	12	25	8	FP/P	Yes	**Remove**	On-site	Overextended limbs. 20cm dead wood. Previous root plate lift. Basal decay AG. P. Pini conks.	Building Footprint Impacts.

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613	Arbutus	27	3	4	6	FP/P	Yes	**Remove**	On-site	2x stem AG 22,9cm. Previous stem failure. Root plate failure.	Building Footprint Impacts.
614	Arbutus	22	3	14	4	FP/FP	Yes	**Remove**	On-site	Crown dieback. Dead wood.	Driveway Footprint Impacts.
615	Arbutus	25	3	14	5	FP/P	Yes	**Remove**	On-site	2x stem AG 20,9cm. Root crown cavity.	Driveway Footprint Impacts.
616	Arbutus	27	3	18	4	FP/FP	Yes	**Remove**	On-site	Poor live foliar area. Crown dieback. Basal cavity AG.	Driveway Footprint Impacts.
617	Arbutus	23	3	10	3	FP/FP	Yes	**Remove**	On-site	Poor live foliar area. Crown dieback. Dead wood.	Driveway Footprint Impacts.
618	Douglas Fir	23	3	10	3	P/P	No	**Remove**	On-site	Poor live foliar area <50%.	Driveway Footprint Impacts.
619	Arbutus	33	4	14	4	P/P	Yes	**Remove**	On-site	2xstem 1m AG 26,12cm. Basal cavity at union. Poor live foliar area. Small stem dead.	Driveway Footprint Impacts.
620	Douglas Fir	29	3	18	3	FP/FP	No	**Remove**	On-site	Crown dieback. Dead wood. Uneven canopy.	Driveway Footprint Impacts.
621	Arbutus	47	6	18	4	FP/P	Yes	**Remove**	On-site	2x stem AG 32,25cm. Poor attachment. Root crown cavity.	Driveway Footprint Impacts.
622	Douglas Fir	40	5	18	4	FP/FP	Yes	**Remove**	On-site	Crown dieback. Uneven canopy. 10cm dead wood.	Driveway Footprint Impacts.
623	Arbutus	14	2	4	6	P/P	Yes	**Remove**	On-site	Poor live foliar area <50%.	Driveway Footprint Impacts.
624	Arbutus	34	4	12	5	FP/FP	Yes	**Remove**	On-site	2x stem AG 25,16cm. Poor attachment.	Driveway Footprint Impacts.
625	Arbutus	19	2	12	5	F/FP	Yes	**Remove**	On-site	Dead wood.	Driveway Footprint Impacts.
626	Arbutus	23	3	12	5	FP/P	Yes	**Remove**	On-site	Basal cavity and decay.	Driveway Footprint Impacts.
627	Douglas Fir	41	5	22	3	FP/FP	Yes	**Remove**	On-site	Poor live foliar area. Uneven canopy.	Building Footprint Impacts.
628	Douglas Fir	43	5	22	4	FP/FP	Yes	**Remove**	On-site	Poor live foliar area. Uneven canopy.	Building Footprint Impacts.
629	Douglas Fir	31	4	12	4	P/FP	Yes	**Remove**	On-site	Broken top. Poor live foliar area. Suppressed.	Building Footprint Impacts.
630	Douglas Fir	71	9	22	5	FP/P	Yes	**Remove**	On-site	2x stem AG 50,35cm. Included bark. Narrow angle of attachment. Seam at union. Uneven canopy. Poor live foliar area.	Building Footprint Impacts.
631	Douglas Fir	44	5	20	3	P/P	Yes	**Remove**	On-site	2x stem AG 25,29cm. Poor live foliar area <50%.	Building Footprint Impacts.
632	Douglas Fir	56	7	22	5	FP/FP	Yes	**Remove**	On-site	Poor live foliar area. 10cm dead wood. Overextended limbs.	Building Footprint Impacts.
633	Arbutus	17	2	14	2	P/P	Yes	**Remove**	On-site	Dead.	Poor condition.
634	Douglas Fir	59	7	22	5	FP/FP	Yes	**Remove**	On-site	Crown dieback. 10cm dead wood. Overextended limbs.	Driveway Footprint Impacts.
635	Arbutus	14	2	12	3	P/P	Yes	**Remove**	On-site	Dead.	Poor condition.
636	Douglas Fir	65	8	25	5	F/FP	Yes	**Remove**	On-site	Hydro pruned. Uneven canopy. Overextended limbs. Debris in CRZ.	Driveway Footprint Impacts.
637	Douglas Fir	55	7	25	6	F/FP	Yes	**Remove**	On-site	Hydro pruned. Uneven canopy. Overextended limbs. Debris in CRZ.	Driveway Footprint Impacts.
638	Arbutus	25	3	18	5	FP/FP	Yes	**Remove**	On-site	Poor live foliar area. 15cm dead wood. Epicormic. Debris in CRZ.	Driveway Footprint Impacts.
639	Arbutus	28	3	20	4	FP/FP	Yes	**Remove**	On-site	Hydro pruned. Lions tailed. Dead wood. Debris in CRZ.	Driveway Footprint Impacts.
640	Douglas Fir	46	6	25	4	FP/FP	Yes	**Remove**	On-site	Hydro pruned. Uneven canopy. Overextended limbs. Dead wood.	Driveway Footprint Impacts.
641	Arbutus	33	4	20	4	P/P	Yes	**Remove**	On-site	Dead.	Poor condition.
642	Arbutus	18	2	18	4	FP/FP	Yes	**Remove**	On-site	Suppressed. Dead wood.	Building Footprint Impacts.
643	Douglas Fir	40	5	20	3	FP/FP	Yes	**Remove**	On-site	Uneven canopy. Dead wood.	Building Footprint Impacts.
644	Arbutus	22	3	14	3	FP/FP	Yes	**Remove**	On-site	15cm dead wood.	Building Footprint Impacts.
645	Arbutus	18	2	12	3	P/P	Yes	**Remove**	On-site	Poor live foliar area <50%.	Building Footprint Impacts.
646	Arbutus	26	3	12	3	P	Yes	**Remove**	On-site	Dead	Building Footprint Impacts.

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647	Douglas Fir	47	6	20	4	FP/FP	Yes	**Remove**	On-site	Crown dieback. Dead wood.	Building Footprint Impacts.
648	Douglas Fir	44	5	20	2	FP/FP	Yes	**Remove**	On-site	Poor live foliar area. Crown dieback. Dead wood.	Building Footprint Impacts.
649	Arbutus	75	9	18	10	FP/P	Yes	**Remove**	On-site	2x stem AG 45,48cm. Crown dieback. 10cm dead wood. Cavity and decay at union.	Building Footprint Impacts.
650	Douglas Fir	20	2	12	3	FP/FP	No	**Remove**	On-site	Understory tree. Suppressed.	Building Footprint Impacts.
651	Douglas Fir	35	4	20	3	FP/FP	Yes	**Remove**	On-site	Sweeping stem. Uneven canopy. Dead wood. Crown dieback.	Building Footprint Impacts.
652	Douglas Fir	43	5	20	3	FP/FP	Yes	**Remove**	On-site	Sweeping stem. Uneven canopy. Dead wood. Crown dieback.	Building Footprint Impacts.
653	Douglas Fir	21	3	12	3	FP/FP	No	**Remove**	On-site	Understory tree. Suppressed.	Building Footprint Impacts.
654	Douglas Fir	31	4	18	3	FP/FP	Yes	**Remove**	On-site	Poor live foliar area. Uneven canopy. Dead wood.	Building Footprint Impacts.
655	Douglas Fir	42	5	20	3	FP/FP	Yes	**Remove**	On-site	Uneven canopy. Dead wood. Epicormic.	Building Footprint Impacts.
656	Arbutus	19	2	15	3	FP/FP	No	**Remove**	On-site	Epicormic. Dead wood.	Building Footprint Impacts.
657	Douglas Fir	21	3	14	2	FP/FP	No	**Remove**	On-site	Understory tree. Suppressed.	Building Footprint Impacts.
658	Douglas Fir	34	4	18	2	P/P	Yes	**Remove**	On-site	Poor live foliar area <50%.	Building Footprint Impacts.
659	Douglas Fir	25	3	16	3	FP/FP	No	**Remove**	On-site	Understory tree. Suppressed.	Building Footprint Impacts.
660	Douglas Fir	22	3	15	3	FP/FP	No	**Remove**	On-site	Understory tree. Suppressed.	Building Footprint Impacts.
661	Douglas Fir	40	5	20	3	FP/FP	Yes	**Remove**	On-site	Poor live foliar area. Epicormic.	Building Footprint Impacts.
662	Douglas Fir	49	6	20	5	FP/FP	Yes	**Remove**	On-site	Uneven canopy. Limb weighted to high voltage powerlines. Overextended limbs.	Building Footprint Impacts.
663	Douglas Fir	30	4	18	2	P/P	Yes	**Remove**	On-site	Poor live foliar area <50%.	Building Footprint Impacts.
664	Douglas Fir	40	5	20	4	FP/FP	Yes	**Remove**	On-site	Poor live foliar area. Uneven canopy. Dead wood.	Building Footprint Impacts.
665	Arbutus	28	3	14	3	P/P	Yes	**Remove**	On-site	Poor live foliar area <50%. Epicormic. Basal cavity AG.	Building Footprint Impacts.
666	Douglas Fir	97	12	25	5	FP/P	Yes	**Remove**	On-site	2x stem AG 47,69cm. Bifuricate 3m AG. Narrow angle of attachments. Included bark. Seam in union. Overextended limbs.	Building Footprint Impacts.
667	Douglas Fir	41	5	18	3	FP/FP	Yes	**Retain**	On-site	Broken top. Epicormic. Hydro pruned.	Low Impact.
668	Douglas Fir	27	3	16	3	FP/FP	No	**Retain**	On-site	Suppressed. Uneven canopy.	Low Impact.
669	Douglas Fir	26	3	16	2	FP/FP	No	**Retain**	On-site	Poor live foliar area. Uneven canopy.	Low Impact.
670	Arbutus	9	1	5	4	F/F	Yes	**Retain**	On-site	Dead wood.	Low Impact.
671	Douglas Fir	29	3	8	2	FP/FP	No	**Retain**	Off-site	Hydro pruned. Epicormic. Private Tree	Low Impact.
672	Arbutus	28	3	10	3	FP/FP	Yes	**Retain**	Off-site	Hydro pruned. Private tree.	Low Impact.
673	Arbutus	29	3	8	3	FP/FP	Yes	**Retain**	Off-site	Hydro Pruned/topped. Private tree.	Low Impact.
674	Arbutus	20	2	2	10	FP/FP	Yes	**Retain**	Off-site	2x stem 1m AG 12,13cm. Horizontal growth. Private tree.	Low Impact.
675	Douglas Fir	25	3	15	2	FP/FP	No	**Retain**	Off-site	Hydro pruned. Uneven canopy.	Low Impact.
676	Douglas Fir	42	5	20	4	FP/FP	Yes	**Retain**	Off-site	Hydro pruned. Overextended limbs. Private Tree	Low Impact.
677	Arbutus	23	3	10	4	FP/FP	Yes	**Retain**	Off-site	Hydro Pruned/topped. Private tree.	Low Impact.
678	Arbutus	15	2	8	4	FP/FP	Yes	**Retain**	Off-site	Hydro Pruned/topped. Private tree.	Low Impact.
679	Arbutus	48	6	15	6	P/P	Yes	**Remove**	On-site	2x stem AG 35,22cm. Dead. Failed into #680.	Poor condition.
680	Douglas Fir	64	8	18	5	FP/FP	Yes	**Retain**	On-site	Previously topped. Epicormic leaders. Overextended limbs.	Moderate Impact.

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681	Garry Oak	22	3	6	4	FP/FP	Yes	**Retain**	On-site	3x stem AG 16,6,6cm. Suppressed. Phototropic. Dead wood.	Low Impact.
682	Garry Oak	11	1	6	6	FP/FP	Yes	**Retain**	On-site	Suppressed. Phototropic. Dead wood.	Low Impact.
683	Douglas Fir	45	5	16	6	FP/FP	Yes	**Retain**	Off-site	Uneven canopy. Overextended limbs. Previously topped. Limb weighted to dwelling. Private Tree.	Low Impact.
684	Douglas Fir	49	6	22	5	FP/FP	Yes	**Remove**	On-site	10cm+ dead wood and hangers. Crown dieback. Poor live foliar area. Uneven canopy.	Driveway Footprint Impacts.
685	Douglas Fir	34	4	25	4	FP/FP	Yes	**Remove**	On-site	Epicormic.	Building Footprint Impacts.
686	Arbutus	26	3	18	4	P/P	Yes	**Remove**	On-site	Poor live foliar area <50%. Epicormic. Dead wood.	Building Footprint Impacts.
687	Douglas Fir	50	6	20	4	P/P	Yes	**Remove**	On-site	Dead.	Building Footprint Impacts.
688	Douglas Fir	27	3	18	1	P/P	No	**Remove**	On-site	Poor live foliar area <50%.	Building Footprint Impacts.
689	Arbutus	27	3	18	4	P/P	Yes	**Remove**	On-site	Poor live foliar area <50%.	Building Footprint Impacts.
690	Douglas Fir	24	3	20	2	FP/FP	No	**Remove**	On-site	Sweeping stem. Poor live foliar area. Epicormic.	Building Footprint Impacts.
691	Arbutus	32	4	16	6	P/FP	Yes	**Remove**	On-site	Poor live foliar area. 15cm dead wood.	Building Footprint Impacts.
692	Arbutus	27	3	20	3	FP/P	Yes	**Remove**	On-site	Significant root crown cavity. Poor live foliar area. Dead wood.	Driveway Footprint Impacts.
693	Arbutus	30	4	18	5	FP/P	Yes	**Remove**	On-site	Significant root crown cavity.	Driveway Footprint Impacts.
694	Douglas Fir	27	3	20	3	FP/FP	No	**Remove**	On-site	Poor live foliar area. Epicormic.	Driveway Footprint Impacts.
695	Arbutus	22	3	18	3	FP/FP	Yes	**Remove**	On-site	Crown dieback. Epicirmic. Basal cavity 4m AG.	Driveway Footprint Impacts.
696	Arbutus	30	4	16	3	FP/FP	Yes	**Remove**	On-site	Crown dieback. Dead wood.	Building Footprint Impacts.
697	Arbutus	26	3	18	4	FP/FP	Yes	**Remove**	On-site	Basal damage 4-6m AG 10cm dead wood.	Driveway Footprint Impacts.
698	Douglas Fir	37	4	18	3	P/P	Yes	**Remove**	On-site	Poor live foliar area <50%. Dead wood.	Driveway Footprint Impacts.
699	Arbutus	10	1	5	2	F/F	Yes	**Remove**	On-site	Limb cavity.	Driveway Footprint Impacts.
700	Douglas Fir	83	10	20	5	P/P	Yes	**Remove**	On-site	2x stem AG 49,54cm. Poor live foliar area <50%. 15cm dead wood.	Driveway Footprint Impacts.
701	Arbutus	16	2	10	2	P/P	Yes	**Remove**	On-site	Poor live foliar area <50%.	Driveway Footprint Impacts.
702	Arbutus	15	2	6	6	FP/FP	Yes	**Remove**	On-site	Horzontal growth. Dead wood.	Driveway Footprint Impacts.
703	Arbutus	29	3	6	3	P/P	Yes	**Remove**	On-site	3x stem AG 14,11,15cm. Dead.	Driveway Footprint Impacts.
704	Douglas Fir	51	6	20	5	P/P	Yes	**Remove**	On-site	Poor live foliar area <50%. Basal seam.	Driveway Footprint Impacts.
705	Douglas Fir	38	5	20	3	P/P	Yes	**Remove**	On-site	Poor live foliar area <50%. 10cm dead wood.	Driveway Footprint Impacts.
706	Arbutus	13	2	4	5	FP/FP	Yes	**Remove**	On-site	Suppressed. Dead wood.	Driveway Footprint Impacts.
707	Arbutus	29	3	18	6	FP/FP	Yes	**Remove**	On-site	Dead wood. Crown dieback.	Driveway Footprint Impacts.
708	Arbutus	46	6	20	8	P/P	Yes	**Remove**	On-site	2x stem AG 31,25cm. Poor live foliar area <50%.	Driveway Footprint Impacts.
709	Douglas Fir	62	7	20	4	FP/FP	Yes	**Remove**	On-site	Poor live foliar area. 10cm dead wood. Crown dieback. Overextended limbs.	Building Footprint Impacts.
710	Douglas Fir	38	5	20	3	FP/FP	Yes	**Remove**	On-site	Poor live foliar area. Dead wood.	Building Footprint Impacts.
711	Arbutus	34	4	16	5	FP/FP	Yes	**Remove**	On-site	10cm Dead wood. Crown dieback.	Building Footprint Impacts.
712	Arbutus	28	3	16	4	FP/F	Yes	**Remove**	On-site	Dead wood.	Building Footprint Impacts.
713	Arbutus	30	4	12	4	FP/P	Yes	**Remove**	On-site	2x stem AG 23,13cm. Significant basal cavity AG.	Building Footprint Impacts.
714	Arbutus	33	4	20	5	FP/P	Yes	**Remove**	On-site	20cm dead wood. Root plate failing.	Driveway Footprint Impacts.

715	Arbutus	30	4	14	5	P/P	Yes	**Remove**	On-site	2x stem AG 21,15cm. Poor live foliar area <50%. Poor attachment. Basal cavity AG.	Driveway Footprint Impacts.
716	Douglas Fir	26	3	16	3	FP/FP	No	**Remove**	On-site	Uneven canopy. Basal Damage.	Driveway Footprint Impacts.
717	Douglas Fir	50	6	18	3	P/P	Yes	**Remove**	On-site	Dead.	Driveway Footprint Impacts.
718	Arbutus	15	2	6	3	FP/FP	Yes	**Remove**	On-site	Crown dieback.	Driveway Footprint Impacts.
719	Arbutus	50	6	15	5	P/P	Yes	**Remove**	On-site	Dead. Bifuricate 2m AG.	Driveway Footprint Impacts.
720	Douglas Fir	29	3	16	3	P/P	No	**Remove**	On-site	Dead.	Driveway Footprint Impacts.
721	Arbutus	16	2	14	3	FP/FP	Yes	**Remove**	On-site	Crown dieback. Epicormic.	Driveway Footprint Impacts.
722	Arbutus	27	3	14	4	P/P	Yes	**Remove**	On-site	Poor live foliar area <50%. 10cm dead wood.	Driveway Footprint Impacts.
723	Arbutus	23	3	16	4	FP/P	Yes	**Remove**	On-site	Basal cavity AG. Crown dieback. Dead wood.	Driveway Footprint Impacts.
724	Arbutus	24	3	12	4	P/P	Yes	**Remove**	On-site	Poor live foliar area <50%. Dead wood.	Building Footprint Impacts.
725	Douglas Fir	48	6	16	3	FP/FP	Yes	**Remove**	On-site	Crown dieback. Uneven canopy. Dead wood.	Building Footprint Impacts.
726	Douglas Fir	52	6	18	4	FP/FP	Yes	**Remove**	On-site	Crown dieback. Sparse canopy.	Building Footprint Impacts.
727	Arbutus	18	2	12	2	P/P	Yes	**Remove**	On-site	Poor live foliar area <50%. Epicormic.	Building Footprint Impacts.
728	Arbutus	22	3	12	4	FP/P	Yes	**Remove**	On-site	Significant basal decay. Epicormic. Dead wood.	Building Footprint Impacts.
729	Arbutus	19	2	14	4	P/P	Yes	**Remove**	On-site	Poor live foliar area <50%. Significant basal decay.	Building Footprint Impacts.
730	Arbutus	7	1	5	2	FP/FP	Yes	**Remove**	On-site	Crown dieback. Suppressed.	Building Footprint Impacts.
731	Arbutus	27	3	14	4	P/P	Yes	**Remove**	On-site	Poor live foliar area <50%.	Building Footprint Impacts.
732	Douglas Fir	44	5	18	5	FP/FP	Yes	**Remove**	On-site	Crown dieback. 10cm dead wood. Overextended limbs.	Building Footprint Impacts.
733	Arbutus	11	1	8	1	P/P	Yes	**Remove**	On-site	Poor live foliar area <50%.	Building Footprint Impacts.
734	Arbutus	15	2	10	4	FP/FP	Yes	**Remove**	On-site	Dead wood.	Building Footprint Impacts.
735	Arbutus	9	1	6	3	FP/FP	Yes	**Remove**	On-site	Dead wood.	Building Footprint Impacts.
736	Arbutus	33	4	16	4	FP/FP	Yes	**Remove**	On-site	Bifuricate 2m AG. 1 stem dead. 10cm dead wood. Crown dieback.	Driveway Footprint Impacts.
737	Douglas Fir	39	5	20	3	P/FP	Yes	**Retain**	On-site	Poor live foliar area. Crown dieback. Epicormic. 10cm dead wood.	Moderate Impact.
738	Douglas Fir	30	4	18	3	FP/FP	Yes	**Remove**	On-site	Multi-top. Crown dieback.	Driveway Footprint Impacts.
739	Arbutus	16	2	12	2	P/P	Yes	**Remove**	On-site	Dead.	Poor condition.
740	Arbutus	25	3	14	3	P/P	Yes	**Remove**	On-site	Poor live foliar area <50%.	Driveway Footprint Impacts.
741	Arbutus	33	4	18	3	P/P	Yes	**Remove**	On-site	Poor live foliar area. Crown dieback. Root compaction.	Driveway Footprint Impacts.
742	Arbutus	26	3	18	4	P/P	Yes	**Remove**	On-site	Poor live foliar area <50%.	Driveway Footprint Impacts.
743	Arbutus	50	6	18	5	FP/FP	Yes	**Remove**	On-site	Poor live foliar area. Crown dieback. 10cm dead wood. Root compaction. Significant basal/root crown cavities and decay.	Driveway Footprint Impacts.
744	Douglas Fir	43	5	20	4	FP/FP	Yes	**Retain**	On-site	Debris in CRZ. Lean to dwelling. Epicormic.	Driveway Footprint Impacts.
745	Arbutus	28	3	18	5	FP/FP	Yes	**Retain**	On-site	Crown dieback. Debris in CRZ. 15cm dead wood.	Moderate Impact.
746	Arbutus	33	4	18	5	FP/FP	Yes	**Retain**	On-site	Crown dieback. Debris in CRZ. 15cm dead wood.	Moderate Impact.
747	Douglas Fir	26	3	16	3	FP/FP	Yes	**Retain**	On-site	Poor live foliar area. Dead wood. Debris in CRZ.	Moderate Impact.
748	Arbutus	30	4	18	5	FP/P	Yes	**Retain**	On-site	Previous 20cm failures. Crown dieback. 10cm dead wood.	Moderate Impact.

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749	Arbutus	14	2	5	3	FP/P	Yes	**Retain**	On-site	Basal decay 2m AG. 15cm dead wood. Epicormic.	Moderate Impact.
750	Douglas Fir	62	7	20	5	FP/FP	Yes	**Remove**	On-site	15cm dead wood. Crown dieback. Previously topped. Epicormic leaders.	Building Footprint Impacts.
NT1	Arbutus	7	1	5	2	P/P	Yes	**Remove**	On-site	Poor live foliar area. Crown dieback.	Poor condition.
NT2	Arbutus	6	1	5	2	P/P	Yes	**Remove**	On-site	Dead.	Poor condition.
751	Arbutus	13	2	10	3	P/P	Yes	**Remove**	On-site	Poor live foliar area. <50%.	Building Footprint Impacts.
752	Arbutus	22	3	16	3	P/P	Yes	**Remove**	On-site	Poor live foliar area <50%.	Building Footprint Impacts.
NT3	Arbutus	8	1	5	2	FP/FP	Yes	**Remove**	On-site	Suppressed. Dead wood.	Building Footprint Impacts.
753	Arbutus	21	3	16	3	P/P	Yes	**Remove**	On-site	Poor live foliar area <50%.	Building Footprint Impacts.
NT4	Arbutus	32	4	12	3	P/P	Yes	**Remove**	On-site	4x stem AG 10,11,12,13cm. Dead.	Poor condition.
NT5	Arbutus	12	1	8	3	FP/FP	Yes	**Remove**	On-site	Crown dieback. Dead wood.	Driveway Footprint Impacts.
754	Douglas Fir	66	8	20	4	FP/FP	Yes	**Remove**	On-site	Crown dieback. Root compaction. 20cm dead wood.	Driveway Footprint Impacts.
NT6	Arbutus	11	1	4	2	F/FP	Yes	**Remove**	On-site	Basal damage AG.	Driveway Footprint Impacts.
755	Arbutus	19	2	14	3	FP/FP	Yes	**Remove**	On-site	Crown Dieback.	Driveway Footprint Impacts.
756	Arbutus	27	3	16	5	FP/FP	Yes	**Remove**	On-site	2 trees 20,13cm. Crown dieback.	Driveway Footprint Impacts.
757	Arbutus	32	4	16	4	FP/FP	Yes	**Retain**	On-site	2x stem AG 23,16cm. 1 stem dead. Bifuricate 3m AG.	Moderate Impact.
758	Arbutus	22	3	12	4	P/P	Yes	**Remove**	On-site	2x stem AG 16,11cm. Poor live foliar area. Significant basal decay.	Building Footprint Impacts.
759	Douglas Fir	44	5	16	4	P/P	Yes	**Remove**	On-site	2x stem AG 32,21cm. Dead.	Building Footprint Impacts.
760	Douglas Fir	43	5	18	3	P/P	Yes	**Remove**	On-site	2x stem AG 24,29cm. Dead.	Poor condition.
761	Douglas Fir	30	4	16	3	FP/FP	Yes	**Retain**	On-site	Poor live foliar area. Dead wood.	Driveway Footprint Impacts.
762	Garry Oak	23	3	6	5	FP/FP	Yes	**Retain**	On-site	Dead wood. Broken limbs.	Driveway Footprint Impacts.
763	Garry Oak	25	3	6	6	FP/P	Yes	**Retain**	On-site	Basal cavity and seam 2m AG. Rooted in rock.	Driveway Footprint Impacts.
764	Douglas Fir	25	3	14	2	FP/FP	No	**Retain**	On-site	Poor live foliar area. Dead wood. Rooted in rock.	Driveway Footprint Impacts.
765	Douglas Fir	35	4	18	3	FP/FP	Yes	**Retain**	On-site	Poor live foliar area. Dead wood. Rooted in rock.	Driveway Footprint Impacts.
NT7	Arbutus	10	1	6	3	FP/P	Yes	**Remove**	On-site	Basal decay and cavity AG.	Poor condition.
766	Arbutus	25	3	14	3	FP/P	Yes	**Retain**	On-site	Crown dieback. Basal cavity AG.	Low Impact.
767	Douglas Fir	33	4	16	3	P/P	Yes	**Remove**	On-site	Dead.	Poor condition.
768	Arbutus	18	2	6	2	FP/P	Yes	**Retain**	On-site	Poor live foliar area. Significant basal decay. 10cm dead wood.	Low Impact.
769	Douglas Fir	50	6	22	5	FP/FP	Yes	**Remove**	On-site	Epicormic. Overextended limbs. 10cm dead wood.	Driveway Footprint Impacts.
NT8	Arbutus	14	2	14	4	FP/FP	Yes	**Remove**	On-site	Poor live foliar area. Crown dieback.	Driveway Footprint Impacts.
NT9	Arbutus	12	1	12	5	FP/FP	Yes	**Remove**	On-site	Dead wood.	Driveway Footprint Impacts.
770	Arbutus	36	4	18	5	P/P	Yes	**Remove**	On-site	2x stem AG 23,22cm. 1 stem dead/failed. Poor live foliar area <50%.	Driveway Footprint Impacts.
771	Arbutus	24	3	16	3	FP/FP	Yes	**Retain**	On-site	Poor live foliar area. Crown dieback.	Low Impact.
772	Arbutus	34	4	16	3	P/P	Yes	**Remove**	On-site	2 trees 24,18cm. Poor live foliar area <50%.	Building Footprint Impacts.
NT10	Douglas Fir	21	3	18	3	FP/FP	No	**Remove**	On-site	Poor live foliar area. Crown dieback.	Building Footprint Impacts.
773	Arbutus	22	3	16	2	P/P	Yes	**Remove**	On-site	Poor live foliar area <50%. Basal cavity AG.	Building Footprint Impacts.

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774	Arbutus	28	3	14	3	P/P	Yes	**Remove**	On-site	Poor live foliar area <50%. Basal decay AG.	Building Footprint Impacts.
775	Douglas Fir	35	4	20	5	FP/FP	Yes	**Remove**	On-site	Crown dieback. Overextended limbs. 10cm dead wood.	Building Footprint Impacts.
776	Arbutus	35	4	14	3	P/P	Yes	**Remove**	On-site	2 trees 22,22cm. Poor live foliar area <50%.	Building Footprint Impacts.
NT11	Arbutus	22	3	12	3	P/P	Yes	**Remove**	On-site	2x stem AG 15,13cm. 1 stem dead. Poor live foliar area <50%.	Building Footprint Impacts.
777	Douglas Fir	22	3	18	3	P/P	No	**Remove**	On-site	Poor live foliar area <50%.	Driveway Footprint Impacts.
NT12	Arbutus	12	1	12	1	P/P	Yes	**Remove**	On-site	Poor live foliar area <50%.	Driveway Footprint Impacts.
NT13	Arbutus	5	1	3	2	FP/P	Yes	**Remove**	On-site	Poor live foliar area <50%.	Driveway Footprint Impacts.
778	Arbutus	45	5	14	8	P/P	Yes	**Remove**	On-site	4x stem AG 22,17,6,18cm. Poor live foliar area <50%. Significant basal cavities and decay.	Driveway Footprint Impacts.
779	Douglas Fir	82	10	20	5	P/P	Yes	**Remove**	On-site	2x stem AG 47,54cm. Crown dieback. 15cm dead wood.	Driveway Footprint Impacts.
780	Douglas Fir	51	6	20	4	P/P	Yes	**Remove**	On-site	Poor live foliar area. Crown dieback. 10cm dead wood.	Driveway Footprint Impacts.
781	Arbutus	21	3	14	3	P/P	Yes	**Remove**	On-site	Dead.	Building Footprint Impacts.
782	Arbutus	16	2	12	3	P/P	Yes	**Remove**	On-site	Poor live foliar area <50%.	Building Footprint Impacts.
783	Arbutus	25	3	14	3	FP/FP	Yes	**Remove**	On-site	Crown dieback. Dead wood.	Driveway Footprint Impacts.
784	Arbutus	15	2	14	3	P/P	Yes	**Remove**	On-site	Poor live foliar area <50%.	Driveway Footprint Impacts.
785	Arbutus	18	2	14	3	P/P	Yes	**Remove**	On-site	Poor live foliar area <50%. Basal decay AG.	Driveway Footprint Impacts.
786	Arbutus	22	3	14	3	P/P	Yes	**Remove**	On-site	Poor live foliar area <50%. 10cm dead wood.	Driveway Footprint Impacts.
787	Arbutus	18	2	12	3	FP/P	Yes	**Remove**	On-site	Basal decay and cavity AG. Poor live foliar area.	Driveway Footprint Impacts.
788	Arbutus	59	7	18	6	P/P	Yes	**Remove**	On-site	3x stem AG 25,26,29cm. Basal cavity AG. Poor live foliar area <50%.	Building Footprint Impacts.
789	Arbutus	19	2	14	3	P/P	Yes	**Remove**	On-site	Poor live foliar area <50%. Root plate failing.	Driveway Footprint Impacts.
790	Arbutus	16	2	5	3	FP/FP	Yes	**Remove**	On-site	2x stem AG 9,11cm.	Driveway Footprint Impacts.
791	Douglas Fir	72	9	20	4	FP/P	Yes	**Remove**	On-site	Root compaction. Stem bulge 2m AG. Poor live foliar area. Crown dieback. 15cm dead wood. P.pini. Basal seam and decay.	Poor condition.
792	Arbutus	12	1	8	3	FP/P	Yes	**Retain**	On-site	Basal decay 1m AG. Poor live foliar area. Crown dieback.	Low Impact.
793	Arbutus	27	3	10	5	P/P	Yes	**Retain**	On-site	2x stem AG 15,18cm. Poor live foliar area <50%. Dead wood. Basal cavities.	Low Impact.
794	Arbutus	7	1	3	1	P/P	Yes	**Retain**	On-site	Significant root crown cavity. Poor live foliar area. Dead wood.	Low Impact.
795	Garry Oak	11	1	3	3	FP/FP	Yes	**Retain**	On-site	Rooted on rock. Lean to west. Dead wood.	Low Impact.
796	Garry Oak	10	1	6	2	FP/FP	Yes	**Retain**	On-site	Rooted in rock. Dead wood.	Low Impact.
797	Arbutus	15	2	3	5	FP/FP	Yes	**Retain**	On-site	2x stem AG 10,9cm. Horizontal growth. Stem dieback. 10cm dead wood.	Low Impact.
798	Arbutus	20	2	8	3	P/P	Yes	**Retain**	On-site	Dead.	Low Impact.
799	Arbutus	11	1	4	1	P/P	Yes	**Retain**	On-site	Dead.	Low Impact.
800	Arbutus	30	4	16	4	P/P	Yes	**Retain**	On-site	Poor live foliar area <50%. 10cm dead wood. Mutated root crown.	Low Impact.
801	Arbutus	13	2	10	2	P/P	Yes	**Retain**	On-site	Poor live foliar area <50%. Lion tailed. Heavy lean to north.	Low Impact.
802	Arbutus	11	1	8	2	P/P	Yes	**Retain**	On-site	Poor live foliar area <50%. Basal damage AG. 15cm dead top.	Low Impact.
803	Arbutus	17	2	15	4	FP/P	Yes	**Retain**	On-site	Poor live foliar area. Lean to driveway. Basal decay and seam 1.5m AG.	Low Impact.
804	Douglas Fir	37	4	20	4	FP/FP	Yes	**Retain**	On-site	Poor live foliar area. Crown dieback. Epicormic.	Low Impact.

805	Douglas Fir	17	2	10	2	FP/FP	No	**Retain**	On-site	Suppressed. Dead wood.	Low Impact.
806	Arbutus	22	3	15	3	P/P	Yes	**Remove**	On-site	Dead.	Poor condition.
807	Arbutus	37	4	16	4	P/P	Yes	**Remove**	On-site	2x stem AG 12,30cm. Poor live foliar area <50%. Dead wood.	Poor condition.
808	Douglas Fir	61	7	24	5	FP/FP	Yes	**Remove**	On-site	Root compaction. Previouslt topped. Epicormic leaders. 1 leader dead and broken. 20cm dead wood. Overextended limbs.	Driveway Footprint Impacts.
809	Arbutus	30	4	12	4	F/FP	Yes	**Remove**	On-site	Burried root crown. Root compaction. Basal damage AG. Dead wood.	Driveway Footprint Impacts.
810	Arbutus	21	3	15	3	P/P	Yes	**Remove**	On-site	Poor live foliar area <50%. Root compaction. 15cm dead wood. Basal decay AG.	Driveway Footprint Impacts.
NT14	Arbutus	6	1	4	3	FP/FP	Yes	**Remove**	On-site	Basal damage AG. Poor live foliar area. Dead wood.	Driveway Footprint Impacts.
811	Arbutus	24	3	14	5	FP/FP	Yes	**Remove**	On-site	Crown dieback. Root compaction. Bifuricate 4m AG. Narrow angle of attachment.	Driveway Footprint Impacts.
812	Arbutus	32	4	20	6	FP/FP	Yes	**Remove**	On-site	Root compaction. Burried root crown. Cavity AG. Lean to road and powerline.	Driveway Footprint Impacts.
813	Douglas Fir	45	5	20	6	FP/FP	Yes	**Retain**	On-site	Top damaged and decayed. Multi top. Overextended limbs. Uneven canopy.	Low Impact.
814	Arbutus	24	3	12	0	P/P	Yes	**Retain**	On-site	Dead. Resting in #813. High risk to roadway.	Low Impact.
815	Arbutus	38	5	15	8	FP/FP	Yes	**Retain**	Municipal	Crown dieback. Lean to road and powerline. Bifuricate 3m AG. Narrow angle of attachment.	Low Impact.
816	Douglas Fir	23	3	12	3	F/F	Yes	**Remove**	Municipal	Suppressed. Resinosis. Municipal Tree.	Driveway Footprint Impacts.
817	Douglas Fir	27	3	12	4	FP/FP	Yes	**Retain**	Municipal	Suppressed understory tree. Uneven canopy. Overextended limbs. Municipal Tree.	Low Impact.
818	Arbutus	26	3	4	5	FP/P	Yes	**Retain**	Municipal	4 stem AG 5,12,7,12cm. Ditch errosion. Unstable. Municipal Tree.	Low Impact.
819	Arbutus	14	2	4	6	FP/FP	Yes	**Retain**	On-site	Horizontal growth. Dead wood. Crown dieback.	Low Impact.
820	Douglas Fir	18	2	10	3	FP/FP	No	**Retain**	On-site	Suppressed. Dead wood. Poor live foliar area.	Low Impact.
821	Douglas Fir	21	3	12	3	FP/FP	No	**Retain**	On-site	Suppressed. Dead wood. Poor live foliar area.	Low Impact.
822	Arbutus	28	3	8	5	P/P	Yes	**Retain**	On-site	Poor live foliar area. <50%.	Moderate Impact.
823	Arbutus	37	4	15	5	P/P	Yes	**Retain**	Municipal	Poor live foliar area <50%. Municipal Tree.	Low Impact.
824	Douglas Fir	38	5	18	4	P/P	Yes	**Retain**	Municipal	Ditch errosion. Unstable. Uneven canopy. Epicormic. Poor live foliar area <50%. Municipal Tree.	Low Impact.
825	Douglas Fir	25	3	15	3	P/P	Yes	**Retain**	Municipal	Ditch errosion. Unstable. Uneven canopy. Epicormic. Poor live foliar area <50%. Municipal Tree.	Low Impact.
826	Arbutus	24	3	14	4	P/P	Yes	**Retain**	Municipal	Previous 20+cm stem failure. Poor live foliar area <50%. Municipal Tree.	Low Impact.
827	Douglas Fir	26	3	12	4	P/P	Yes	**Retain**	Municipal	Poor live foliar area <50%. Ditch errosion. Unstable. Municipal Tree.	Low Impact.
828	Arbutus	28	3	15	3	FP/P	Yes	**Retain**	On-site	Bifuricate 2m AG. Dead wood. Root crown cavity.	Low Impact.
829	Arbutus	26	3	18	3	P/P	Yes	**Retain**	On-site	Poor live foliar area <50%.	Low Impact.
830	Arbutus	12	1	10	3	FP/P	Yes	**Retain**	Municipal	Significant lean to east. Lion tailed. Poor live foliar area. Municipal Tree.	Low Impact.
831	Douglas Fir	76	9	25	10	P/P	Yes	**Retain**	Municipal	Poor live foliar area <50%. Everextended dead limbs 20cm+. P.pini. Ditch errosion. Unstable. Municipal Tree.	Low Impact.
832	Arbutus	22	3	6	5	FP/P	Yes	**Retain**	On-site	2x stem AG 13,15cm. Poor live foliar area. Ditch errosion. Unstable. Dead wood.	Low Impact.
833	Arbutus	19	2	8	3	P/P	Yes	**Retain**	On-site	2x stem AG 12,12cm. Poor live foliar area <50%. Significant root crown cavity.	Low Impact.
834	Arbutus	15	2	6	2	P/P	Yes	**Retain**	On-site	Poor live foliar area <50%. Multiple basal cavities.	Low Impact.
835	Arbutus	30	4	8	4	P/P	Yes	**Retain**	On-site	Dead. Ditch errosion. Unstable. Lean to road and powerlines.	Low Impact.

Website: Tomahawktreeservice.ca Phone: 250-661-7079 Email: raypraud@tomahawktreeservices.ca

Figure 2- Inventory count chart

Inventory Breakdown			
	Protected	Non-Protected	Total
Total Inv	314	40	354
Servicing	0	0	0
Building Footprint	174	21	195
Driveway	82	7	89
Poor Condition	25	4	29
Total Remove	196	24	220
Retain	118	16	134

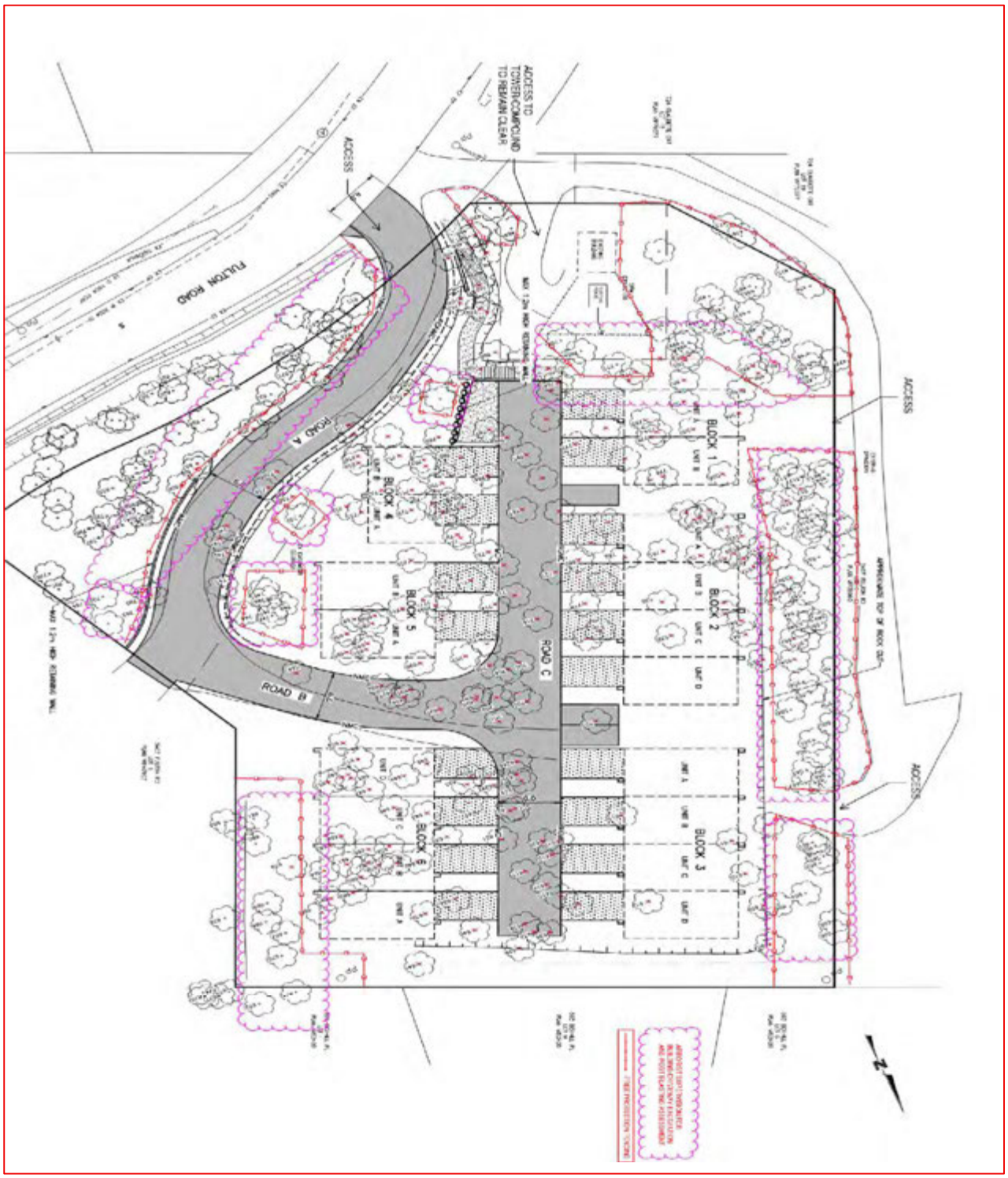
On-site	286	36	322
Remove	195	24	219
Retain	91	12	103
Off-site	13	4	17
Remove	0	0	0
Retain	13	4	17
Municipal	11	0	11
Remove	1	0	1
Retain	10	0	10
Shared	4	0	4
Remove	0	0	0
Retain	4	0	4

Tree Location	Protected Trees	Protected Trees to be removed	Replacement Trees (2:1 ratio)
Onsite	286	195	390
Offsite	13	0	0
Municipal	11	1	2 (Cash in Lieu)
Shared	4	0	0
Total	314	196	392

Website: Tomahawktreeservice.ca Phone: 250-661-7079 Email: raypraud@tomahawktreeservices.ca

Appendix 'B' Photos and Site Plan

Figure 1- Site Plan.



Website: Tomahawktreeservice.ca Phone: 250-661-7079 Email: raypraud@tomahawktreeservices.ca

Figure 2- West facing from driveway entrance.

Website: Tomahawktreeservice.ca Phone: 250-661-7079 Email: raypraud@tomahawktreeservices.ca

Figure 3- Northwest facing from driveway entrance. Communication structure. Structure and tower to be removed.

Website: Tomahawktreeservice.ca Phone: 250-661-7079 Email: raypraud@tomahawktreeservices.ca

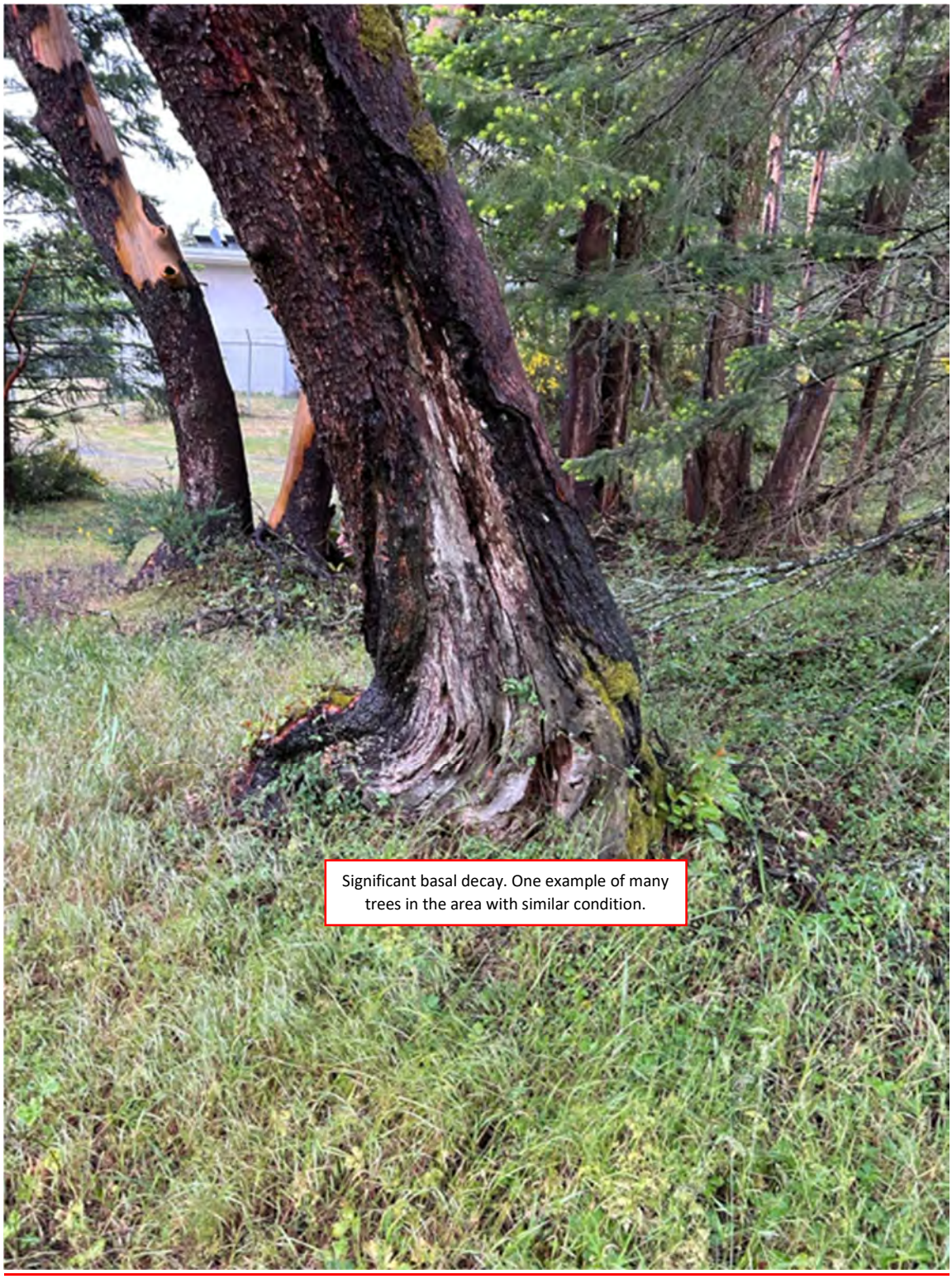
Figure 4- North facing from southwest PL.

Website: Tomahawktreeservice.ca Phone: 250-661-7079 Email: raypraud@tomahawktreeservices.ca

Figure 5- South facing from north-central property.

Website: Tomahawktreeservice.ca Phone: 250-661-7079 Email: raypraud@tomahawktreeservices.ca

Figure 6- Structural condition of many trees similar to the one in this photo.



Significant basal decay. One example of many trees in the area with similar condition.

Website: Tomahawktreeservice.ca Phone: 250-661-7079 Email: raypraud@tomahawktreeservices.ca

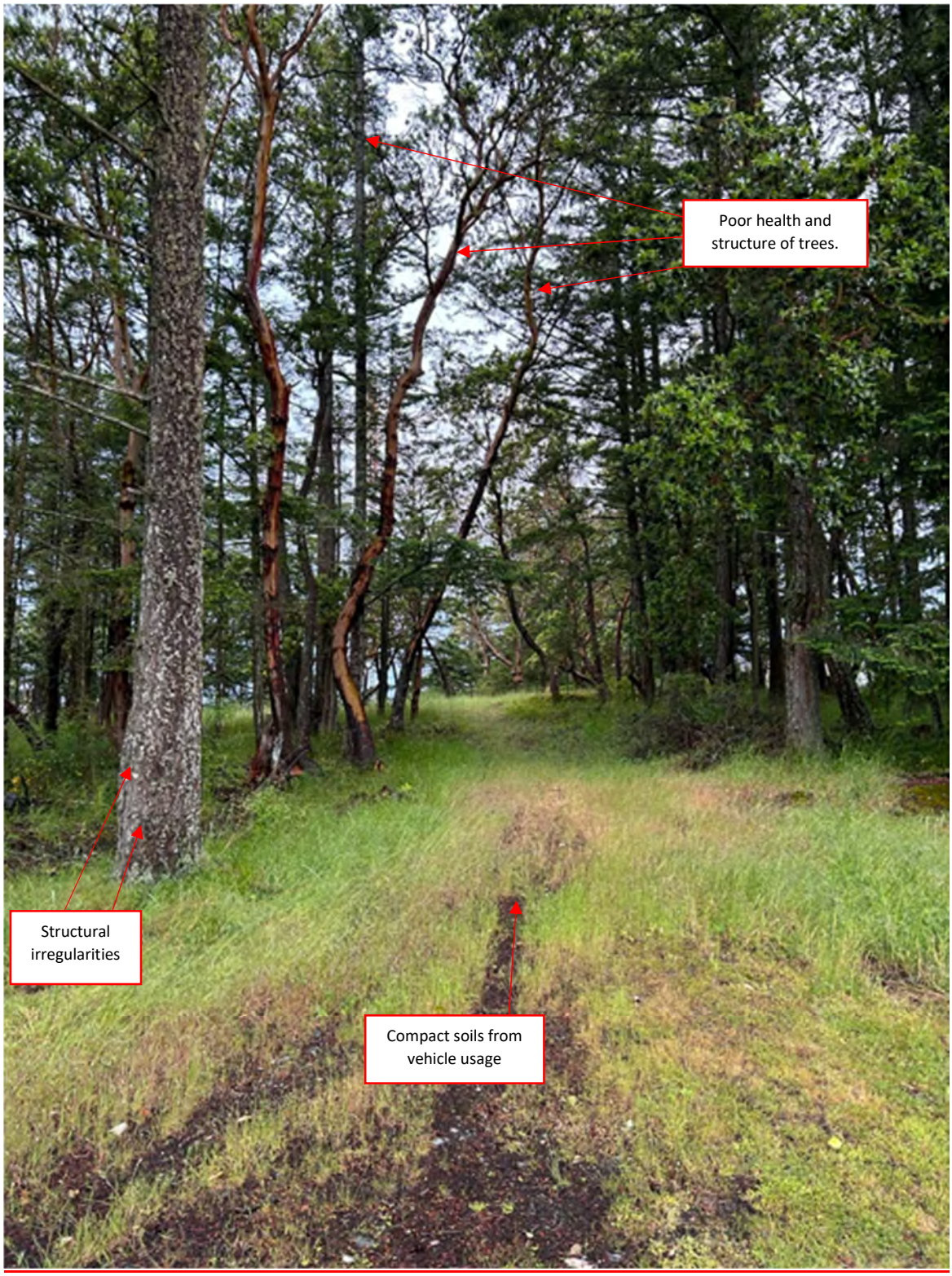
Figure 7- East facing. North PL. BC Hydro ROW.

Website: Tomahawktreeservice.ca Phone: 250-661-7079 Email: raypraud@tomahawktreeservices.ca

Figure 8- North facing. East-central PL.

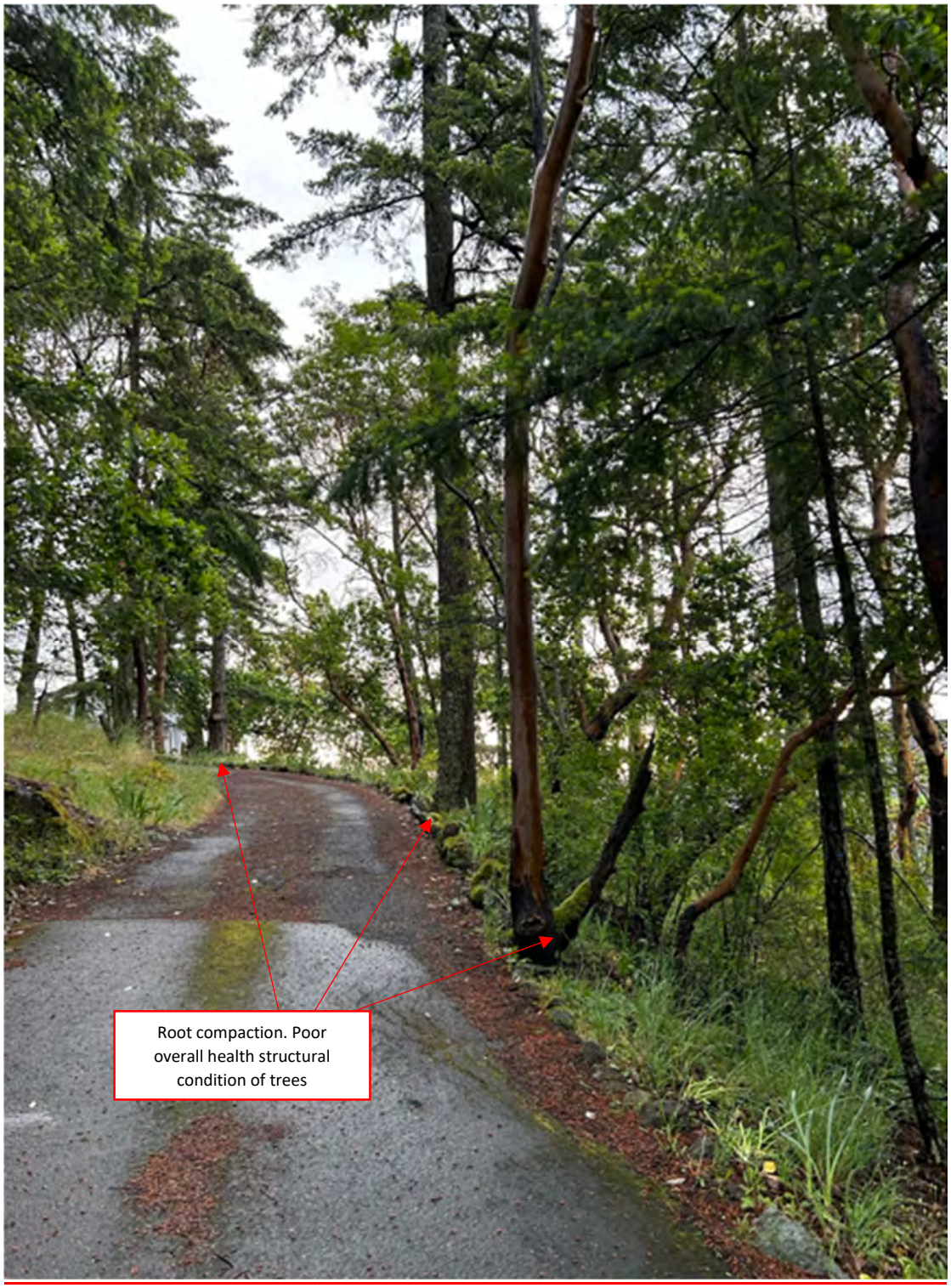
Website: Tomahawktreeservice.ca Phone: 250-661-7079 Email: raypraud@tomahawktreeservices.ca

Figure 9- West Facing. East-central PL.



Website: Tomahawktreeservice.ca Phone: 250-661-7079 Email: raypraud@tomahawktreeservices.ca

Figure 10- North facing. Easement driveway.

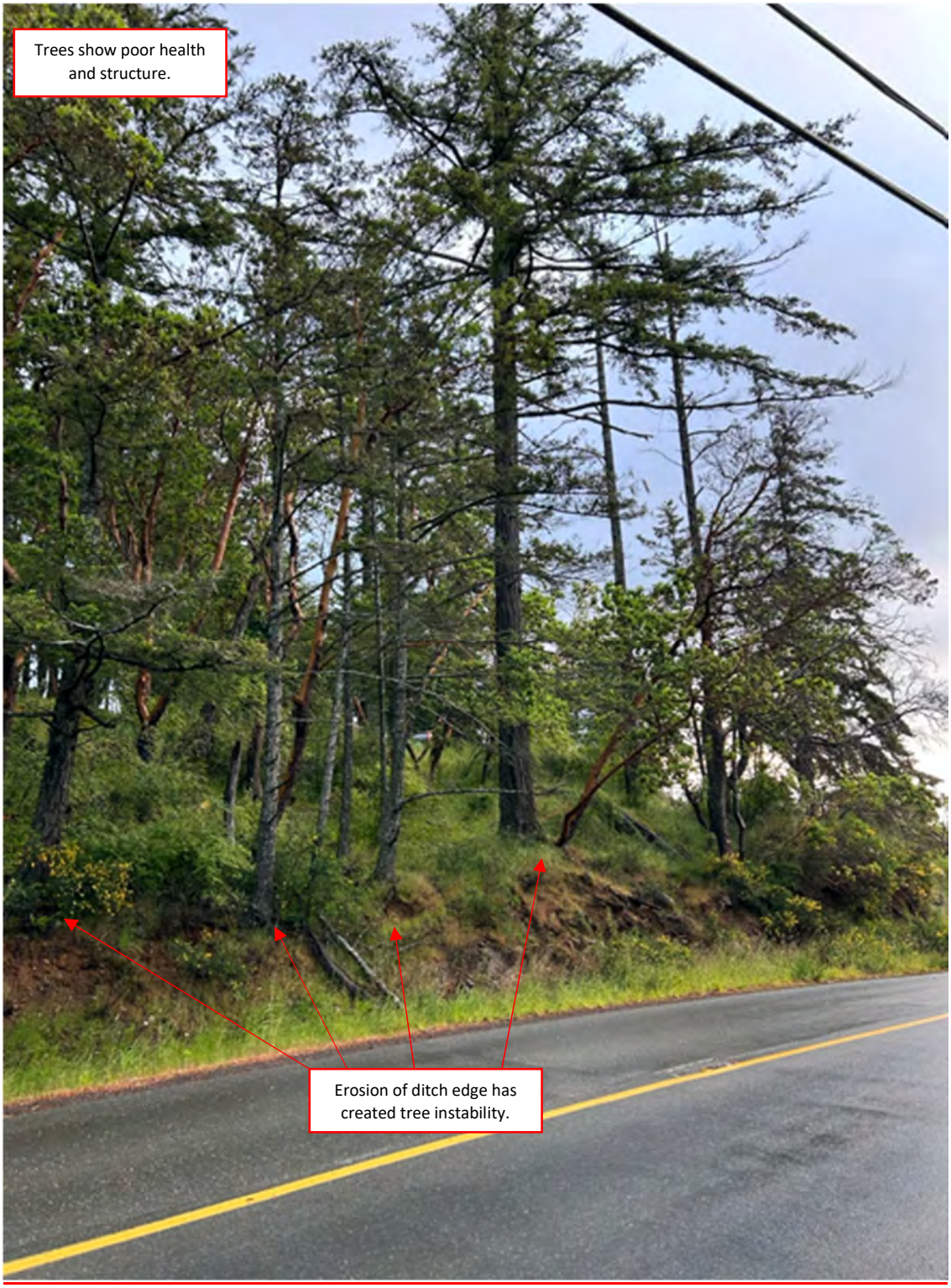


Website: Tomahawktreeservice.ca Phone: 250-661-7079 Email: raypraud@tomahawktreeservices.ca

Figure 11- West facing from Fulton Rd.

Website: Tomahawktreeservice.ca Phone: 250-661-7079 Email: raypraud@tomahawktreeservices.ca

Figure 12- North facing from Fulton Rd. Municipal trees in poor condition.



Website: Tomahawktreeservice.ca Phone: 250-661-7079 Email: raypraud@tomahawktreeservices.ca

Appendix 'C' Tree Protection Fencing and Armoring

Figure 1- Fencing Requirements.

Appendix 'C' Tree Protection Fencing

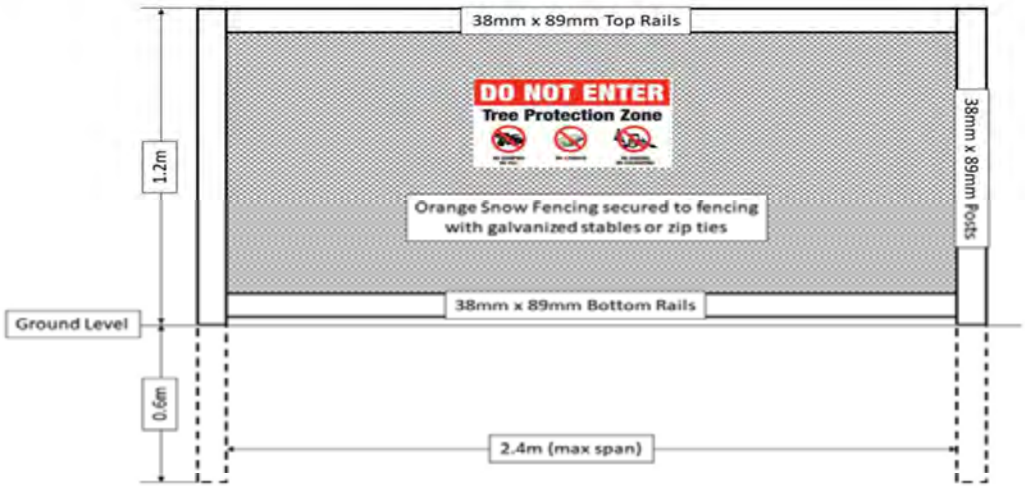


Figure 1. Tree Protection Fencing. In rocky areas, metal (t-posts or rebar) drilled into rick will be accepted instead of wooden posts.

Attach a sign with a minimum size of 407mm x 610mm (16"x24") 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).

These signs must be affixed on every fence face or at least every 10 linear meters.

Figure 2- Photographic Reference.

Website: Tomahawktreeservice.ca Phone: 250-661-7079 Email: raypraud@tomahawktreeservices.ca

Grayland Consulting Ltd.

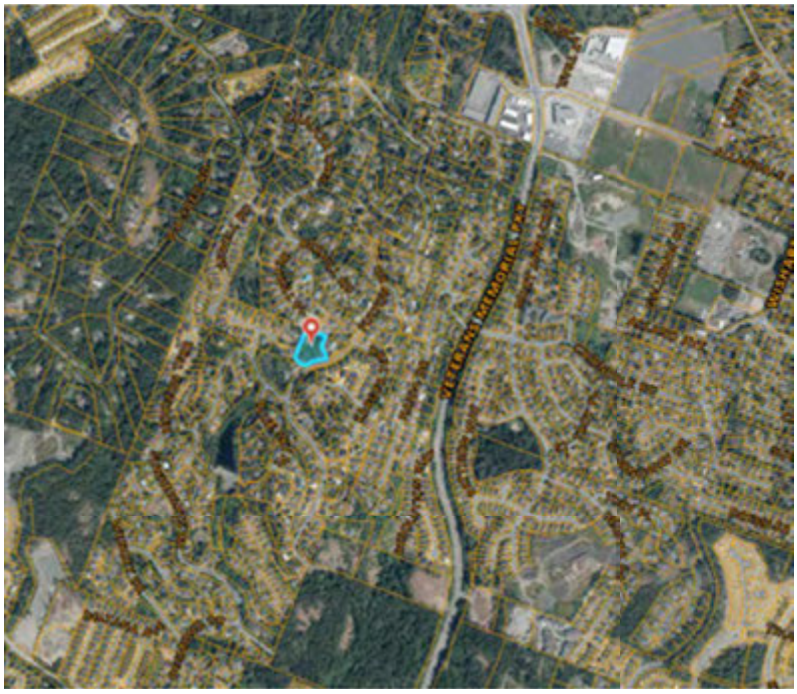
March 26th , 2025

City of Colwood, Development Services
3300 Wishart Road
Colwood B.C. V9C 1R1

Re: 3415 Fulton Road – Site Adaptive Planning Analysis

Introduction

3415 Fulton Road is a 0.57-hectare (1.4 acre) parcel located at the top of Triangle Mountain, in the City of Colwood.



At an elevation of 206 metre geotactic at its peak, the site slops east toward Fulton Road at a 17 percent grade. The site currently hosts a radio transmission tower on the southerly portion of the parcel. Driveway access is provided via easement to the home to the north at 3407 Fulton Road. The site is otherwise vacant.

The property is currently zoned R-1, single family residential and could accommodate 8 single family homes with suites (16 units total) under this existing designation. The property is in the Hillside and Shoreline Environmental and Steep Slopes Development Permit Area and is designated as Neighborhood – Hillside and Shoreline in the Official Community Plan.

The owner has applied to rezone the lands to accommodate 18 townhomes. In accordance with Colwood Policy, Site Adaptive Planning analysis is required to support this proposal.

The Official Community Plan requires that all projects be analyzed under the "Site Adaptive Planning" lens to ensure that proposed developments are "sensitive to the landscape by giving special consideration to site conditions, processes and systems in laying out a development plan. It requires careful attention to both the natural and man-made systems that may be present on a particular site and is therefore non-prescriptive in nature."

Environmental Considerations

An environmental review of the land was performed by Cascadia Biological Services in November of 2024, and is attached. The study found no water courses on the property. There are no rare or endangered ecosystems on the land. No stick nests of nesting cavities were observed. The biologist recommended that 25% of the lands be preserved through natural state or enhancements, and that any disturbed areas be planted with appropriate native species.

Tomahawk Tree Services prepared the arborist report for the site. Please see the attached report dated June 2024.

The property was observed to be densely treed throughout the entire property. The property contains only a few different species of trees and would be considered a monocrop forest. Trees in the area appear to be in varying states of deterioration and decline common with monocrop areas as pathogens and diseases spread rapidly. Multiple previous failures of large trees were observed."

The Site appears to receive plenty of direct sun. Construction activities will have a 'Low 'impact on the trees proposed for retention."

The report classifies all the trees as Fair, Fair/Poor and Poor condition, therefore there were no significant trees to be avoided in the site planning exercise. Existing trees within the 25% green space will be protected under the supervision of the project arborist. Service corridors will be modified to avoid impacts on the trees in the green space, where possible.

Site Planning and Design

A preliminary development plan for 18 townhomes clustered in 6 blocks was prepared by Victoria Design Group. The access driveway follows the approximate alignment of the existing driveway to 3507 Fulton Road and drapes across the site north to south. This alignment was selected to require the least amount of site disturbance, blasting and earthworks. The access to 3507 Fulton Road will remain in place.

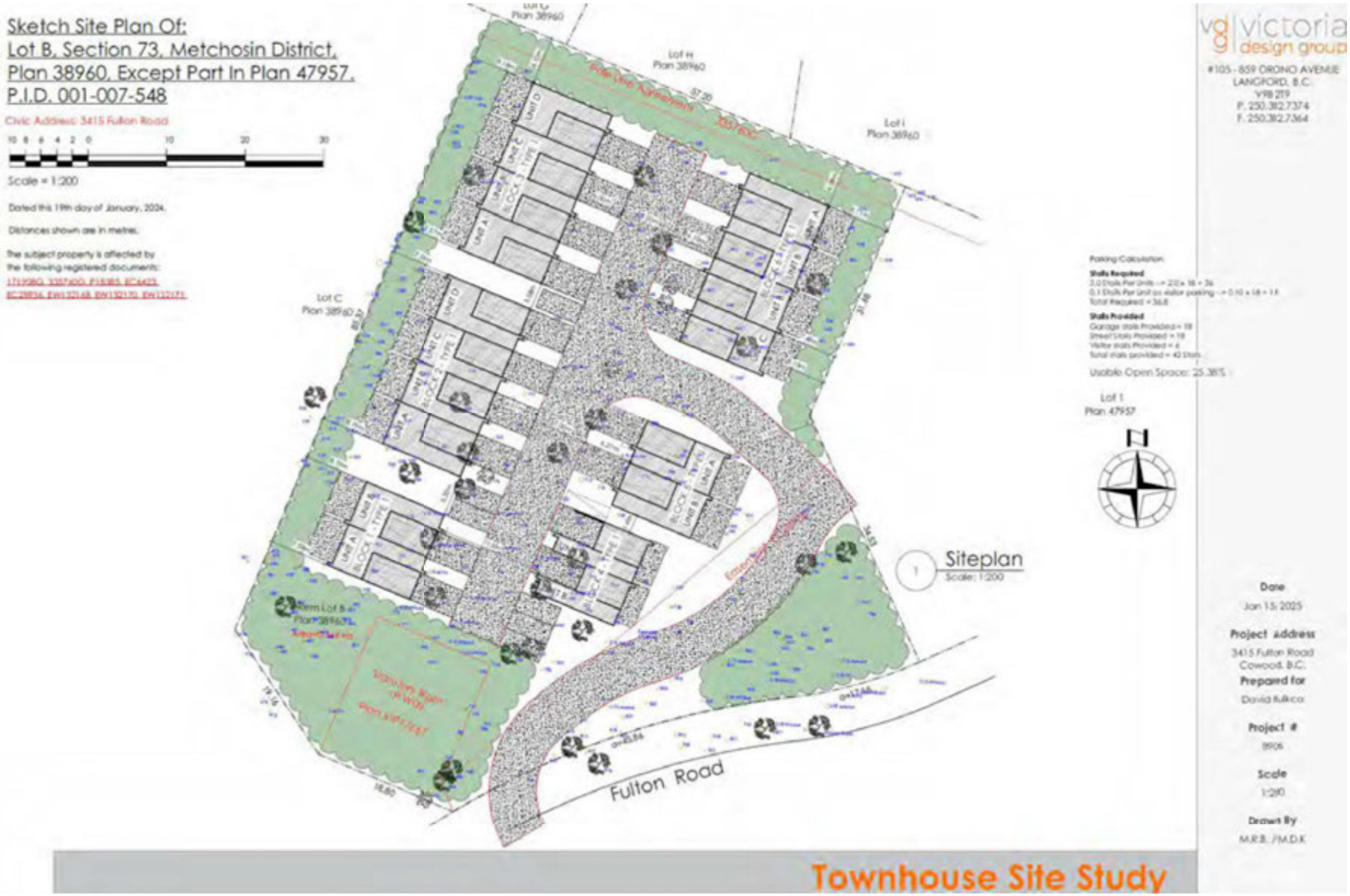
The site plan allows for contiguous green space around the development and within the area currently occupied by the radio transmission tower, which will support existing trees, wildlife corridor connectivity, screening for the neighbours and supplemental planting of compatible species. Invasive species will be removed as part of this development and covenants on title will require protection and maintenance of the preserved green space.

The green space will be delineated by a split rail fence. Low impact nature trials and sitting areas may be incorporated into these areas as directed by the project biologist.

Landscape plans will be prepared at the development permit stage and will include drought tolerant and native compatible species including pollinator friendly plant materials. Native compatible deciduous trees as recommended by the project arborist and landscape architect will be planted in and around the homes to provide shade and habitat.

The green space will be the "Common Property" of the proposed townhouse strata. A Section 219 covenant can be registered over to ensure non-disturbance, ongoing invasive species removal and maintenance of this area.

Grayland Consulting Ltd.



1498 White Pine Terrace Victoria B.C. |rachael@grayland.ca | 250-889-0047

Storm Water Management

As noted in the environmental report, there are no watercourses on the property. Currently storm water from this property flows overland and down the existing driveway to the ditch system on Fulton Road.

There is no direct connection to the wetland 60 metres to the south, however a Construction Environmental Management Plan (CEMP) which will include silt and erosion control methods, will be in place during construction to protect any downslope waterbodies and drainage systems.

A Storm Water Management Concept, prepared by Westbrook Consulting Ltd. (attached) includes the installation of detention tanks and a flow control manhole, in accordance with Colwood Development standards.

Conclusion

Following the recommendations of our consultants, the proposed townhouse project has been designed to cluster the homes in the centre of the site to allow protection and enhancement of contiguous green space and wildlife corridors and provide screening to neighbouring properties.

The access road and building locations have been designed to follow existing contours and reduce the amount of clearing, grading and blasting. Stormwater can be managed on site. Erosion and sediment control measures will be in place throughout construction to protect downstream drainage systems and watercourses. The project makes use of existing municipal infrastructure: No new road or services are required to accommodate this development.

Grayland Consulting Ltd.

Rachael Sansom A.Sc.T
Grayland Consulting

Attachments:

Cascadia Biological Services – Environmental Impact Assessment 3415 Fulton Road City of Colwood, dated November 6th, 2024

Tomahawk Tree Services Arborist Report 3415 Fulton Road, Colwood B.C, dated November 1st, 2024

Westbrook Consulting Ltd. - 3415 Fulton Road – Storm Water Management Concept, dated February 21st, 2025

3415 FULTON ROAD

Transportation Impact Assessment

Noah Reeder – Transportation EIT
Author

Kristen Machina, P.Eng. – Senior Transportation Engineer
Reviewer

PERMIT TO PRACTICE:
Number 1001432

Prepared For: David Fulkco
Date: 2025-03-06
Our File No: 3942.B01

WATT VICTORIA
302 – 740 Hillside Ave
Victoria, BC V8T 1Z4
250-388-9877

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FIGURES

TABLES

APPENDICES

1.0 INTRODUCTION

WATT Consulting Group is retained by David Fulkco to prepare a Transportation Impact Assessment (TIA) for a proposed townhouse development at 3415 Fulton Road in Colwood, BC. The site location is illustrated in **Figure 1**.

1.1 The Site Today

The site is bound by Fulton Road to the south, a radio transmission tower to the west, and single-family detached homes to the north and east. The neighbourhood consists primarily of single-family detached homes built on very steep grades. A second telecommunications tower is situated within a statutory right-of-way near the southwest corner of the site, which is otherwise undeveloped.

The neighbouring 3407 Fulton Road is accessed exclusively via easement on the existing site driveway, which runs nearly parallel to Fulton Road along the entire frontage.

1.2 Proposed Development

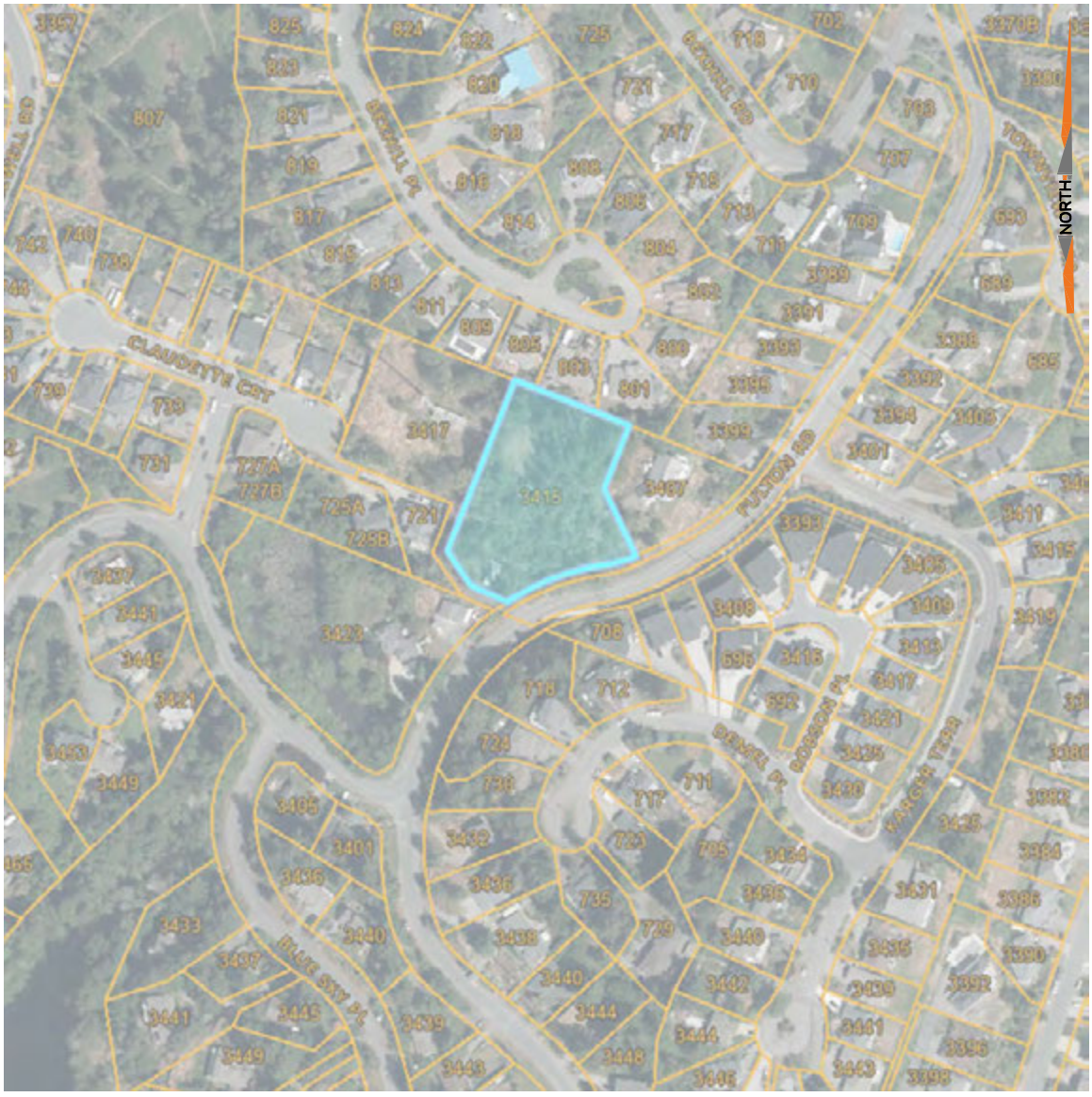
The proposed development consists of 18 townhouse units. The existing telecommunications tower is expected to remain in place.

1.3 This Report

This report is provided as part of the rezoning application being submitted to the City of Colwood ("the City"). This application falls under Level 1 of the City's TIA Guidelines.

This report provides the following:

- An overview of the existing and evolving transportation context, including vehicular, pedestrian, cycling, and transit facilities, and area travel characteristics
- An overview of the proposed development and the transportation-related features of the proposed site plan
- A projection of the site's trip generation potential



2.0 TRANSPORTATION CONTEXT

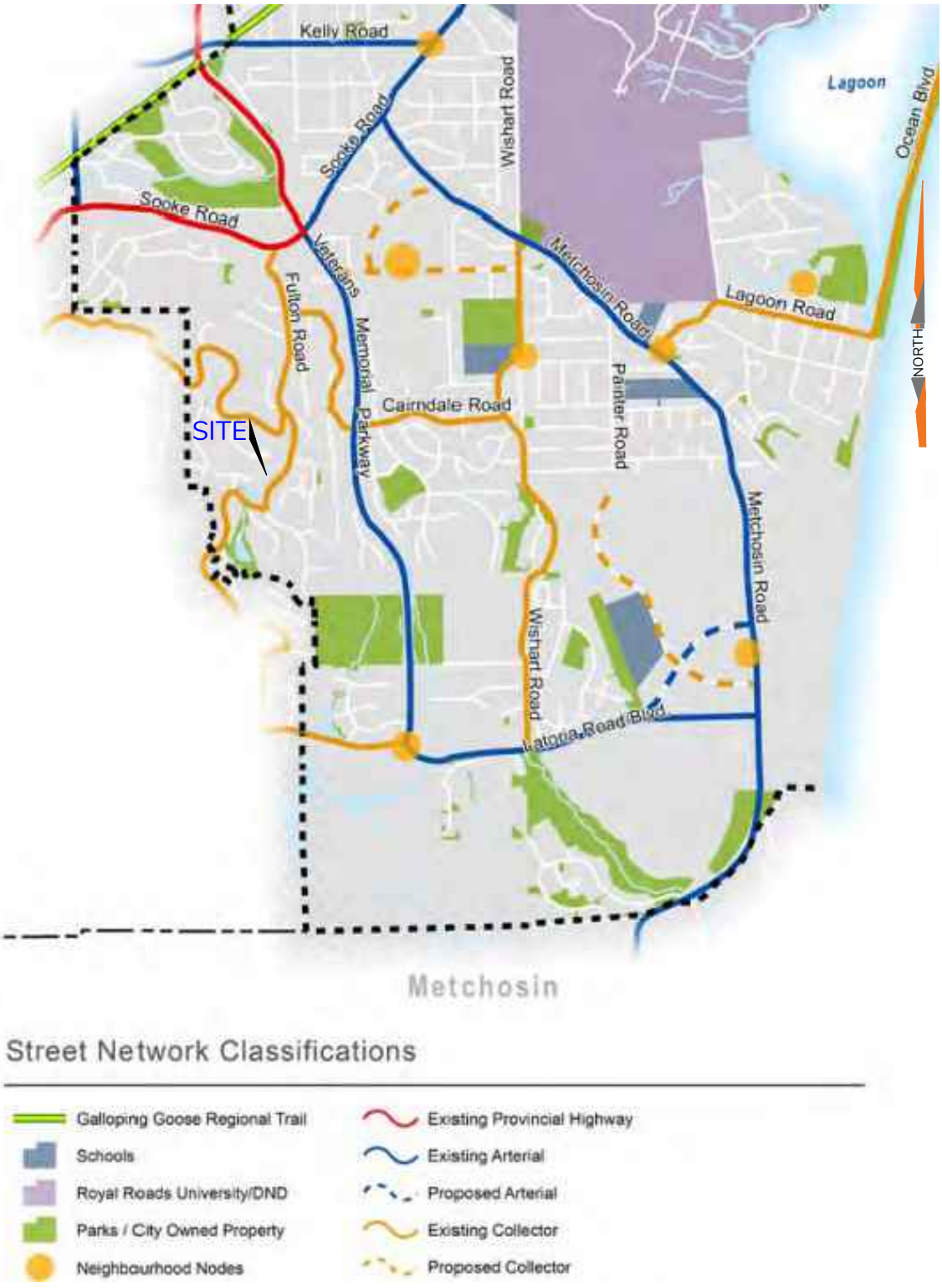
2.1 Road Network

2.1.1 Existing Road Network

Fulton Road is a collector road under City jurisdiction. There is no posted speed limit, so the provincial default speed limit of 50 km/h applies. The road has a rural two-lane cross section along the site frontage.

2.1.2 Evolving Road Network

No road network changes are planned in the vicinity of the site west of Veterans Memorial Parkway. The existing road network, and changes proposed east of Veterans Memorial Parkway, are shown in **Figure 2**.



2.2 Transit Network

2.2.1 Existing Transit Network

The existing transit network in the vicinity of the site is illustrated in **Figure 3**.

BC Transit's Route 59 (Triangle Mountain / Langford Exchange) serves the stops at Fulton Road / Karger Terrace, a 160-metre (2-minute) walk from the proposed site access. Service is provided every 45 to 60 minutes, 7 days a week. A sidewalk begins approximately 10 m south of the stops and continues to a point opposite Fulton Road from the proposed site access. No marked crosswalks are provided, although pedestrians may legally cross the road when safe. A second southbound stop is provided at Fulton Road / Sunheights Drive, 100 m south of the site. None of the stops have additional amenities beyond an identification sign and possible garbage bin.

2.2.2 Evolving Transit Network

The realignment of Route 59 as outlined in BC Transit's updated Westshore Local Area Transit Plan (2022) has been implemented. The route now serves the new Royal Bay Exchange, as well as Royal Bay and Belmont Secondary Schools. No significant further changes are planned for the route at this time. No additional routes are planned within a 10-minute walk of the site.

2.3 Cycling Network

2.3.1 Existing Cycling Network

The nearest cycling facilities to the site are painted bike lanes on Veterans Memorial Parkway, an approximately 1.1 km ride away. Shoulder bikeways on Sooke Road are a 1.4 km ride away. The roads leading to these bikeways have many areas of steep grade (sometimes exceeding 20%). The existing cycling network in the vicinity of the site is illustrated in **Figure 4**.

2.3.2 Evolving Cycling Network

Per the City's Transportation Master Plan (TMP), buffered bicycle lanes are proposed along Fulton Road which would connect the site to Sooke Road. Proposed neighbourhood bikeways would connect the buffered bike lanes to Veterans Memorial Parkway along a shorter route than via Sooke Road.

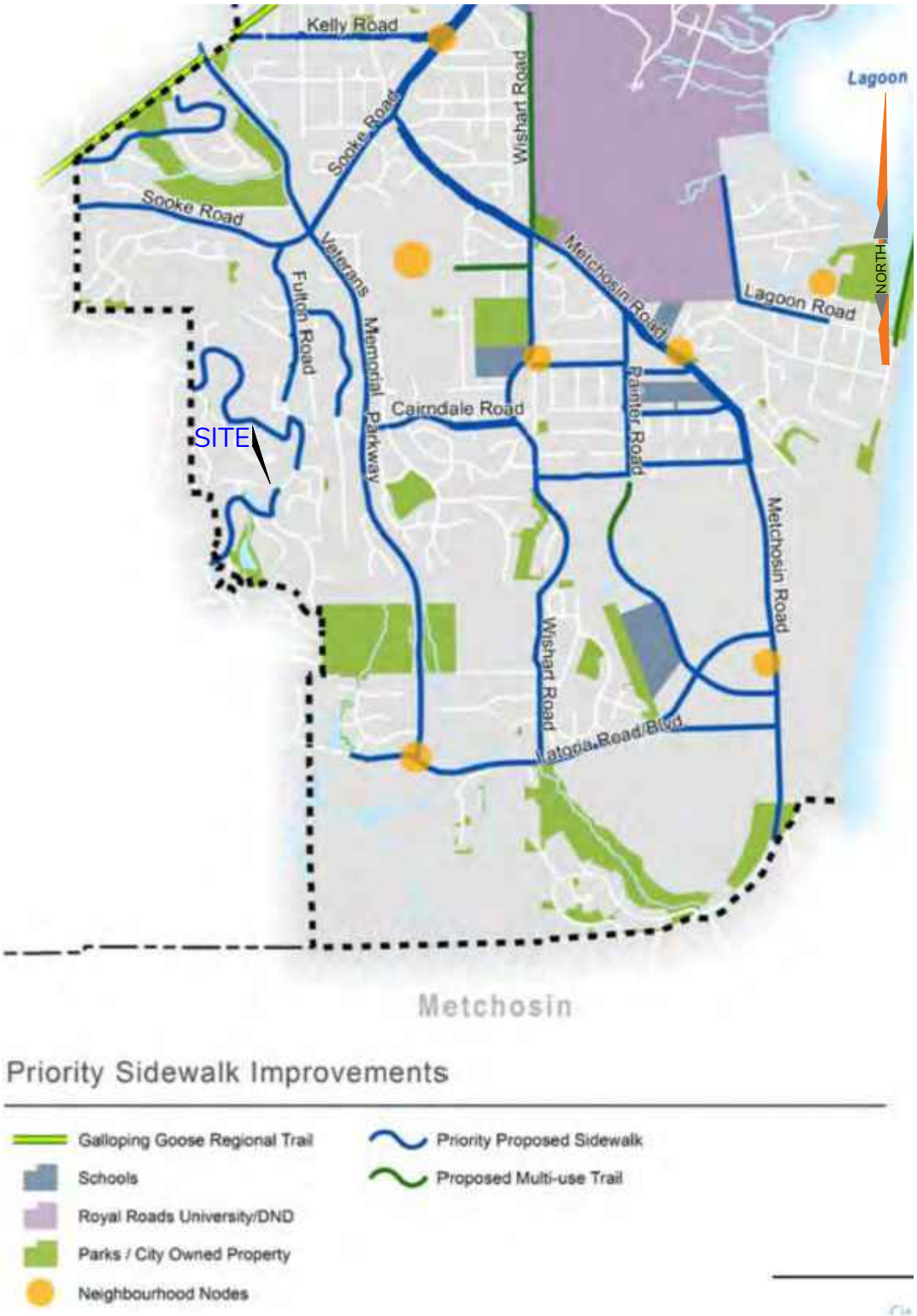
2.4 Pedestrian Network

2.4.1 Existing Pedestrian Network

A sidewalk begins on the south side, opposite the proposed site access, and runs eastward to Karger Terrace. It then continues eastward along Karger Terrace while Fulton Road turns to the north, and ends in a residential area on nearby Robson Place. No other sidewalks are provided in the vicinity of the site.

2.4.2 Evolving Pedestrian Network

Per the TMP, the City plans to extend the Fulton Road sidewalk to Sooke Road and add sidewalk to Haida Drive to connect to Veterans Memorial Parkway. Two westward sidewalk connections are also planned to residential areas in the adjacent City of Langford. These planned improvements are shown in **Figure 5**.



3.0 PROPOSED DEVELOPMENT

The proposed development consists of 18 townhouses. The key land uses and transportation-related elements of the proposed site plan are summarized in **Table 1**. The current site plan is provided in **Appendix A**.

Table 1 – Development Proposal

Site Element	Details	
Residential Units	18 units	
Vehicular Access	1 access from Fulton Road (shared with adjacent 3407 Fulton property by easement)	
Cyclist Access	Shared with vehicular access	
Pedestrian Access	Shared with vehicular access	
Vehicular Parking Supply	Residential	36 spaces
	Visitor	6 spaces
	Total	42 spaces
Bicycle Parking Supply	N/A (each unit has a garage)	

Based on architectural plans prepared by Victoria Design Group, dated 2025-01-15.

3.1 Site Access

A 6m wide driveway is proposed to be maintained in its existing location at the top of a crest curve. Grades for westbound (approaching from the east) and eastbound (approaching from the west) vehicles are approximately +8% and +7% respectively. A sight distance assessment was conducted at the proposed driveway. Required sight distances were determined from Transportation Association of Canada (TAC) stopping sight distance guidelines. Stopping sight distance is the minimum distance needed for a driver travelling on a given grade and at a given speed (in this case, the speed limit on Fulton Road) to apply the brakes and stop the vehicle after seeing a hazard. The required and measured sight distances are summarized in **Table 2**.

Table 2 – Sight Distance Requirements

Direction	Speed Limit	Required Sight Distance	Measured Sight Distance	Achieved?
East	50 km/h	59m	approx. 75m	Yes
West	50 km/h	59m	approx. 60m	Yes

The measured east sightline (for a westbound vehicle on Fulton Road) may conflict with existing vegetation adjacent to the site access. Otherwise, both sight distances meet the minimum stopping sight distance requirement. This measurement is shown in **Appendix B**.

3.2 Vehicular Parking

3.2.1 Vehicular Parking Requirements

The site is currently subject to the parking requirements outlined in the City's Off-Street Parking Regulations Bylaw. The vehicular parking requirements applicable to the site are outlined in **Table 3**.

Table 3 – Vehicular Parking Requirements

Use	Unit Count	Minimum Rate	Minimum Requirement
Attached Housing (including Triplex, Rowhouse, and Townhouse)	18 units	2 spaces / unit	36 spaces
Attached Housing - Visitor	18 units	0.1 spaces / unit	2 spaces
Total			**38 spaces**
All Uses – Accessible Parking		If 11 or more total spaces are required: 1 per 50 spaces	**1 of the 38 total spaces**

3.2.2 Vehicular Parking Supply

The proposed development includes two (2) parking spaces per unit, with one (1) space in each garage and one (1) space in the driveway behind each garage, for a total of 36 spaces. In addition to this, six (6) visitor spaces are provided. None of the spaces are sized and designated as accessible parking.

The number of standard sized resident and visitor parking spaces complies with the Off-Street Parking Regulations Bylaw, however there is a shortfall of one (1) accessible parking space.

3.3 Bicycle Parking

3.3.1 Bicycle Parking Requirements

The site is currently subject to the bicycle parking requirements outlined in the City's Off-Street Parking Regulations Bylaw. The bicycle parking requirements applicable to the site are outlined in **Table 4**.

Table 4 – Bicycle Parking Requirements

Use	Unit Count	Minimum Rate	Minimum Requirement
Attached Housing	18 units	1 space / unit (long-term), and 6 spaces per lot (short-term)	18 spaces (long-term) 6 spaces (short-term)
Total			**24 spaces**

3.3.2 Bicycle Parking Supply and Facilities

The current site plan does not identify any bicycle parking spaces. It is assumed that long-term bicycle parking can be provided within each unit's garage. Short-term bicycle parking should be provided in accordance with the Off-Street Parking Regulations Bylaw.

4.0 VEHICLE TRIP GENERATION

4.1.1 Existing Site Trip Generation

As no existing development will be removed on the site, no existing trips are subtracted from the proposed development's trip generation.

4.1.2 New Site Trip Generation

Vehicular trip generation rates for the proposed 18-townhouse development are based on the *ITE Trip Generation Manual (11th Edition)*. The trip generation forecast for the site is provided in **Table 5**. The proposed development is forecast to generate 9 and 10 new trips during the weekday AM and PM peak periods respectively.

Table 5 – New Site Trip Generation

Use	AM Peak Hour			PM Peak Hour		
	In	Out	2-Way	In	Out	2-Way
Trip Generation Rates						
Single-Family Attached Housing (ITE LU 215)[1]	0.12	0.36	0.48	0.34	0.23	0.57
Vehicular Trip Generation						
Single-Family Attached Housing (18 units)	2	7	9	6	4	10
Total	**2**	**7**	**9**	**6**	**4**	**10**

Notes:
1. Trip rates are per dwelling unit

5.0 TRANSPORTATION DEMAND MANAGEMENT

As the proposed vehicle parking supply meets the Off-Street Parking Regulations Bylaw requirements, transportation demand management (TDM) is not required to justify the parking supply.

6.0 CONCLUSIONS

The proposed 18-unit townhouse development at 3415 Fulton Road is forecasted to generate relatively low vehicle traffic volume. No vehicle capacity issues, such as excessive delay or queuing, are expected. The proposed site access location complies with minimum sight distance requirements but may require limited vegetation removal to maintain sightlines.

7.0 RECOMMENDATIONS

WATT makes the following recommendations to the developer of the site:

1. Designate standard and oversize bicycle parking spaces on the site per the City's Off-Street Parking Regulations Bylaw.
    a. This includes both long-term and short-term bicycle parking
2. Include one (1) accessible parking space per the City's Off-Street Parking Regulations Bylaw. This space should be in a common area of the site.
    a. As the current visitor parking supply exceeds bylaw requirements, one (1) or two (2) standard visitor parking spaces may be removed for this purpose if desired.
3. Ensure vegetation within approximately 10 m east of the proposed site access, and within 3 m of the Fulton Road pavement, is removed or lowered as needed to preserve sightlines.

APPENDIX A – SITE PLAN

Sketch Site Plan Of:
Lot B, Section 73, Metchosin District, Plan 38960, Except Part In Plan 47957. P.I.D. 001-007-548

Civic Address: 3415 Fulton Road

10 8 6 4 2 0 10 20 30

Scale = 1:200

Dated this 19th day of January, 2024.

Distances shown are in metres.

The subject property is affected by the following registered documents: 171908G, 335760G, P18385, EC6423, EC28936, EW132168, EW132170, EW132171.

1 Siteplan
Scale: 1:200

vdg victoria design group
#105 - 859 ORONO AVENUE
LANGFORD, B.C.
V9B 2T9
P. 250.382.7374
F. 250.382.7364

Parking Calculation

Stalls Required
2.0 Stalls Per Units --> 2.0 x 18 = 36
0.1 Stalls Per Unit as visitor parking --> 0.10 x 18 = 1.8
Total Required = 36.8

Stalls Provided
Garage stalls Provided = 18
Street Stalls Provided = 18
Visitor stalls Provided = 6
Total stalls provided = 42 Stalls

Usable Open Space: 25.38%

Lot 1
Plan 47957

Date
Jan 15, 2025

Project Address
3415 Fulton Road
Cowood, B.C.

Prepared for
David Fulkco

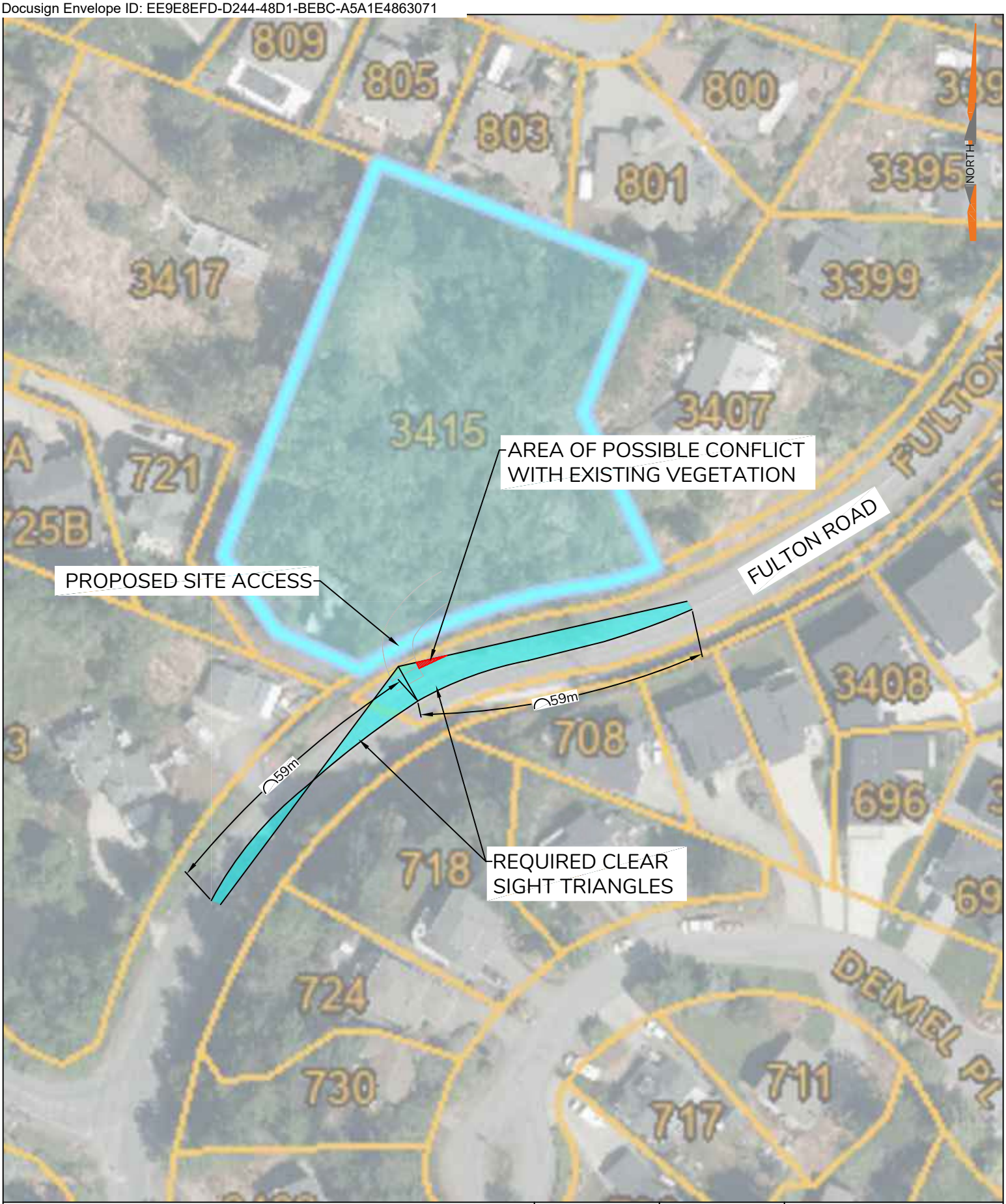
Project #
8906

Scale
1:200

Drawn By
M.R.B. / M.D.K

Townhouse Site Study

APPENDIX B – SIGHT DISTANCE ASSESSMENT



3415 FULTON ROAD
TRANSPORTATION IMPACT ASSESSMENT
SIGHT DISTANCES AT PROPOSED ACCESS

DRAWING NO: SD-01	PROJECT NO: 3942.B01	
REV NO: 0	DATE: 2025-03-06	
SCALE: 1:1000	DRAWN: NR	CHECKED: KM
DESIGN SPEED: 50 KM/H	DESIGN VEHICLE: P (TAC-2017)	

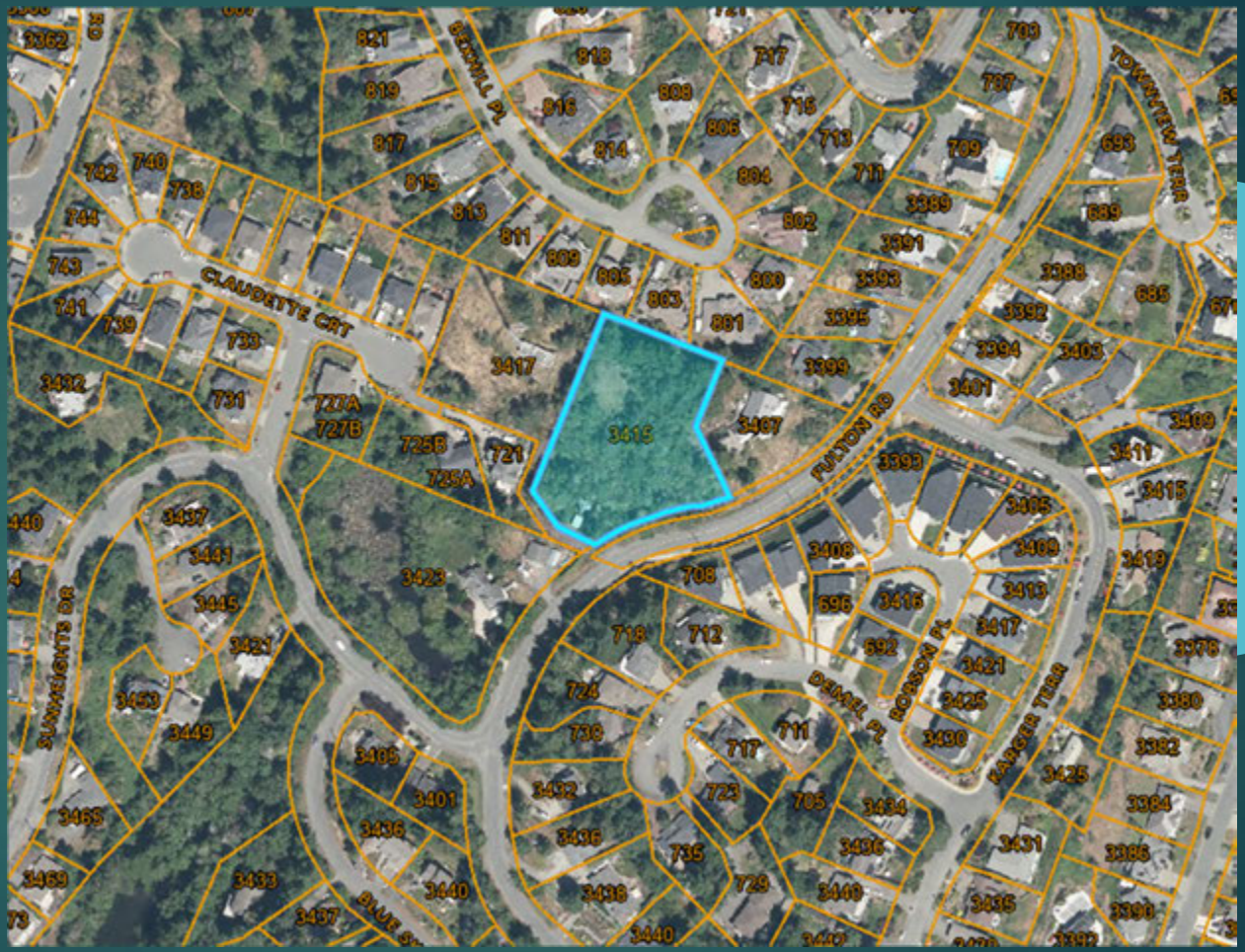
WATT Consulting Group
WATTCONSULTINGGROUP.COM

3415 Fulton Road

Rezoning for a Residential Townhome Community

PLUC APRIL 7TH, 2026

Location


CLAUDETTE CRT
FULTON RD
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Project Summary

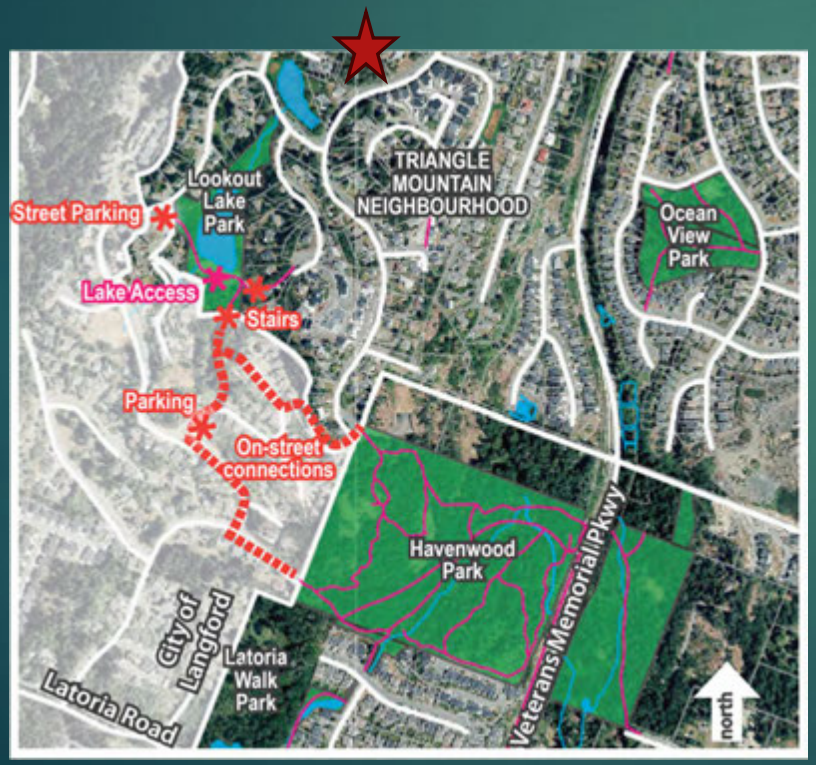
- Proposed zone: HAH1, Hillside Attached Housing for residential townhomes.
- 18, 3 storey 3 and 4-bedroom family townhomes.
  2 parking spaces per unit plus 3 visitor spaces (per bylaw).
- 40% Greenspace and tree preservation.
- Shared amenity spaces.
- Public consultation within the 100m radius of the site.
- Serviced by Colwood for sanitary sewer, CRD water for domestic and fire.
- Storm water will be managed on site for no increase to pre-development flows.
- Shared driveway with neighbour to be maintained.
- Proposed private access road follows contours for minimal blasting (max 3m at north end).

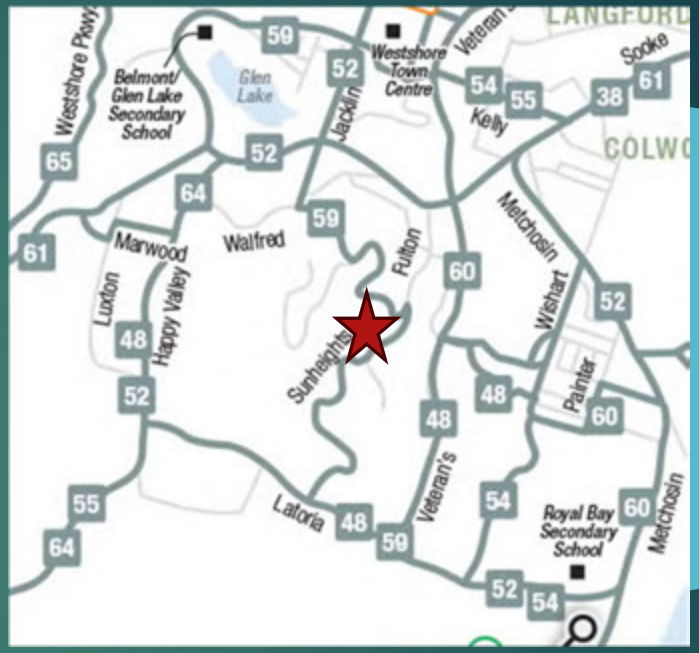
Existing Conditions

- Lot Area – 5654 sq.m.
- Hillside and Shoreline Development Permit Area.
- Current Zone R1, which could allow 6 bare land strata lots with suites (12 dwelling units) or under Bill 44, 4 units per lot (as rentals) for a total of 24 dwelling units.
- 40% Greenspace would apply to any development scenario, as this is a requirement of the Hillside and Shoreline DP area.
- Existing radio tower to remain until current lease term expires, or a building permit is applied for.

Existing Services & Amenities

- Bus service – Route 59 local route
- Walking distance to parks and greenspace





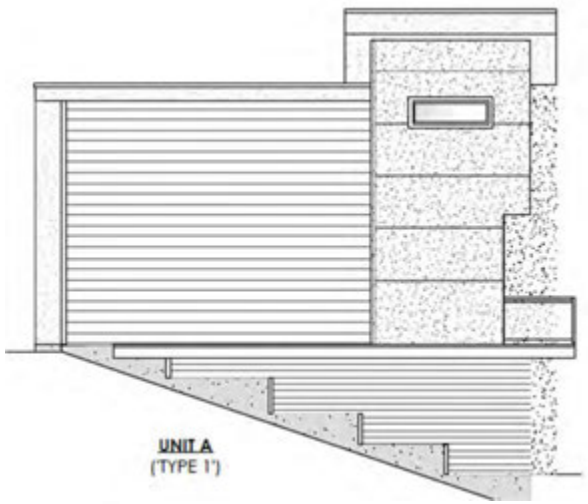
- Sewers exist on Fulton Road
- Recent CRD Water upgrades in area

Environmental Conditions

- Environmental (Non-riparian) Considerations - No Riparian areas and no sensitive ecosystems were found on site.
- Existing Tree Canopy, Tree Management and Tree Canopy Enhancement

  The property contains only a few different species of trees and would be considered a monocrop forest. Trees in the area appear to be in varying states of deterioration and decline common with monocrop areas as pathogens and diseases spread rapidly. Multiple previous failures of large trees were observed. Construction activities will have a 'Low' impact on the trees proposed for retention.
- Currently no retaining walls greater than 1.2m high are anticipated. All site work will be certified by the Geotechnical Engineer of record.

Proposed Townhomes Front Elevation



Proposed Townhomes – Rear Elevation

Greenspaces, Trees and Landscaping

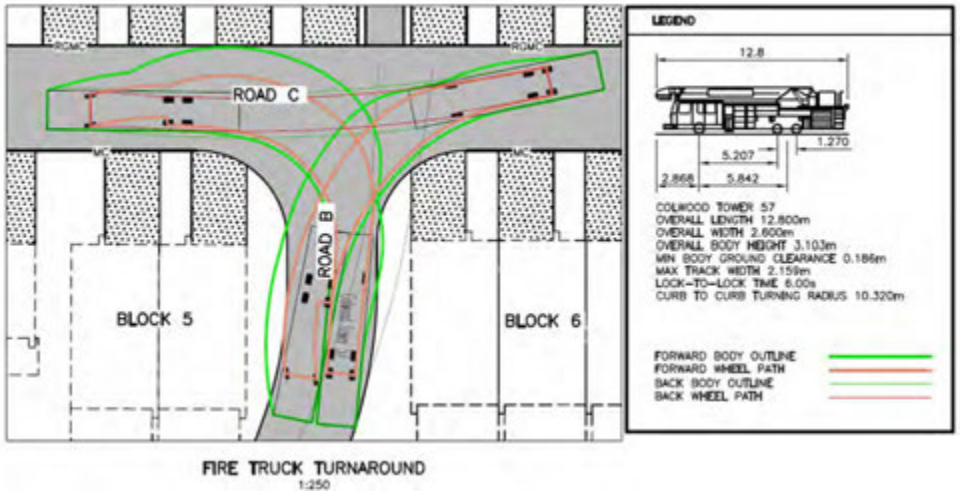
- Approx 40% preserved green space – natural and enhanced. Native species and pollinators, such as Salal, Oregon grape, Oceanspray, Sword fern, Nootka rose.
- 40 replacement trees – Garry Oak and Douglas Fir proposed.
- 314 Protected trees, 196 to be removed, 134 Trees to be retained on site. Any deficit will be made up by cash in lieu
- Drought resistant plantings will be irrigated until established and will be maintained by the future strata.
- All plantings and irrigation to Canadian professional standards.
- Natural trials and seating areas incorporated

Green Checklist

- Built to Step Code of the day.
- Electric heat pumps for reduced fossil fuel dependency.
- Long lasting low maintenance cladding – composite concrete or metal.
- High efficiency rated windows.
- EV chargers in each garage.
- Permeable patio pavers.
- Solar infrastructure ready.
- Bike storage in each garage.
- EnergyStar appliances included.
- New trees to be planted, with native and pollinator friendly species.

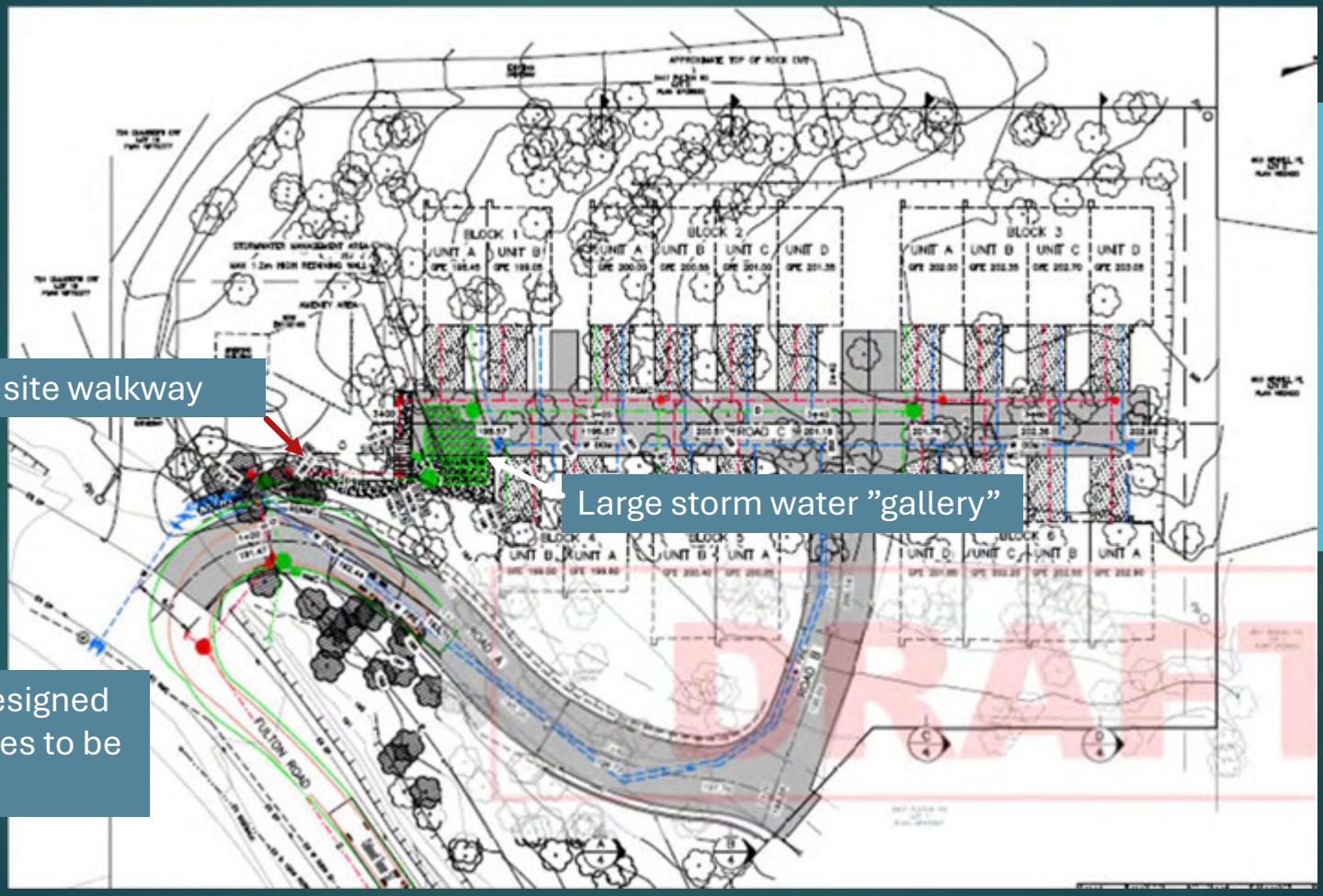
Emergency Services

- Townhomes will be sprinklered as required by Colwood Bylaws
- Road is designed to support fire truck geometry



FIRE TRUCK TURNAROUND
1:250

Site Servicing



Fulton Road Improvements

- Variances to standard Colwood road improvements may be pursued to retain frontage trees.

Consultation Summary

- Notices sent to neighbours in a 100m radius.
- Owners met with several neighbours who responded to the notice.
- Summary of comments:
  - Trees – concerned about integrity of remaining trees. Project Arborist will evaluate all trees that are to be preserved to ensure they will not cause a hazard to adjacent properties.
  - Tree & greenspace preservation – approx 40% greenspace to be preserved or enhanced.

3415 Fulton Road

THANK YOU!

Grayland Consulting
Land Development Consultants, Victoria B.C.

3415 Fulton Road

Rezoning Application
Richard Roy, Senior Planner
Planning and Land Use Committee
April 7th, 2026

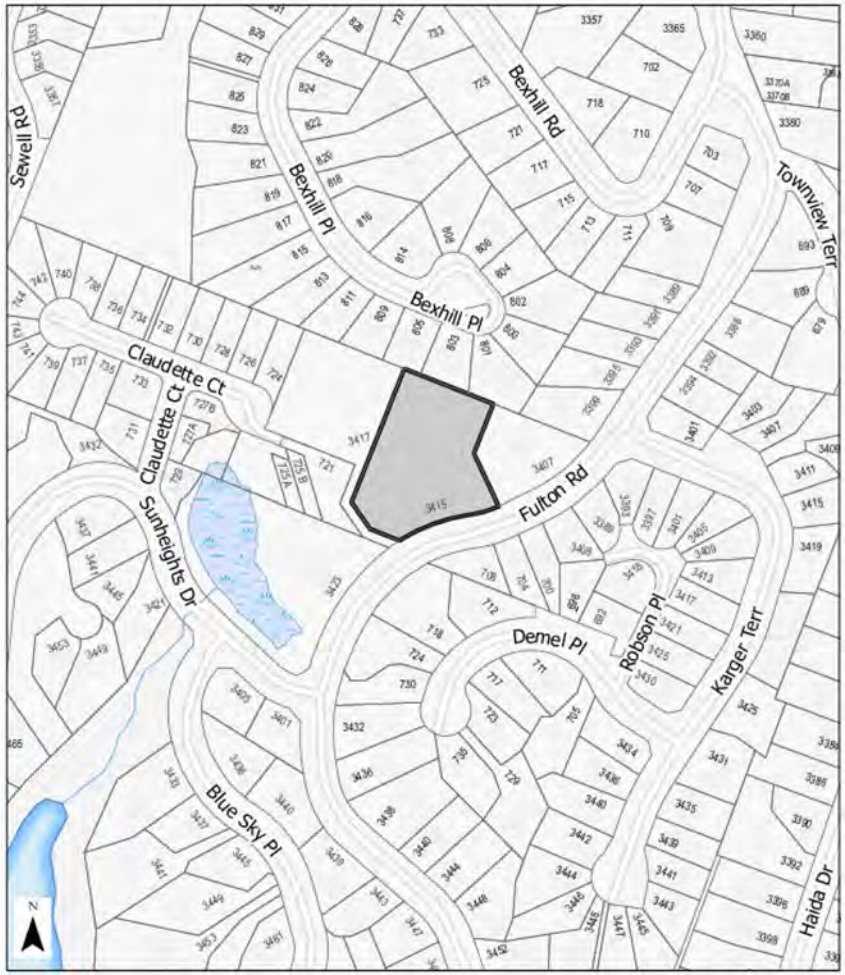
Colwood

Site Context

3415 Fulton Road

Zoned: R1

OCP Designation:
Neighbourhood –
Hillside and Shoreline



Colwood

Proposal

Rezone to Hillside Attached Housing 1 (HAH1) zone

- Enables 1.2 FAR

- Concept 18-unit townhouse development
- Proposed 0.37 FAR
- 25% lot preserved under tree preservation covenant
- 40% of the Lot to be provided as open space
- Communications tower removal secured via covenant

Colwood

Site Adaptive Planning

- Utilizes the existing driveway to reduce the need for blasting and site disturbance
- Centrally Clustered development
- Leverages natural grade changes to stagger the townhouses on a central drive aisle

Colwood

Off-Site Works

- Frontage improvements along Fulton Road are to be navigated at the Development Permit stage.
  - Policy direction 7.2.22.d: Applying alternative infrastructure standards, where feasible, such as reduced right-of-way requirements, to reduce the development footprint.

- To minimize blasting and in line with site measures, alternatives are to be explored at the development permit stage .

Colwood

Official Community Plan

- Neighbourhood – Hillside and Shoreline
  - Ground-oriented multi-unit residential including duplexes and townhouses
  - Applying an especially strong focus on site adaptive policies including clustering of development in order to be setback from and preserve natural features
  - Applying alternative infrastructure standards
  - Retain a minimum 40% as open space
  - 1.2 FAR

Colwood

Land Use Bylaw

- Hillside Attached Housing 1 (HAH1) zone enables density and site adaptive expectations envisioned as part of the 'Neighbourhood – Hillside and Shoreline' Land Use Designation specifically for townhouses.
  - Attached Housing Use
  - Usable Open Space minimum
  - 3 storey
- Proposed setbacks are those set out in the 'Hillside' guidelines to ensure environmental protection.
  - Hillside townhouse sites expected to rezone to HAH1

Colwood

Communication

- Development Notification Sign Posted
- Applicant led public consultation summary
- Notification postcards within 100m will be sent prior to amending bylaw readings
  - Ad in local newspaper
  - Highlighted on website

Colwood

Options / Alternatives

Option 1	Staff recommendation
Option 2	Recommend that Council request staff to provide additional information
Option 3	Recommend to Council that the application be denied
Option 4	Committee provides another option for Council consideration

Colwood

Questions?

Colwood

CITY OF COLWOOD
BYLAW NO 2105

A BYLAW TO AMEND BYLAW NO. 151 BEING THE "COLWOOD LAND USE BYLAW, 1989"

The Council of the City of Colwood, in open meeting assembled, enacts as follows:

1. CITATION

This Bylaw may be cited as "**Colwood Land Use Bylaw No. 151, 1989, Amendment No. 231 (3415 Fulton Road) (HAH1-3415 Fulton Road), Bylaw No. 2105, 2026**".

2. AMENDMENT

Bylaw No. 151, the "**Colwood Land Use Bylaw, 1989**" is amended as follows:

a. Amend Schedule "A" (Zoning Map) by deleting from the Residential 1 (R1) Zone and adding to the HILLSIDE ATTACHED HOUSING 1 (HAH1) ZONE, the property shown in Schedule 1 attached to this bylaw and described as "Lot B, Section 73, Metchosin District, Plan VIP38960".

b. Add the following to SCHEDULE B – AMENITY CONTRIBUTIONS

Zone	Bylaw No.	Legal Description	Amenity Contribution
HAH1	2105	Lot B, Section 73, Metchosin District, Plan VIP38960 (3415 Fulton Road)	a) Contributes to the Affordable Housing Fund $1,500 per additional residential unit; b) Contribute to the Community Amenity Fund $7,500 per additional dwelling unit; c) Contribute to the Fire Hall Fund $618 per additional dwelling unit; d) All dollar amounts referred to above are the 2025 baseline rates and shall increase annually starting on January 1 st of each year starting on January 1, 2026 as per the Victoria Consumer Price Index (CPI).

READ A FIRST TIME on the day of 2026

READ A SECOND TIME on the day of 2026

READ A THIRD TIME on the day of 2026

ADOPTED on the day of 2026

Mayor

Corporate Officer

SCHEDULE 1

Subject Property Map

Colwood Corner

Let's Talk Colwood!

TAKE THE SURVEY ON LET'S TALK COLWOOD

National Urban Park

Colwood is collaborating with Parks Canada and local Nations to explore establishing a new national urban park in our area.

Community Session TODAY!

Quarry Park in Royal Bay
Wednesday, April 15
4:00 - 7:00 pm

Stop by to learn more and join the conversation!

Bonus: Everyone who completes the survey is entered to win a $150 gift card to Thrifty Foods!

Join the conversation at LetsTalkColwood.ca

NOTICE OF AMENDING BYLAW

Monday, April 27, 2026 at 6:30 PM
Colwood Council Chambers, 3300 Wishart Road, Colwood, BC

PURPOSE: Proposed rezoning from Residential 1 (R1) Zone to Hillside Attached Housing 1 (HAH1) Zone to permit a townhouse development on the property. Council will consider First, Second and Third Reading of proposed "Colwood Land Use Bylaw No. 151, 1989, Amendment No. 231 (HAH1-3415 Fulton Road), Bylaw No. 2105, 2026"

SUBJECT PROPERTY: This Bylaw applies to the lands legally described as "LOT B, SECTION 73, METCHOSIN LAND DISTRICT, PLAN VIP38960, EXCEPT PLAN 47957" (3415 FULTON RD).

INSPECTION OF MATERIALS: Copies of the proposed bylaw and materials can be viewed at www.colwood.ca/news, or in person at Colwood City Hall from April 14th, 2026 to April 27th, 2026 between 8:30am and 4:30pm, Monday to Friday.

WRITE TO US
The deadline for written submissions is 12 pm on the day of the meeting, and must include your name & address.

Email: corporateservices@colwood.ca

Mail/Drop-off: Colwood City Hall
3300 Wishart Rd, Colwood, BC V9C 1R1

SPEAK TO COUNCIL
In-person: Provide comments during public participation at the meeting.

Electronically: Register by contacting corporateservices@colwood.ca before noon on the day of the meeting.

WATCH THE MEETING: www.youtube.com/@cityofcolwoodmeetings9957

Need more information? Call 250-294-8153 or email planning@colwood.ca

www.colwood.ca
@cityofcolwood

Colwood