



**Special Council  
Monday, November 23, 2020**

Place: Council Chambers  
Richmond City Hall

Present: Mayor Malcolm D. Brodie  
Councillor Chak Au  
Councillor Carol Day  
Councillor Alexa Loo  
Councillor Bill McNulty (by teleconference)  
Councillor Linda McPhail (by teleconference)  
Councillor Harold Steves (by teleconference)  
Councillor Michael Wolfe (by teleconference)

Corporate Officer – Claudia Jesson

Mayor Brodie stated that the Applicant was not in attendance and therefore, there was agreement to hold the Special Council meeting following the Regular (Closed) Council meeting in order to allow more time for the Applicant to arrive.

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Mayor Brodie called the meeting to order at 4:29 p.m. following the Regular (Closed) Council meeting, with all members of Council present.

RES NO. ITEM

**PLANNING AND DEVELOPMENT DIVISION**

**1. APPEAL OF TREE REMOVAL PERMIT REFUSAL FOR 9388  
PENDLETON ROAD**

(File Ref. No.: 10-6550-20-01; 12-8060-20-009661, RZ 16-732627; 12-8060-20-009662, CP 16-733600, T2 20-910489; CP 16-733600; RZ 16-732627) (REDMS No. 6537245 v. 3A; 5393510; 5429804; 5787209; 5193684, 6563023; 6536085; 6559086; 5374953; 5374956)

Materials from the Applicant were distributed to Council on table (attached to and forming part of these minutes as Schedule 1).



**Special Council**  
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RES NO.    ITEM

In the absence of the Applicant, Mayor Brodie called for questions to staff from Council members.

In reply to queries from Council, Wayne Craig, Director, Development, by teleconference, provided the following information:

- initially staff incorrectly identified Tree #866 as removable; however, staff clarified with the Applicant in writing that Tree #866 must indeed be retained as per the Tree Retention Plan secured through the rezoning and subdivision process;
- the Applicant appealing the tree permit refusal is not the same applicant as the rezoning one;
- a reduced front yard setback was secured through the rezoning process to allow the building to be shifted away from the tree protection zone at the rear of the property; and
- staff are unaware of potential financial loss as a result of the retention of Tree #866.

In reply to queries from Council regarding correspondence with the Applicant, Claudia Jesson, Director, City Clerk's Office, advised that the City Clerk's Office had received confirmation by the Applicant of his attendance at today's meeting.

SP20/12-1

It was moved and seconded

*That the decision to refuse to issue a Tree Removal Permit to Luis D. Cabido for the property at 9388 Pendleton Road be upheld.*

**CARRIED**

**ADJOURNMENT**

SP20/12-2

It was moved and seconded

*That the meeting adjourn (4:34 p.m.).*

**CARRIED**



**Special Council**  
**Monday, November 23, 2020**

RES NO.    ITEM

Certified a true and correct copy of the Minutes of the Special meeting of the Council of the City of Richmond held on Monday, November 23, 2020.

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Mayor (Malcolm D. Brodie)

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Corporate Officer (Claudia Jesson)

TO: MAYOR & EACH  
COUNCILLOR  
FROM: CITY CLERK'S OFFICE

**ON TABLE ITEM**

Date: November 23, 2020  
Meeting: Open Special CNC  
Item: #1

**Biason, Evangel**

**Subject:**

FW: Appeal of Tree Removal Permit Refusal - 9388 Pendleton Road

Schedule 1 to the Minutes of the Special meeting of Richmond City Council held on Monday, November 23, 2020.

**From:** Luis Cabido <luiscabido72@gmail.com>  
**Sent:** November 18, 2020 12:27 AM  
**To:** Biason, Evangel <EBiason@richmond.ca>  
**Subject:** Re: Appeal of Tree Removal Permit Refusal - 9388 Pendleton Road

There is a lot of wrong information in the analysis, favouring the city of course. Wrong information in the correspondence with the applicant section favouring city staff version of the story of course.

I understand that city staff is writing this to make your side of the story look as if there is nothing done wrong by city staff.

**Financial Impact** could be anywhere between \$100,000 - \$200,000 or more.

Council is presented with wrong information before I can speak. Then by the time I actually talk they have already made their decision.

Should I even bother showing up??

On Nov 17, 2020, at 3:28 PM, Biason, Evangel <EBiason@richmond.ca> wrote:

Good Afternoon Mr. Cabido,

As discussed, please find attached the electronic copy of the materials related to the Appeal of Tree Removal Permit Refusal for 9388 Pendleton Road.

The original package has been re-mailed to.

Please contact me if you have any issues with the PDFs.

Thanks,

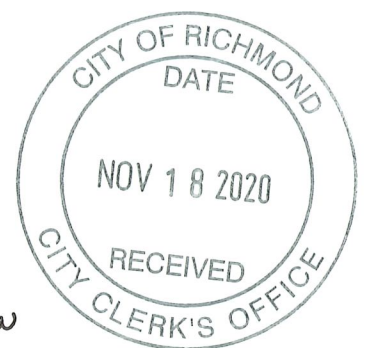
**Evangel Biason**  
Legislative Services Associate  
City of Richmond  
6911 No. 3 Road  
Richmond, BC V6Y 2C1  
Tel: 604-276-4387

<Appeal\_Tree\_Removal\_Permit\_Refusal\_9388\_PendletonRd.pdf>

PHOTOCOPIED

NOV 23 2020

& DISTRIBUTED





Date Wednesday September 9,2020

From: Luis and Suzanne Cabido

To: City of Richmond Council Members

Re: Appeal of Tree Permit T2 20-910489

I am writing to City Council for reconsideration concerning my appeal to remove tree #866 as I was promised by City Staff member Jordan Rockerbie. I consider the decision made by the director Jordan Jaggs to be inappropriate in denying my tree permit request.

Tree#866 as identified in the reports and tree retention plan directly affects the new construction house to be built only steps away from the foundation. This tree will be extremely harmful to the exterior of the home and cause hardship to the future homeowners in repairs and also cause stress and worry in bad weather and high winds.

I am the homeowner and also builder Luis Cabido. I contacted Hannae Sakurai on Nov.20,2019 specifically asking about Tree #866 and whether or not it has been approved for removal.

On Nov.21 she replied and also "CC'd" Jordan Rockerbie.  
I believe tree #866 has been approved for removal.

**Jordan, Please clarify for us.**

That same day within 2 hrs Jordan had replied confirming that YES. Tree#866 was approved for removal.

I looked over Jordan's report and repeatedly asked him on the phone for the most updated version to make sure I was not missing any information.

\*Jordan's staff report dated May 1,2017 (CP 16-733600 - RZ 16-732627)  
on page 6 reads 10 on site trees are being retained  
Then he listed 11 trees on the same page that are to be retained

Page 7 under heading "Tree Protection" - lists 10 trees and Tree#866 is not listed for protection

Page 7 under heading Tree Replacement - applicant wishes to remove 10 trees and then listing 11 trees including Tree#866

I then obtained the most recent and up to date Tree Retention assessment report again to make sure I carefully plan every detail correctly.

Acting Arborist ACL Group also had conflicting wrong information

On this report Page 11 of 20 Tree#866 condition is marginal and Action :Remove

Same report on the Tree Inventory and assessment list page 4 of 5 - Tree#866 Action :Retain

After noting this error, I contacted Senior consulting arborist Norman Hol directly by email on Feb.14 and his response was "As discussed, cad file attached. My understanding is that tree 866 was approved for removal as per our report and drawing"

Jan 15, 2020 after buying the property and submitting a rough draft of my house plans, I was told that Tree#866 was to be retained.

All the information I was given was wrong and I have an email response from Jordan admitting he made errors on his report and also gave me wrong information. Never once apologizing for the errors that could hurt my investment financially.

I have been only building homes in Richmond for 7 years and have been a part of 10 new construction builds. I carefully plan and consider every detail before I make a decision regarding such a massive investment that could devastate my family's finances. One mistake could ruin everything I have been working for and leave me financially in debt for the rest of my life.

City staff and Acting arborist ACL Group both made errors that could hurt my careful planning and investment. City Staff employee Jordan Rockerbie and acting arborist Norman Hol both made errors and also gave me confirmation that this tree was approved for removal.

Through no fault of my own I have to suffer the consequence of others mistakes and will see my homes value drop substantially in the hundreds of thousands.

I respectfully ask City council to consider changing the director decision and allow me to remove Tree#866.

Regards,

Luis and Suzanne Cabido



# City of Richmond

## Report to Committee Planning and Development Division

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**To:** Planning Committee **Date:** May 1, 2017  
**From:** Wayne Craig **File:** CP 16-733600  
Director, Development RZ 16-732627  
**Re:** **Application by Dava Developments Ltd. to Amend Attachment 1 to Schedule 1 of the Official Community Plan at 9560 Pendleton Road from "Park" to "Neighbourhood Residential", and for Rezoning at 9560 Pendleton Road from "School & Institutional Use (SI)" Zone to "Single Detached (ZS28)" – Pendleton Road (West Richmond) Zone**

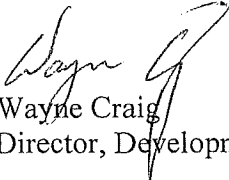
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### Staff Recommendation

1. That Official Community Plan Bylaw OCP Bylaw 9000, Amendment Bylaw 9662, to re-designate 9560 Pendleton Road from "Park" to "Neighbourhood Residential" in Attachment 1 to Schedule 1 of Official Community Plan Bylaw OCP Bylaw 9000, be introduced and given first reading.
2. That Bylaw 9662, having been considered in conjunction with:
  - The City's Financial Plan and Capital Program; and
  - The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act.

2. That Bylaw 9662, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.
3. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9661, to create the "Single Detached (ZS28) – Pendleton Road (West Richmond)" zone, and to rezone 9560 Pendleton Road from the "School & Institutional Use (SI)" zone to the "Single Detached (ZS28) – Pendleton Road (West Richmond)" zone, be introduced and given first reading.

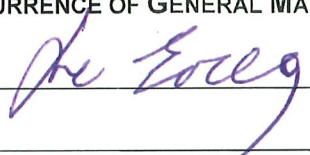
  
Wayne Craig  
Director, Development

WC:jr  
Att. 8

May 1, 2017

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CP 16-733600  
RZ 16-732627

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	
Parks	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	



## Staff Report

### Origin

Dava Developments Ltd. has applied to the City of Richmond for permission to rezone 9560 Pendleton Road from the “School & Institutional Use (SI)” zone to a new site-specific “Single Detached (ZS28) – Pendleton Road (West Richmond)” zone, to permit the property to be subdivided to create three single-family lots with vehicle access from Pendleton Road (Attachment 1). The proposed subdivision plan is shown in Attachment 2.

The proposed rezoning requires an amendment to the Official Community Plan (OCP), to redesignate the property from “Park” to “Neighbourhood Residential” in Attachment 1 to Schedule 1 of Official Community Plan Bylaw OCP Bylaw 9000. These two applications are being processed concurrently.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 3.

### Surrounding Development

Development immediately surrounding the site is as follows:

- To the North and West, across Pendleton Road: Hugh Boyd Secondary School and park; on a lot zoned “School & Institutional Use (SI).”
- To the South: Three single-detached dwellings on lots zoned “Single Detached (RS1/E)”; with vehicle access from Pendleton Road and Pendlebury Road.
- To the East: One single-detached dwelling on a lot zoned “Single Detached (RS1/E)”; with vehicle access from Pendleton Road.

### Related Policies & Studies

#### Official Community Plan

The subject property is located in the Seafair Planning Area, and has an OCP designation of “Park” (Attachment 4). This application would change the designation to “Neighbourhood Residential” to permit development of the subject property.

The proposed rezoning and subdivision is consistent with the proposed “Neighbourhood Residential” designation. Final adoption of Official Community Plan Amendment Bylaw 9662 is required prior to final adoption of the rezoning bylaw.

#### Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

### **Public Consultation**

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing; where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Staff have reviewed the proposed OCP amendment, with respect to the BC *Local Government Act* and the City's OCP Consultation Policy No. 5043 requirements, and recommend that this report does not require referral to external stakeholders.

Richmond Official Community Plan Bylaw OCP Bylaw 9000, Amendment Bylaw 9662, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found to not require further consultation.

The public will have an opportunity to comment further on the proposed amendment at the Public Hearing.

### **School District**

This application was not referred to School District No. 38 (Richmond) because it does not have the potential to generate 50 or more school aged children. This application only involves three single-family housing units.

### **Site History and Council-Approved Land Sale**

The property was originally acquired by the City in 1962 for municipal purposes, as a single property encompassing the current 2 lots at 9560 and 9580 Pendleton Road. The transaction was part of a larger acquisition of land for the development of the combined high school and community park (Hugh Boyd Secondary and Hugh Boyd Community Park). In the November 28<sup>th</sup>, 1961 report to Council recommending the acquisition, it was suggested that "this isolated parcel of land be subdivided by the Municipality into single family residential lots to be disposed of at some appropriate time in the future". The property was subdivided to create the two lots at 9560 and 9580 Pendleton Road in 1983.

The property at 9560 Pendleton Road has been maintained by the City as a passive park with no program elements constructed within it. Staff reviewed the property in 2015 to consider its value and function as a park and its role in the City's parks and open space system. Staff determined that the property was not required, in order to meet the City's park quantity standard of 7.66 acres/1,000 population, and it was not required to fulfill overall park needs in the area.

As the property was deemed surplus by the Parks Department, it was recommended to Council that the property be sold. The sale was approved to proceed by Council in November of 2015. Sale of the property assumed a future subdivision to create three lots.

Public notification of the City's intent to dispose of the property was advertised in the Richmond News on February 24, 2016 and March 4, 2016. The sale to River Road Investments Ltd. was completed April 29, 2016, and revenue from the sale of the property was used to fund city-wide park acquisition priorities.

## **Analysis**

### **Site-specific Zone – “Single Detached (ZS28) – Pendleton Road (West Richmond)”**

This rezoning application would result in the creation of a site-specific zone: “Single Detached (ZS28) – Pendleton Road (West Richmond)”. This site-specific zone would vary the requirements of the “Single Detached (RS2/E)” zoning bylaw to allow a reduced front yard setback from 6.0 m to 4.5 m and set the minimum lot size at 700.0 m<sup>2</sup>. All other aspects of the proposed “Single Detached (ZS28) – Pendleton Road (West Richmond)” zoning bylaw are consistent with the “Single Detached (RS2/E)” zoning bylaw. The minimum lot size requirements contained in the zone allow no more than three lots to be created through subdivision.

The purpose of the reduced front yard is to shift the building massing toward the front lot line, to facilitate tree retention at the rear of the development site. The subject site was maintained by the City as a park, and contains 20 bylaw-sized trees. These mature trees have large canopies as a result of the open growth conditions, and most are in good health. There is a grove of trees at the rear of the proposed new lots, of which 6 will be retained through this application.

Staff have worked with the applicant to ensure that tree retention goals can be met while allowing the proposed subdivision and development to proceed. A total of 10 on-site trees will be retained through this application. Additional details on tree retention and replacement are contained in later sections of this report, and in the attached tree protection plan (Attachment 7).

### **Built Form and Architectural Character**

As the proposed subdivision will create a new corner lot, the applicant has submitted conceptual plans showing the proposed architectural elevations of the dwelling on Proposed Lot 1 (Attachment 5). The primary access to the dwelling and attached garage is from the west side of the lot, which enables retention of two good quality, mature trees in the front yard. A porch wraps around the corner of the dwelling, and projections on the north face break up the dwelling into smaller components.

Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title, specifying that the Building Permit application and ensuing development of the corner lot must be generally consistent with the conceptual plans included in Attachment 5 to this report. Plans submitted at Building Permit application stage must also demonstrate compliance with Richmond Zoning Bylaw 8500 and all City regulations at the time of submission.

Prior to final adoption of the rezoning bylaw, the applicant is required to submit a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, for Proposed Lot 1. The Landscape Plan must comply with the requirements for

corner lots in Richmond Zoning Bylaw 8500. A Landscape Security, including installation costs and a 10% contingency, will be held by the City to ensure the approved landscaping is installed.

### **Transportation and Site Access**

Vehicle access is proposed to be provided from Pendleton Road to the north via separate driveways to two of the proposed new lots. Access to the corner lot will be provided from the west side of the lot to facilitate tree retention in the front yard.

### **Tree Retention and Replacement**

The subject property is a unique situation in the city – there has not been any development on the lot to date. The property is surrounded by properties which have developed and re-developed in recent years. The majority of the existing trees on the site are in good to excellent condition, but are in locations which conflict with proposed building envelopes. As described above, the site was originally secured as a development property, and was recently sold as such. Consistent with the City's tree bylaw and development procedures, tree removal can be considered for conflict with potential building envelopes.

The applicant has submitted a Certified Arborist's Report, which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 20 bylaw-sized trees on the subject property, six trees on neighbouring properties, one tree on City property, and one tree on a property line shared with the City. As described below, 10 of the on-site trees are being retained by shifting building envelopes in respect to the tree protection zones.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and has the following comments:

- Six London Plane trees (Tag # 856, 857, 858, 859, 860, and 861); ranging in size between 35 cm and 65 cm caliper, located on the development site are in excellent condition (open growth, no structural defects, and good health). Two trees (Tag # 856 and 857) are to be retained and protected. Four trees (Tag # 858, 859, 860 and 861) are to be removed.
- Three Maple trees (Tag # 850, 851, and 852); ranging in size between 29 cm and 36 cm caliper; located on the development site are in excellent condition (open growth, no structural defects, good health). Two trees (Tag # 850 and 852) are to be retained and protected. Tree # 851 is to be removed.
- Four Western Red Cedar trees (Tag # 862, 863, 864, and 865); ranging in size between 35 cm and 55 cm caliper, located on the development site are in excellent condition (good health, canopies inter-grown at the base due to proximity, no visible structural defects). All these trees are to be retained.
- Four Pin Oak trees (Tag # 866, 867, 868 and 869); ranging in size between 40 cm and 55cm caliper, located on the development site are in good condition (no visible defects, open growth, some minor limb dieback due to crowding). Three trees (Tag # 866, 867, and 869) are to be retained and protected. Tree # 868 is to be removed.



- Four Austrian Pine trees (Tag # 847, 848, 854, 855); ranging in size between 37 cm and 60 cm caliper, located on the development site in two groups are in poor condition. All four of these trees are to be removed.
- Six trees located on neighbouring property (Tag # 846, 870, 871, 872, 873, 874, and 875) are to be retained and protected.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

The City's Parks Department has assessed the City-owned trees and has the following comments:

- One Austrian Pine tree (Tag # 853) located on City property is in poor condition and will be removed.
- One Austrian Pine tree (Tag # 849) located on a shared property line with the City is in poor condition and will be removed.
- Compensation is required for the City to plant four trees at or near the development site.

#### *Tree Protection*

Ten trees on the subject property (Tag # 850, 852, 856, 857, 862, 863, 864, 865, 867, and 869) and six trees (Tag # 846 and 870-875) on neighbouring properties are to be retained and protected. The applicant has submitted a conceptual site plan (Attachment 6) and a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 7). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, the City's acceptance of a \$100,000 Tree Survival Security.
- Prior to final adoption of the rezoning bylaw, registration of a legal agreement on Title to ensure that the Building Permit application and ensuing development of the site is generally consistent with the preliminary site plan contained in Attachment 6 of this report.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

#### *Tree Replacement*

The applicant wishes to remove 10 on-site trees (Tag # 847, 848, 851, 854, 855, 858, 859, 860, 861, 866, and 868). The 2:1 replacement ratio would require a total of 20 replacement trees.

The applicant has agreed to plant four replacement trees on the development site. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
4	11 cm	6 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$8,000 to the City’s Tree Compensation Fund in lieu of the remaining 16 trees that cannot be accommodated on the subject property after redevelopment.

The applicant wishes to remove two trees within the City-owned boulevard. The applicant will contribute \$2,600 to the City’s Tree Compensation Fund for the City to plant four trees at or near the development site. The total Tree Compensation Fund contribution of \$10,600 is required prior to final adoption of the rezoning bylaw.

**Affordable Housing Strategy**

The Affordable Housing Strategy for single-family rezoning applications requires a secondary suite or coach house on 100% of new lots created, or a suite or coach house on 50% of new lots created together with a cash-in-lieu contribution to the City’s Affordable Housing Reserve Fund of \$2.00/ft<sup>2</sup> of the total buildable area of the remaining lots.

The applicant proposes to build secondary suites on two of the three proposed lots, together with a \$7,797.05 contribution to the City’s Affordable Housing Reserve Fund. This proposal is consistent with the Affordable Housing Strategy.

Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on two of the three future lots, to the satisfaction of the City in accordance with the BC Building Code and the City’s Zoning Bylaw.

**Site Servicing and Frontage Improvements**

At a future subdivision stage, the applicant is required to complete the following:

- Payment of the current year’s taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees.
- Enter into a Servicing Agreement for the required servicing works and off-site improvements described in Attachment 8.

**Financial Impact**

This rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

May 1, 2017

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CP 16-733600  
RZ 16-732627

## Conclusion

The purpose of this application is to amend the Official Community Plan designation of 9560 Pendleton Road from "Park" to "Neighbourhood Residential," and to rezone the property from the "School & Institutional Use (SI)" zone to a the site-specific "Single Detached (ZS28) – Pendleton Road (West Richmond)" zone, to permit the property to be subdivided to create three single-family lots with vehicle access from Pendleton Road.

The proposed rezoning and subdivision is generally consistent with the applicable plans and policies for the area.

The list of rezoning considerations is included in Attachment 8; which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Official Community Plan Bylaw OCP Bylaw 9000, Amendment Bylaw 9662 and Richmond Zoning Bylaw 8500, Amendment Bylaw 9661 be introduced and given first reading.



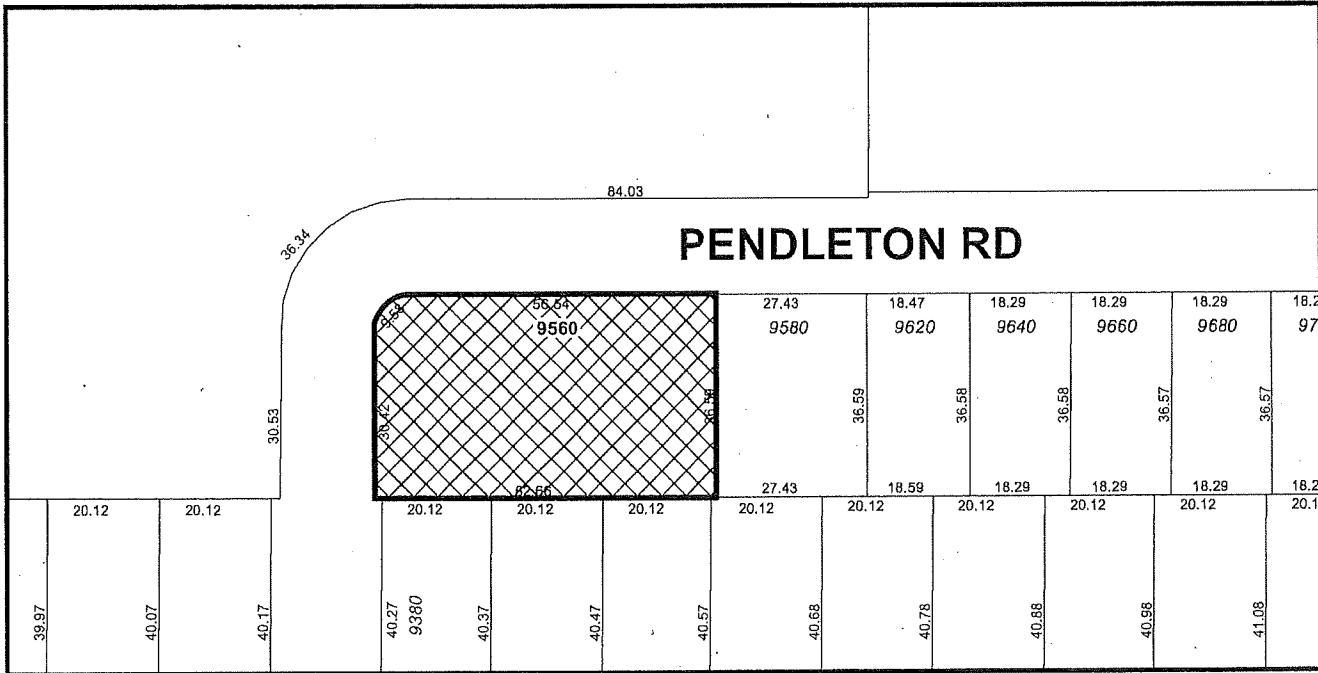
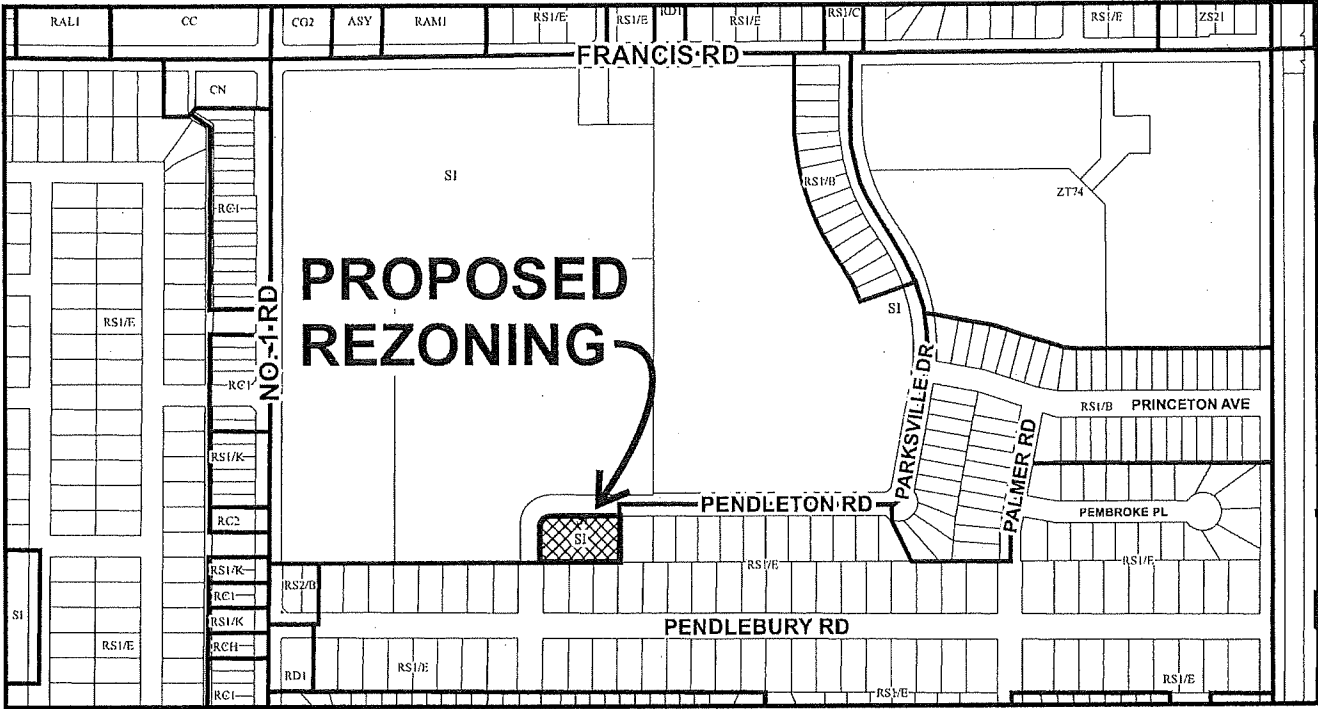
Jordan Rockerbie  
Planning Technician  
(604-276-4092)

JR:blg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Seafair Area Land Use Map
- Attachment 5: Conceptual Development Plans
- Attachment 6: Conceptual Site Plan
- Attachment 7: Tree Retention Plan
- Attachment 8: Rezoning Considerations



City of  
Richmond



	<h1>RZ 16-732627</h1>	<p>Original Date: 06/10/16 Revision Date: 04/20/17 Note: Dimensions are in METRES</p>
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City of  
Richmond



RZ 16-732627

Original Date: 06/10/16

Revision Date:

Note: Dimensions are in METRES







**RZ 16-732627**

**Attachment 3**

Address: 9560 Pendleton Road

Applicant: Dava Developments Ltd.

Planning Area(s): Seafair

	Existing	Proposed
<b>Owner:</b>	1068801 B.C. LTD.	To be determined
<b>Site Size (m<sup>2</sup>):</b>	2,283 m <sup>2</sup>	Lot 1: 820.2 m <sup>2</sup> Lot 2: 731.4 m <sup>2</sup> Lot 3: 731.4 m <sup>2</sup>
<b>Land Uses:</b>	Park	Three single-family dwellings
<b>OCP Designation:</b>	Park	Neighbourhood Residential
<b>Zoning:</b>	School & Institutional (SI)	Single Detached (ZS28) – Pendleton Road (West Richmond)

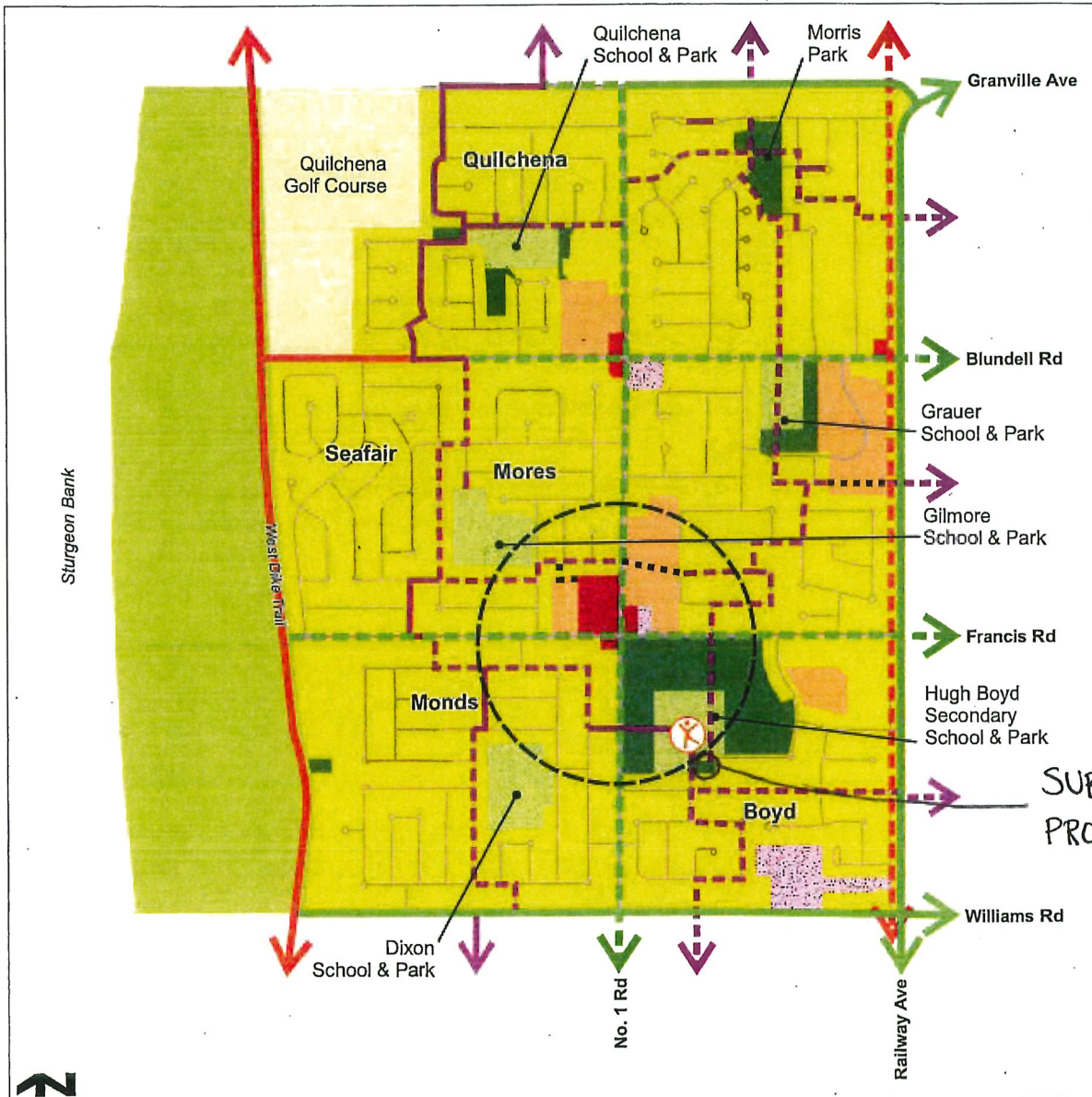
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for area in excess of 464.5 m <sup>2</sup>	Max. 0.55 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for area in excess of 464.5 m <sup>2</sup>	none permitted
Buildable Floor Area (m <sup>2</sup> ):*	Lot 1: Max. 362.18 m <sup>2</sup> (3,898 ft <sup>2</sup> ) Lots 2 & 3: Max. 335.55 m <sup>2</sup> (3,611 ft <sup>2</sup> )	Lot 1: Max. 362.18 m <sup>2</sup> (3,898 ft <sup>2</sup> ) Lots 2 & 3: Max. 335.55 m <sup>2</sup> (3,611 ft <sup>2</sup> )	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70%	Building: Max. 45% Non-porous Surfaces: Max. 70%	none
Lot Size:	550.0 m <sup>2</sup>	Lot 1: 820.2 m <sup>2</sup> Lots 2 & 3: 731.4 m <sup>2</sup>	none
Lot Dimensions (m):	Lot 1 Width: 20.0 m Lots 2 & 3 Width: 18.0 m Depth: 24.0 m	Lot 1 Width: 22.66 m Lots 2 & 3 Width: 20.00 m Depth: 36.57 m	none
Setbacks (m):	Front: Min. 4.5 m Rear: Min. 6.0 m Side: Min. 2.0 m Exterior Side: Min. 3.0 m	Front: Min. 4.5 m Rear: Min. 6.0 m Side: Min. 2.0 m Exterior Side: Min. 3.0 m	none
Height (m):	Max. 9.0 m	Max. 9.0 m	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.

\* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.



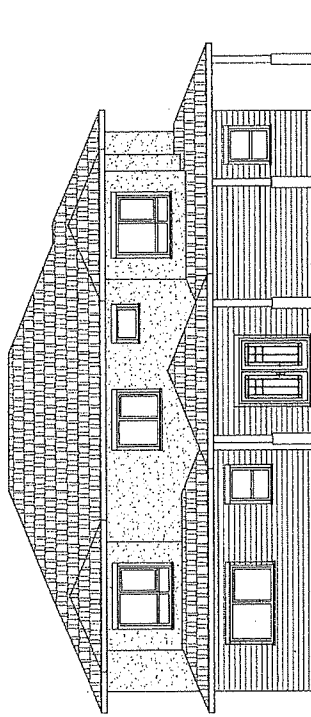
### 3. Seafair



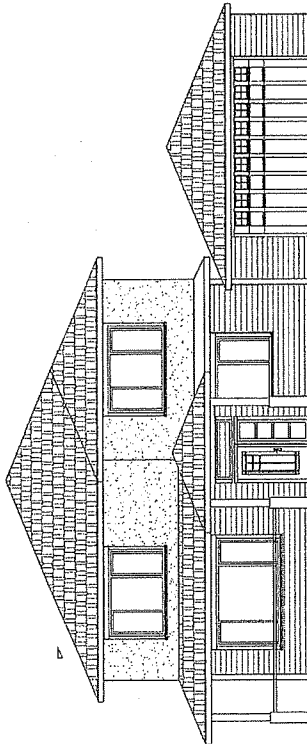
Agricultural	Seafair Neighbourhood Centre (future)
Apartment Residential	West Richmond Community Centre and Pitch & Putt
Commercial	Existing Major Street Bike Route
Community Institutional	Future Major Street Bike Route
Conservation	Existing Greenway/Trail
Neighbourhood Residential	Future Greenway/Trail
Neighbourhood Service Centre	Existing Neighbourhood Link - enhanced
Park	Future Neighbourhood Link - unenhanced
School	Future Neighbourhood Link

PLN - 131





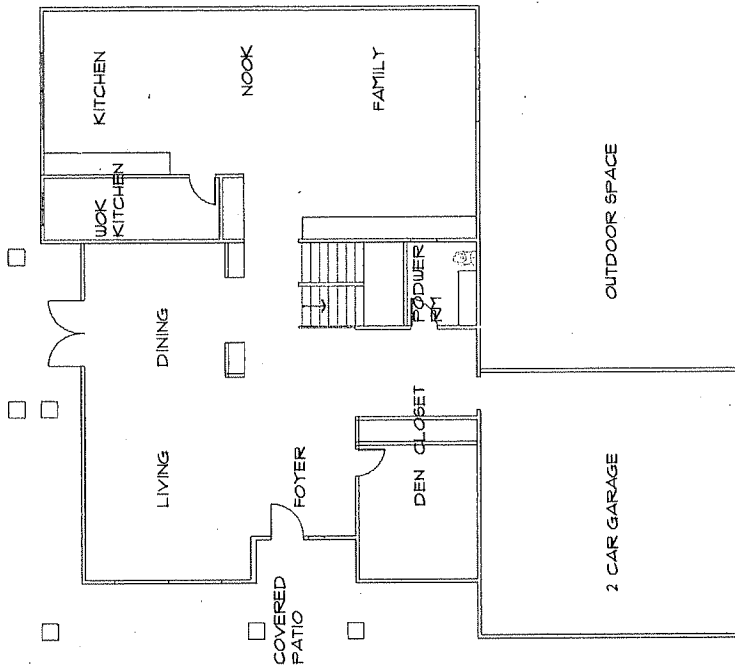
NORTH ELEVATION  $\frac{3}{8}'' = 1'0''$



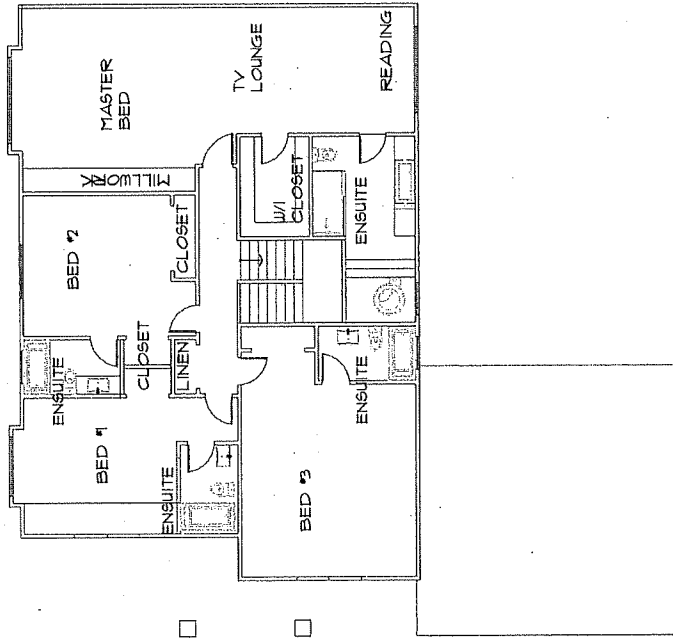
WEST ELEVATION  $\frac{3}{8}'' = 1'0''$

PROPOSED LOT 1  
 -LOT AREA 8825 SF  
 -PERMITTED 3898 SF

PLN - 133



MAIN FLOOR PLAN 3/4" = 1'0"



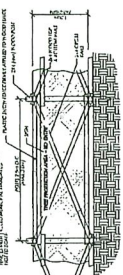
UPPER FLOOR PLAN 3/4" = 1'0"





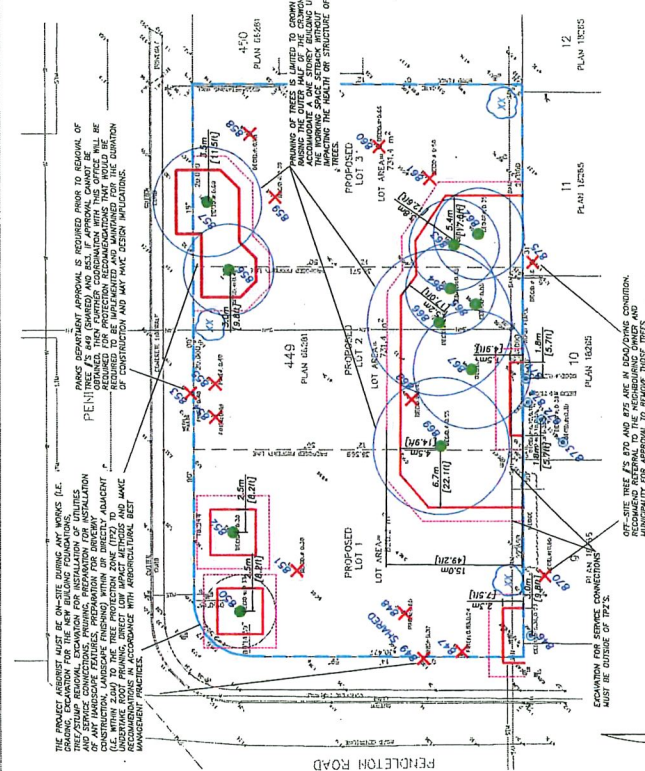
**REMOVAL SPECIFICATIONS**

- 1. All trees to be removed shall be removed within 14 days of the start of construction.
- 2. All trees to be removed shall be removed within 14 days of the start of construction.
- 3. All trees to be removed shall be removed within 14 days of the start of construction.
- 4. All trees to be removed shall be removed within 14 days of the start of construction.
- 5. All trees to be removed shall be removed within 14 days of the start of construction.
- 6. All trees to be removed shall be removed within 14 days of the start of construction.
- 7. All trees to be removed shall be removed within 14 days of the start of construction.
- 8. All trees to be removed shall be removed within 14 days of the start of construction.
- 9. All trees to be removed shall be removed within 14 days of the start of construction.
- 10. All trees to be removed shall be removed within 14 days of the start of construction.

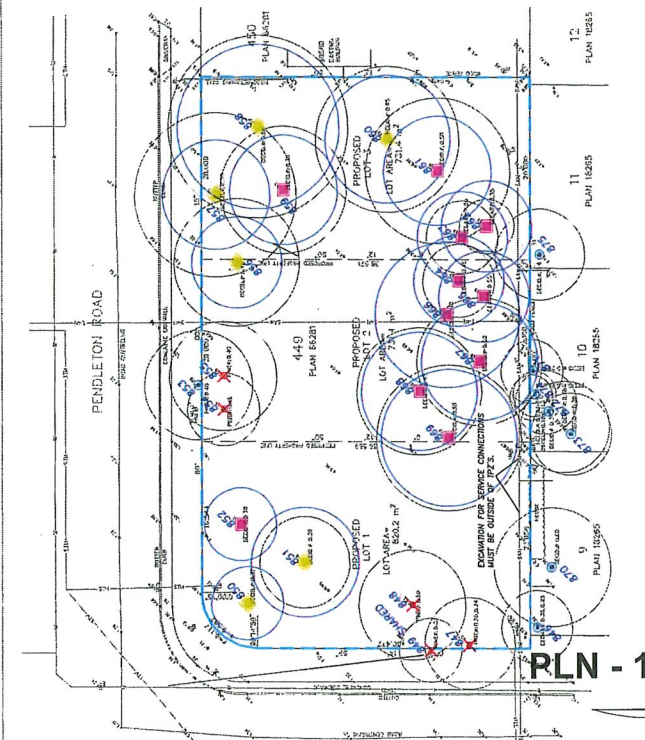


**TREE INVENTORY LIST**

Tree #	HT	DBH	Tree Type	Chrs	Loc	Action
449	14	54	Swain spruce	U	GN	Remove
450	11	37	Scott pine	U	GN	Remove
451	18	67	Scott pine	S	GN	Remove
452	13	35	Red maple	S	GN	Remove
453	12	28	Norway spruce	M	GN	Remove
454	15	41	Scott pine	U	GN	Remove
455	15	41	Scott pine	U	GN	Remove
456	17	53	Swain spruce	S	GN	Remove
457	17	53	Swain spruce	S	GN	Remove
458	17	53	Swain spruce	S	GN	Remove
459	17	53	Swain spruce	S	GN	Remove
460	17	53	Swain spruce	S	GN	Remove
461	17	53	Swain spruce	S	GN	Remove
462	17	53	Swain spruce	S	GN	Remove
463	17	53	Swain spruce	S	GN	Remove
464	17	53	Swain spruce	S	GN	Remove
465	17	53	Swain spruce	S	GN	Remove
466	17	53	Swain spruce	S	GN	Remove
467	17	53	Swain spruce	S	GN	Remove
468	17	53	Swain spruce	S	GN	Remove
469	17	53	Swain spruce	S	GN	Remove
470	17	53	Swain spruce	S	GN	Remove
471	17	53	Swain spruce	S	GN	Remove
472	17	53	Swain spruce	S	GN	Remove
473	17	53	Swain spruce	S	GN	Remove
474	17	53	Swain spruce	S	GN	Remove
475	17	53	Swain spruce	S	GN	Remove



TREE RETENTION AND REPLACEMENT DETAIL - PROJECT DESIGN BASE



TREE ASSESSMENT DETAIL - SURVEY BASE

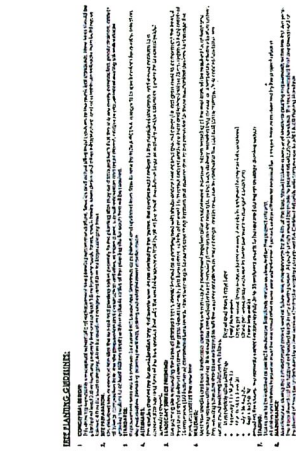
**LEGEND**

- General line of study area boundary.
- Tree removal area (indicated by red outline).
- Tree retention area (indicated by blue outline).
- Tree replacement area (indicated by green outline).
- Excavation for service connections (indicated by yellow outline).
- Tree removal method: 'X' for stump pull, 'R' for removal, 'P' for preservation.
- Tree replacement method: 'R' for replacement, 'P' for preservation.
- Tree removal method: 'R' for removal, 'P' for preservation.
- Tree replacement method: 'R' for replacement, 'P' for preservation.
- Tree removal method: 'R' for removal, 'P' for preservation.
- Tree replacement method: 'R' for replacement, 'P' for preservation.

**SUGGESTED PLANT LIST - REPLACEMENT TREES**

Plant list includes tree names, codes, and heights. The list is organized into sections: Small Scale, Medium Scale, and Large Scale. Each entry includes a code, tree name, and a height range.

CODE	TREE	HEIGHT RANGE	COMMON NAME	DECIDUOUS	SCALE	HEIGHT	SPREAD
AG	Aster glaucus	6m C	False bluebell	D	M	15	30
FD	Fagus sylvatica 'Dorval'	6m C	Common oak	D	M	15	30
SP	Spirea japonica	6m C	Japanese spirea	D	M	20	32
MD	Magnolia grandiflora	6m C	Southern magnolia	D	S	12	6
SI	Syringa japonica	6m C	Japanese lilac	D	S	12	6
CH	Chamaecyparis obtusa	3.5m H	Woolly yew	E	M	20	10
CO	Cornus alternifolia	3.5m H	Flowering dogwood	E	M	15	6
FR	Fragaria virginiana	3.5m H	Wild strawberry	E	S	15	10
MO	Morus nigra	3.5m H	Black mulberry	E	S	20	9
PR	Prunella vulgaris	3.5m H	Common plum	E	S	20	9



**ARBORTECH CONSULTING**

14500 145th Avenue, Surrey, BC V4W 2G9  
 Tel: 604-273-1111  
 Fax: 604-273-1112  
 Email: info@arboritech.com

**TREE MANAGEMENT DETAIL**

PROJECT: 14500 145TH AVENUE, SURREY, BC  
 CLIENT: SAVA DEVELOPMENTS  
 DATE: 2014.08.15



City of  
Richmond

**Rezoning Considerations**  
Development Applications Department  
6911 No. 3 Road, Richmond, BC V6Y 2C1

**Address:** 9560 Pendleton Road

**File No.:** RZ 16-732627

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9661, the developer is required to complete the following:**

1. Final Adoption of Official Community Plan Bylaw OCP Bylaw 9000, Amendment Bylaw 9662.
2. Submission of a Landscape Security in the amount of \$2,000 (\$500/tree) to ensure that a total of four replacement trees are planted and maintained in the development. **NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**
3. Submission of a Landscape Plan for Proposed Lot 1, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs and a 10% contingency. The Landscape Plan should:
  - Comply with the requirements for landscaping on corner lots contained in Richmond Zoning Bylaw 8500.
  - Include a mix of coniferous and deciduous trees.
  - Include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report.
  - Include any required replacement trees.
4. City acceptance of the developer's offer to voluntarily contribute \$10,600 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
5. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
6. Submission of a Tree Survival Security to the City in the amount of \$100,000 for the 10 trees to be retained.
7. Registration of a flood indemnity covenant on Title.
8. Registration of a legal agreement on Title to ensure that the Building Permit application and ensuing development of Proposed Lot 1 is generally consistent with the preliminary conceptual plans contained in Attachment 5 of this report.
9. Registration of a legal agreement on Title to ensure that the Building Permit application and ensuing development of the site is generally consistent with the preliminary site plan contained in Attachment 6 of this report.
10. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on two of the three future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
11. The City's acceptance of the applicant's voluntary contribution of \$2.00 per buildable square foot of the single-family development on Proposed Lot 1 (i.e. \$7,797.05) to the City's Affordable Housing Reserve Fund.

**Prior to Demolition\* stage, the developer must complete the following requirements:**

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

**Prior to removal of Trees # 849 and 853 on City property, the developer must complete the following requirements:**

1. Send notification to the City Parks Department at least four days prior to removal of the trees, to allow proper signage to be posted. Notification must be given by calling 604-244-1208 ext. 1317.

**Prior to Building Permit Issuance, the developer must complete the following requirements:**

1. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**At Subdivision\* stage, the developer must complete the following requirements:**

1. Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees.
2. Enter into a Servicing Agreement\* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to the following:

*Water Works:*

- Using the OCP Model, there is 145 L/s of water available at a 20 psi residual at the Pendleton Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- At the Developers cost, the City is to:
  - Install three new 25 mm water service connections, off of the existing 150 mm AC watermain on Pendleton Road; each complete with meter and meter box.
  - Cut and cap at main, the existing water service connection at the northeast corner of the subject site.

*Storm Sewer Works:*

- The Developer is required to:
  - Install approximately 200 m of 600 mm storm sewer pipe along and beyond both of the site's frontages, centered within the roadway. New manholes are required to tie into the existing drainage pipe fronting 9580 Pendleton Road and on Pendlebury Road. Subject to funding approval, the City will fund works beyond the subject site's frontage.
  - Install a new storm service connection for the eastern most subdivided lot complete with inspection chamber.
  - Install a new storm service connection complete with inspection chamber and dual service leads for the middle and western most subdivided lots.
  - Cut, cap and remove the existing storm lateral and inspection chamber STIC57588 and STIC48597 at the subject site's frontage.

*Sanitary Sewer Works:*

- The existing 200 mm AC sanitary sewer inside the subject site will need to be abandoned in order to subdivide as per the submitted plans. In order to maintain the service to the north, the sewer will need to be re-routed.

- The Developer is required to:
  - Remove or abandon the existing 200 mm AC sanitary sewer within the subject site prior to building construction and re-route the sanitary sewer by installing approximately 90.0 m of sanitary sewer along Pendleton Road, complete with three new manholes.
  - Provide a 3.0 m wide utility SRW along the entire south property line of the subject site.
  - Install a new sanitary service connection complete with inspection chamber and dual service leads for the middle and western most subdivided lots off of the newly installed sanitary sewer.
  - Install a new sanitary service connection extending off of the newly installed sanitary manhole north of the subject site, complete with inspection chamber for the eastern most subdivided lot.
- At Developer's cost, the City is to:
  - Cut and cap the existing service connection at the southeast corner of the subject site.
  - Complete all tie-in works to existing City infrastructure.

*Frontage Improvements:*

- The Developer is required to:
  - Coordinate with BC Hydro, Telus and other private communication service providers:
    - To underground Hydro service lines.
    - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located on-site.

*General Items:*

- The Developer is required to:
  - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

**Note:**

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

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Signed

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Date





Richmond Zoning Bylaw 8500
Amendment Bylaw 9661 (RZ 16-732627)
9560 Pendleton Road

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

- 1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
a. Inserting the following into the table contained in Section 5.15.1A regarding Affordable Housing density bonusing provisions:

Table with 2 columns: Zone, Sum Per Buildable Square Foot of Permitted Principal Building. Row 1: 'ZS28', '\$2.00'

- b. Inserting the following into Section 15 (Site Specific Residential (Single Detached) Zones), in numerical order:

15.28 Single Detached (ZS28) – Pendleton Road (West Richmond)

15.28.1 Purpose

The zone provides for single detached housing with a range of compatible secondary uses, and provides for a density bonus that would be used for rezoning applications in order to help achieve the City's affordable housing objectives.

15.28.2 Permitted Uses

- housing, single detached

15.28.3 Secondary Uses

- boarding and lodging
• community care facility, minor
• home business
• secondary suite
• bed and breakfast

15.28.4 Permitted Density

- 1. The maximum density is one principal dwelling unit per lot.
2. The maximum floor area ratio is 0.40 applied to a maximum of 464.5 m^2 of the lot area, together with 0.30 applied to the balance of the lot area in excess of 464.5 m^2.

3. Notwithstanding Section 15.28.4.2, the reference to "0.40" is increased to a higher **density** of "0.55" if:
  - a) the building contains a **secondary suite**; or
  - b) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the **ZS28 zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.
4. Further to Section 15.28.4.3, the reference to "0.40" in Section 15.28.4.2 is increased to a higher **density** of "0.55" if:
  - a) an **owner** subdivides bare land to create new lots for single detached housing; and
  - b)
    - i) 100% of the **lots** contain **secondary suites**; or
    - ii) at least 50% of the **lots** contain a **secondary suite** and the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the **ZS28 zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw for the **floor area** permitted on any **lot** not containing a **secondary suite**; or
    - iii) at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the **ZS28 zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

#### 15.28.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 30% of the **lot area** is restricted to **landscaping** with live plant material.

#### 15.28.6 Yards & Setbacks

1. The minimum **front yard** is 4.5 m.
2. The minimum **interior side yard** is:
  - a) 2.0 m for **lots** of 20.0 m or more in width;
  - b) 1.8 m for **lots** of 18.0 m or more but less than 20.0 m in width; or
  - c) 1.2 m for **lots** less than 18.0 m wide.
3. The minimum **exterior side yard** is 3.0 m.
4. The minimum **rear yard** is 6.0 m. For a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard** is reduced to 1.2 m.

**15.28.7 Permitted Heights**

1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.
2. The maximum **height** for **accessory structures** is 9.0 m.
3. The **residential vertical lot depth envelope** in Section 15.28.7.1 is:
  - a) calculated from the **finished site grade**; and
  - b) formed by a plane rising vertically 5.0 m to a point and then extending upward and away from the required **yard setback** at a rate of two units of vertical rise for each single unit of horizontal run to the point at which the plane intersects to the maximum **building height**.

**15.28.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot** dimensions and areas are as follows, except that:
  - a) the minimum **lot width** for **corner lots** is 20.0 m.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
7.5 m	18.0 m	24.0 m	700.0 m <sup>2</sup>

**15.28.9 Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

**15.28.10 On-Site Parking and Loading**

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.
2. For the purpose of this **zone**, a driveway is defined as any **non-porous surface** of the **lot** that is used to provide space for **vehicle** parking or **vehicle access** to or from a public **road** or **lane**.

**15.28.11 Other Regulations**

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it “**SINGLE DETACHED (ZS28) – PENDLETON ROAD (WEST RICHMOND)**”.

P.I.D. 003-751-651

Lot 449 Section 26 Block 4 North Range 7 West New Westminster District Plan 66281

- 3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9661”**.

FIRST READING

\_\_\_\_\_

A PUBLIC HEARING WAS HELD ON

\_\_\_\_\_

SECOND READING

\_\_\_\_\_

THIRD READING

\_\_\_\_\_

OTHER CONDITIONS SATISFIED

\_\_\_\_\_

ADOPTED

\_\_\_\_\_

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER





Richmond Official Community Plan Bylaw OCP Bylaw 9000
Amendment Bylaw 9662 (CP 16-733600)
9560 Pendleton Road

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

- 1. Richmond Official Community Plan Bylaw OCP Bylaw 9000 is amended by repealing the existing land use designation in Attachment 1 to Schedule 1 thereof of the following area and by designating it Neighbourhood Residential.

P.I.D. 003-751-651
Lot 449 Section 26 Block 4 North Range 7 West New Westminster District Plan 66281

- 2. This Bylaw may be cited as "Richmond Official Community Plan Bylaw OCP Bylaw 9000, Amendment Bylaw 9662".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Horizontal lines for signature and date entry.

CITY OF RICHMOND
APPROVED by [Signature]
APPROVED by Manager or Solicitor [Signature]

MAYOR

CORPORATE OFFICER

## TREE RETENTION ASSESSMENT REPORT

Report Date: **May 20, 2016** Rev 4: April 13, 2017  
ACL File: **16216**  
Project Details: **Proposed 3-Lot Subdivision  
9560 Pendleton Road, Richmond**  
Prepared For: **Attn.: Peter Gee  
DAVA Developments  
228 – 2680 Shell Rd  
Richmond, BC V6X 4C9**

### BACKGROUND

Arbortech Consulting has been retained to undertake an arboricultural assessment of the existing trees located within or in close proximity to the above referenced development site. Related municipal bylaws or policies have been considered. Staff from this office visited the site most recently on February 24, 2017 to inspect the trees and to review the site conditions. The client has supplied a survey drawing showing topographic features and tree locations, as well as a project design drawing for our reference in completing this assessment. This study presents tree condition findings and proposed tree preservation strategies for consideration by the owner, the project design consultants and the municipality. Our findings are in accordance with arboricultural best management practices and with consideration of regulatory requirements and are based on the pre-existing condition of the trees combined with the anticipated impacts and mitigation opportunities from construction. This summary report should be read in conjunction with the enclosed reference documents.

Trees have been marked with a serial numbered tag for ease of reference. Tree condition assessment was performed using Visual Tree Assessment (VTA) procedures that are standardized and developed by Arbortech Consulting. This study is not a formal Tree Risk Assessment, however we have considered our findings of the health and structural condition of the subject trees in context to the proposed land use in order to determine the suitability and viability for retention of the subject trees. The VTA includes the identification of the species, size and condition of the subject trees (health and structural stability). We identify outward signs/symptoms that indicate the presence of health deficiencies, structural defect, and growing site constraints that can affect the viability for retention. Detailed assessments were not performed except as noted below.

### TREE RETENTION FINDINGS

This subject site is comprised of a vacant lot with open landscape conditions. The proposed development includes the creation of three new building lots and construction of a new house and related service connections on each respective property. An existing storm and sanitary ROW is aligned with the rear of the property.

In context to the current project design provided to us from the client, the existing trees are proposed to be treated as noted below and on the enclosed supporting documents. The successful preservation of trees will require compliance to the tree protection guidelines



Tree ratings for on-site trees consider their health and structural condition, as well as their viability and suitability for retention in the proposed land use and expected scope of construction. This rating system is designed to enable the prudent selection of retention trees that will present reasonable value to the site and the community, and that can be expected to survive and thrive after the changes to their growing environment and the treatments that would be necessary to accommodate the construction activities in their vicinity are completed. The rating scale for on-site trees is as follows:

UNSUITABLE	MARGINAL	SUITABLE
A tree in very poor condition that is deemed not viable for retention in active land use areas due to pre-existing advanced health decline or significant structural defects.	A tree in poor to fair condition that has a pre-existing defect that may affect its survival considering the proposed land use, or that could be considered for retention conditional to certain special measures (i.e. with adjacent trees, with treatment, etc.)	A tree in good or excellent condition with no overt or identifiable significant defects, and is well suited for consideration of retention if the project design can accommodate the required protection zone.


The condition of off-site and city trees is provided for context and information purposes, and based on a self-explanatory rating scale as follows:

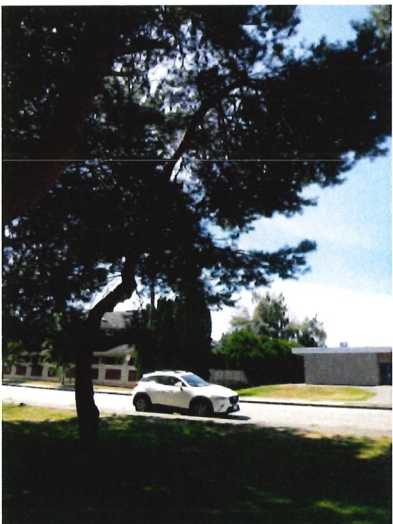

VERY POOR	POOR	FAIR	GOOD	SPECIMEN
-----------	------	------	------	----------

Tree retention and removal is specified based on the tree condition findings, as well as the impacts from the construction related to the project design. Design revisions and special measures to mitigation those impacts have been considered as noted below. The subject tree data and our review of the impacts and mitigation related to the proposed development and/or construction are described below. Please see attached Tree Management Drawing for tree location reference.


<b>Tree Tag # 847:</b> 54cm DBH, Scots pine ( <i>Pinus sylvestris</i> ), Fair health, Poor Structure	
<p><b>Ownership:</b> On-Site</p> <p><b>Condition:</b> Unsuitable</p> <p><b>Defect(s) of Concern:</b> Large, decayed pruning wounds have resulted from severe historic pruning treatments. Replacement leaders have developed a very weak structural form highly prone to failure.</p> <p><b>Construction Impacts:</b> Excessive root loss will result from excavation for the new building foundation.</p> <p><b>Action:</b> Remove</p> <p><b>Rationale for Treatment:</b> This tree is in very poor condition and is also in direct conflict with construction or excavation.</p>	<p>Photo 1.</p>




<b>Tree Tag # 848:</b> 37cm DBH, Scots pine ( <i>Pinus sylvestris</i> ), Fair Health, Poor Structure	
Ownership:	<b>On-Site</b>
Condition:	<b>Unsuitable</b>
Defect(s) of Concern:	Multiple historic scaffold branch failures have resulted in large, decayed wounds which compromise the structure of the remaining crown.
Construction Impacts:	Excessive root loss will result from excavation for the new building foundation.
Action:	<b>Remove</b>
Rationale for Treatment:	This tree is in very poor condition and is also in direct conflict with construction or excavation.
	<p>Photo 1.</p> 


<b>Tree Tag # 849:</b> 67cm Scots pine ( <i>Pinus sylvestris</i> ) Fair Health, Poor Structure.		
Photo 1.	Photo 2.	Photo 3.
		
Ownership:	<b>On-Site - Shared</b>	
Condition:	<b>Unsuitable</b>	
Defect(s) of Concern:	Multiple historic scaffold branch failures have resulted in large, decayed wounds which compromise the structure of the remaining crown.	
Construction Impacts:	Excessive root loss will result from excavation for the new building foundation.	
Action:	<b>Remove</b>	
Rationale for Treatment:	This tree is in very poor condition and is also in direct conflict with construction or excavation.	



<b>Tree Tag # 850:</b> 35cm DBH Red maple ( <i>Acer rubrum</i> ), Good Health, Fair Structure	
Ownership:	<b>On-Site</b>
Condition:	<b>Marginal</b>
Defect(s) of Concern:	Historic injury to large scaffold branch on the west side. Longitudinal reaction wood has developed at the edges of the injury.
Construction Impacts:	
Action:	<b>Retain</b>
Tree Protection Specifications:	CPZ: <b>4.0m</b> RPZ: <b>2.5m</b> Note. The Working Space Setback (WSS) specified by arborist applies – see drawing. Special Measures: Root pruning undertaken by the project arborist during excavation for the new building foundation in close proximity to the RPZ.
	Photo 1. 

<b>Tree Tag # 851:</b> 35cm DBH Red maple ( <i>Acer rubrum</i> ), Good Health, Good Structure	
Ownership:	<b>On-Site</b>
Condition:	<b>Suitable</b>
Defect(s) of Concern:	Multiple scaffold branches have developed a narrow attachment with bark inclusions.
Construction Impacts:	Excessive root loss will result from excavation for the new building foundation.
Action:	<b>Remove</b>
Rationale for Treatment:	In direct conflict with the new building envelope.
	Photo 1. 

<b>Tree Tag # 852:</b> 36cm DBH, Norway maple ( <i>Acer platanoides</i> ), Good Health, Fair Structure	
Ownership:	<b>On-Site</b>
Condition:	<b>Suitable</b>
Defect(s) of Concern:	Recent pruning via flush cuts have resulted in large wounds beyond the branch collar.
Construction Impacts:	Excessive root loss will result from excavation for the new building foundation.
Action:	<b>Retain</b>
Tree Protection Specifications:	CPZ: <b>4.0m</b> RPZ: <b>2.5m</b> Note. The Working Space Setback (WSS) specified by arborist applies – see drawing. Special Measures: Root pruning undertaken by the project arborist during excavation for the new building foundation in close proximity to the RPZ.
	Photo 1. 

<b>Tree Tag # 854:</b> 52cm Scots pine ( <i>Pinus sylvestris</i> ), Fair Health, Poor Structure	
Ownership:	<b>On-Site</b>
Condition:	<b>Unsuitable</b>
Defect(s) of Concern:	Severe historic pruning treatments via large (i.e. 30cm diameter) flush cuts. Multiple historic scaffold branch failures and partial failures (i.e. hazard beam) have occurred throughout the crown. This tree has developed a very weak structural form prone to failure and is co-dependent with adjacent trees for stability.
Construction Impacts:	
Action:	<b>Remove</b>
Rationale for Treatment:	This tree is in very poor condition and is recommended to be removed and replaced concurrently with construction to facilitate a long term landscape amenity.
	Photo 1. 



**Tree Tag # 855:** 41 cm Scots pine (*Pinus sylvestris*) Fair Health, Poor Structure

Ownership: **On-Site**

Condition: **Unsuitable**

Defect(s) of Concern: Asymmetrical crown and lean to the east with a series of kinks in the stem due to the proximity of adjacent trees. Multiple historic scaffold branch failures have occurred throughout the crown. This tree is dependent on the adjacent trees for stability and is not feasible to retain singly.

Construction Impacts:

Action: **Remove**

Rationale for Treatment: This tree is in very poor condition and is recommended to be removed and replaced concurrently with construction to facilitate a long term landscape amenity.

Photo 1.



**Tree Tag # 856:** 45cm DBH London plane (*Platanus x acerifolia*), Good Health, Good Structure

Ownership: **On-Site**

Condition: **Suitable**

Defect(s) of Concern:

Construction Impacts: Pruning to mitigate aerial conflict with the new building foundation would result in moderate crown loss. Excavation for the new building foundation could be tolerable subject to tree protection measures being accommodated by construction.

Action: **Retain**


Tree Protection Specifications:


CPZ: **5.0**  
 RPZ: **3.0** Note. The Working Space Setback (WSS) specified by arborist applies – see drawing.  
 Special Measures: Pruning to mitigate aerial conflict with the new building must be undertaken by a qualified tree service contractor employing ISA Certified arborists. Root pruning during excavation for the new building foundation must be undertaken by the protect arborist to avoid excess root loss.


Photo 1.





<b>Tree Tag # 857:</b> 50cm DBH, London plane ( <i>Platanus x acerifolia</i> ), Good Health, Good Structure	
Ownership:	<b>On-Site</b>
Condition:	<b>Suitable</b>
Defect(s) of Concern:	Slightly asymmetrical crown biased to the north due to shading from adjacent trees.
Construction Impacts:	Pruning to mitigate aerial conflict with the new building foundation would result in minor crown loss. Excavation for the new building foundation could be tolerable subject to tree protection measures being accommodated by construction.
Action:	<b>Retain</b>
Tree Protection Specifications:	CPZ: <b>5.0</b> RPZ: <b>3.0</b> Note. The Working Space Setback (WSS) specified by arborist applies – see drawing. Special Measures: Pruning to mitigate aerial conflict with the new building must be undertaken by a qualified tree service contractor employing ISA Certified arborists. Root pruning <u>during</u> excavation for the new building foundation must be undertaken by the protect arborist to avoid excess root loss.
	Photo 1. 

<b>Tree Tag # 858</b> 63cm DBH, London plane ( <i>Platanus x acerifolia</i> ), Good Health, Good Structure	
Ownership:	<b>On-Site</b>
Condition:	<b>Suitable</b>
Defect(s) of Concern:	
Construction Impacts:	Excessive root loss will result from excavation for the new building foundation
Action:	<b>Remove</b>
Rationale for Treatment:	In direct conflict with construction or excavation
	Photo 1. 

<b>Tree Tag # 859:</b> 30cm DBH, London plane ( <i>Platanus x acerifolia</i> ), Good Health, Fair Structure	
Ownership:	<b>On-Site</b>
Condition:	<b>Marginal</b>
Defect(s) of Concern:	Asymmetrical crown biased to the south due to proximity and suppression from adjacent trees. Co-dependent with adjacent trees for stability.
Construction Impacts:	Excavation for the new building foundation will result in excessive root loss.
Action:	<b>Remove</b>
Rationale for Treatment:	In direct conflict with construction or excavation
	Photo 1.
	

<b>Tree Tag # 860:</b> 56cm DBH, London plane ( <i>Platanus x acerifolia</i> ), Good Health, Good Structure	
Ownership:	<b>On-Site</b>
Condition:	<b>Suitable</b>
Defect(s) of Concern:	Moderate lean to the east and merged crown structure with adjacent tree to the southwest.
Construction Impacts:	This tree is located within the heart of the proposed building envelope. Excessive root loss will result from excavation for the new building.
Action:	<b>Remove</b>
Rationale for Treatment:	In direct conflict with construction or excavation
	Photo 1.
	



**Tree Tag # 861:** 45cm DBH, London plane (*Platanus x acerifolia*), Good Health, Fair Structure

Ownership: **On-Site**

Condition: **Marginal**

Defect(s) of Concern: Multiple scaffold branches attach at 10m above grade with a long bark inclusion and forming a rib. Co-dependent with adjacent tree to the northeast for stability.

Construction Impacts: This tree is located within the heart of the proposed building envelope. Excessive root loss will result from excavation for the new building.

Action: **Remove**

Rationale for Treatment: In direct conflict with construction or excavation

Photo 1.



**Tree Tag # 862:** 37cm DBH Western redcedar (*Thuja plicata*), Good Health, Fair Structure

Ownership: **On-Site**

Condition: **Marginal**

Defect(s) of Concern: Asymmetrical crown biased to the south due to proximity and shading from adjacent tree. Dependent on adjacent trees for stability. Suitable for retention in a grove but not as an individual.

Construction Impacts: Removal of adjacent trees to accommodate construction will result in exposure of the pre-existing weak structural form and crown interior.

Action: **Retain**

Tree Protection Specifications: See Tree Management Drawing

Photo 1. Tree 862 obscured behind #863







<b>Tree Tag # 863:</b>	46 cm DBH Western redcedar ( <i>Thuja plicata</i> ), Good Health, Fair Structure	
Ownership:	<b>On-Site</b>	See #862 for photo reference
Condition:	<b>Marginal</b>	
Defect(s) of Concern:	Asymmetrical crown biased to the north due to proximity and shading from adjacent trees in the grove. Suitable for retention in a grove but not as an individual.	
Construction Impacts:	Excessive root loss will result from excavation for the new building foundation.	
Action:	<b>Retain</b>	
Tree Protection Specifications	See Tree Management Drawing	

<b>Tree Tag # 864:</b>	49 cm DBH Western redcedar ( <i>Thuja plicata</i> ), Good Health, Fair Structure	
Ownership:	<b>On-Site</b>	See #862 for photo reference
Condition:	<b>Marginal</b>	
Defect(s) of Concern:	Embedded in the crown of adjacent tree, resulting in a narrow crown dependent on adjacent trees for shading and stability. Suitable for retention in a grove but not as an individual.	
Construction Impacts:	Excessive root loss will result from excavation for the new building foundation.	
Action:	<b>Retain</b>	
Tree Protection Specifications	See Tree Management Drawing	


<b>Tree Tag # 865:</b>	49 cm DBH Western redcedar ( <i>Thuja plicata</i> ), Good Health, Fair Structure	
Ownership:	<b>On-Site</b>	See #862 for photo reference
Condition:	<b>Marginal</b>	
Defect(s) of Concern:	Embedded in the crown of adjacent tree, resulting in a narrow crown dependent on adjacent trees for shading and stability. Suitable for retention in a grove but not as an individual.	
Construction Impacts:	Excessive root loss will result from excavation for the new building foundation.	
Action:	<b>Retain</b>	
Tree Protection Specifications	See Tree Management Drawing	




<b>Tree Tag # 866:</b> 47cm DBH Pin oak ( <i>Quercus palustris</i> ), Fair Health, Fair Structure	
Ownership:	<b>On-Site</b>
Condition:	<b>Marginal</b>
Defect(s) of Concern:	Asymmetrical, sparsely foliated crown biased to the north due to proximity of adjacent trees. Dieback (30%) throughout the crown due to shading. Girdling root over 25% of root crown. Suitable for retention in a grove.
Construction Impacts:	Excessive root loss will result from excavation for the new building foundation.
Action:	<b>Remove</b>
Tree Protection Specifications	See Tree Management Drawing
	Photo 1. 

<b>Tree Tag # 867:</b> 51cm DBH Pin oak ( <i>Quercus palustris</i> ), Fair Health, Fair Structure	
Ownership:	<b>On-Site</b>
Condition:	<b>Marginal</b>
Defect(s) of Concern:	High crown due to shading from adjacent trees. Dieback of small branches in the lower crown. Historic injury on the north side of the stem at 1.0m above grade. Suitable for retention in a grove.
Construction Impacts:	Excessive root loss will result from excavation for the new building foundation.
Action:	<b>Retain</b>
Tree Protection Specifications	See Tree Management Drawing
	Photo 1. 



<b>Tree Tag # 868:</b> 47cm DBH Pin oak ( <i>Quercus palustris</i> ), Fair Health, Fair Structure	
Ownership:	<b>On-Site</b>
Condition:	<b>Marginal</b>
Defect(s) of Concern:	Asymmetrical crown biased to the north due to the proximity of adjacent trees. Dieback (20%) of lower crown due to shading. Suitable for retention in a grove.
Construction Impacts:	This tree is located within the heart of the proposed building envelope. Excessive root loss will result from excavation for the new building foundation.
Action:	<b>Remove</b>
Rationale for Treatment:	In direct conflict with construction or excavation
	Photo 1. 

<b>Tree Tag # 869:</b> 54cm DBH Pin oak ( <i>Quercus palustris</i> ), Fair Health, Fair Structure	
Ownership:	<b>On-Site</b>
Condition:	<b>Marginal</b>
Defect(s) of Concern:	Asymmetrical crown suppressed on the east side with dieback (20%) throughout the crown due to shading. Excessive epicormic growth on scaffold branches throughout the crown. Suitable for retention in a grove.
Construction Impacts:	Excessive root loss will result from excavation for the new building foundations.
Action:	<b>Retain</b>
Tree Protection Specifications	See Tree Management Drawing
	Photo 1. 



### Private Off-Site Trees:

The off-site trees located within influencing distance of this project are proposed to be treated as follows:

#### **Protect:**

Protect 3 off-site trees as detailed herein and on the Tree Management Drawing. Certain additional precautions may be recommended.

- **Tree #'s 871, 872, 873 and 874.**
  - *Tree # 873 is located beyond influencing distance from the site and on-site protection measures are not required for this tree.*

#### **Refer to Owner for Removal Authorization:**

Refer the following trees to their respective owner for consideration of approval to remove them due to the reasons noted below. Any tree removal authorized by the neighbour would be subject to municipal permitting requirements (if applicable). If a neighbour does not approve the recommended removal, then design revision may be required to accommodate a required tree protection zone.

- **Tree 870:** Seek approval from the neighbouring owner to remove this tree due to its current dead/dying condition for risk mitigation to the subject site and neighbouring properties.
- **Tree 875:** Seek approval from the neighbouring owner to remove this tree due to its current dead condition to mitigate risk to the subject site and neighbouring properties.



**Municipal Trees:**

The trees in the public road or lane or frontages may be at risk of root or crown damage from construction activities, therefore protection measures and precautions are required. The minimum street tree protection requirements prescribed by the municipality may not be sufficient to protect the trees adequately, therefore we recommend compliance with the tree protection guidelines and any other special measures noted on the Tree Management Drawing. Certain trees may conflict with underground or overhead services, or other civil infrastructure installations or upgrades and are not able to be protected adequately. Those trees are noted for referral to the applicable municipal department.

**Tree Tag # 853:** 46cm Scots pine (*Pinus sylvestris*), Fair Health, Poor Structure

Photo 1.



Photo 2.

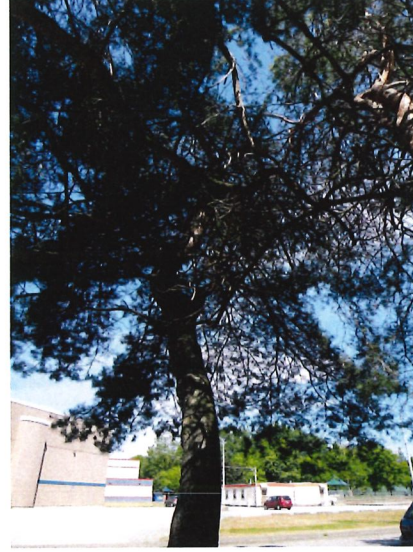
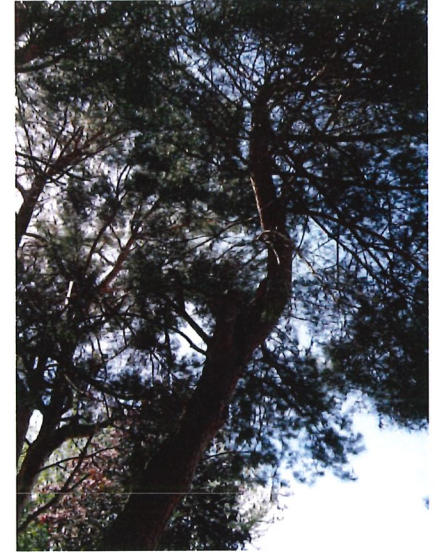


Photo 3.



Ownership: **City**

Condition: **Very Poor**

Defect(s) of Concern: **Photos 1, 2 and 3** Show the asymmetrical crown biased and bowed to the north due to proximity and suppression from adjacent trees. Historic leader failure at 10m above grade. Severe historic pruning treatments via large heading cuts. Very weak structural form dependent on adjacent trees for stability and should be treated cohesively.

Construction Impacts: This tree is in very poor condition and is dependent on adjacent trees for stability and retention as an individual is not feasible. Removal of adjacent trees due to their very poor condition will negatively impact aesthetics and structure.

Action: **Remove Subject to Parks Department Authorization**

Rationale for Treatment: Will not survive construction impacts



## **SUMMARY**

### **On-Site Trees**

**Retain:** 11 Trees On-Site with measures as shown on the Tree Management Drawing.

**Remove:** 11 Trees

#### **Remove due to Condition:**

- *5 Trees are proposed to be removed due to their pre-existing very poor health or structural defects that are unsuitable for retention consideration. Some or all of these trees may be also in direct conflict with construction and design revisions to accommodate protection measures is unwarranted due to their very poor condition.*

#### **Remove due to Construction:**

- *6 Trees are proposed to be removed due to excessive impacts that will result from construction.*

### **Off-Site (Private) Trees**

#### **Protect:**

- Protect **5** Off-Site (Private) trees with measures as shown on the Tree Management Drawing.
  - *Of these trees, 1 tree is located beyond influencing distance from construction and no on-site protection measures are required.*

#### **Refer:**

- Refer **2** Off-Site (Private) trees to the neighbouring owner for approval to remove due to their pre-existing very poor condition. If approval cannot be obtained, then further coordination with this office is necessary for protection recommendations which will be required to be implemented within the site for the duration of construction.

### **City-Owned Road Frontage Trees**

#### **Refer:**

- **1** City owned tree to Parks department for their information and consideration for approval to remove. Treatment of city owned trees is at the sole discretion of the Parks department. If approval cannot be obtained, then further coordination with this office is necessary for protection recommendations which will be required to be implemented within the site for the duration of construction and may have design implications.



## TREE REPLACEMENT

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Tree replacement requirements will be confirmed by the municipality in relation to their policies. The municipality requires two replacement trees for each bylaw tree to be removed (2:1 quota), up to a maximum quantity for the lot size or the available space for planting. Based on arboricultural standards, and considering the use of appropriate species, we have specified 3 replacement trees as detailed on the attached Tree Management Drawing. The replacement trees must meet city requirements for minimum size at planting (i.e. 6 cm calliper for deciduous species and 3.5 m height for coniferous species) and other criteria.

## SUMMARY RECOMMENDATIONS

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Long term tree preservation success will only be possible if the trees are protected to respect the alignments and restrictions of the Tree Protection Zones (TPZ) comprised for the Crown Protection Zone (CRZ) and the Root Protection Zone (RPZ), as detailed on the Tree Management Drawing attached. Considering the findings herein, the existing trees within the proposed development require coordination throughout the project as follows:

1. All applicable design drawings for this project should be coordinated to fully comply with the tree protection specifications as shown on the Tree Management Drawing (attached).
2. The detailed design process and project revisions should be coordinated with the project arborist so that tree retention and protection can be reviewed and/or municipal approvals for those revisions can be obtained.
3. The final tree management report, supporting documents, and drawing should be included as a reference in the project specifications.
4. Check with the municipality for approvals of the tree retention and removal scheme before proceeding with any tree treatments, site preparation activities, demolition or construction.
5. Maintain compliance to the tree protection measures and/or implement other treatments specified for retention trees (on-site and off-site) during demolition, site preparation and construction phases in compliance with the Tree Management Drawing and pursuant to municipal regulations and requirements.
6. Undertake specified enhancement or mitigation treatments within or adjacent to TPZ including but not limited to; root pruning, soil enhancements, pruning to manage the health and structure of the tree, pruning for construction or land use required clearances, low impact site preparation or excavations for services, utilities, footings, foundations, retaining walls, driveways, patios, sidewalks or other hard landscape features.
7. All contractors, subcontractors and trades undertaking any scope of construction on the project in proximity to retained trees should be made aware of the restrictions and responsibilities for tree retention, any special measures required, and coordinate their work activities with the project arborist accordingly, and that failure to comply may result in fines or other action levied by the municipality.





Thank you for choosing Arbortech Consulting for your project needs. If there are any questions regarding this report, please contact the undersigned.

Certified By:

**Norman Hol,  
Senior Consulting Arborist**

**Qualifications:**

- ISA Certified Arborist #PN-0730A
- Qualified Tree Risk Assessor (TRAQ)
- Certified Tree Risk Assessor #0076
- Certified Wildlife and Danger Tree Assessor
- Land Surveying Technologist

Enclosures;

***Tree Protection Guidelines,  
Assumptions and Limiting Conditions,  
Tree Inventory and Assessment List,  
Tree Management Drawing***

## TREE PROTECTION GUIDELINES

### 1. CONTACT INFORMATION:

The municipality may require that the developer or owner of the project retain this firm to provide tree protection compliance consulting services through the course of the project. A **Letter of Undertaking** or **LOU** (also referred to as a letter of assurance or a comfort letter) will be supplied upon request, subject to a mutually acceptable contract for those services. If an **LOU** is executed, the project arborist is required to attend at certain milestones and to report non-compliance issues to the municipality. Once the **LOU** is in place, all tree protection questions, clarifications and coordination, should be directed to:

**ARBORTECH CONSULTING**

OFFICE: 604 275 3484

EMAIL: [trees@aclgroup.ca](mailto:trees@aclgroup.ca)

A project arborist will be assigned, and a pre-construction meeting scheduled.

### 2. TREE PROTECTION ZONES (TPZ):

Tree protection is defined relative to the centre of the tree trunk where it emerges from the ground and/or the extent and spread of the crown or roots of the tree. The **TPZ** is comprised of three main components:

#### **CPZ – CROWN PROTECTION ZONE SETBACKS:**

- Specified by the project arborist to be at a minimum of the dripline extents of the crown (furthest reaching branches and foliage). Restrictions on any aerial encroachment within a CPZ are required in order to protect from tree damage. This includes structures and overhead utilities, and the working space required to build or maintain them. An allowance for the future growth of the tree crown (spread and height) as well as the working space should be considered by the project design team. Pruning may be possible to accommodate certain encroachments but may not be feasible – consult with project arborist to confirm.

#### **RPZ – ROOT PROTECTION ZONE SETBACKS:**

- Specified by the project arborist based on tree species, tree condition, soil type and depth, soil drainage, topography, wind exposure and changes thereof, constrained root conditions, and acceptable thresholds for root loss specific to those factors. RPZ alignments that are smaller than the CPZ may be designed by the project arborist conditional to special measures being implemented, such as root pruning and compensatory enhancement treatments. Restrictions on any disturbances within a RPZ are required in order to maintain tree health and tree stability.

#### **WSS – WORKING SPACE SETBACKS:**

- A 1.5m setback zone, or an alternate setback specified by the project arborist, outside of the **RPZ**, where the design of structures, finished grading and/or hard landscape features requires attention to avoiding encroachment of soil removal of any scope, over-excavation for working space, cut slopes, fill slopes and/or retaining walls and where project arborist design review and/or on-site direction is required in order to mitigate preventable damage to roots within the RPZ.

### 3. TPZ RESTRICTIONS:

Any access or construction related work within a **CPZ**, **RPZ** and/or **WSS** requires advance approval and on-site direction by the project arborist. General restrictions in the **TPZ** are as follows:

- No soil disturbance (surface or to any depth) including; trenching, stripping of over-burden, excavation, fill placement, etc.,
- No storage of soil, spoil, gravel, construction materials, waste materials, etc.,
- No waste or washing of concrete, stucco, drywall, paint, or other potentially harmful materials,
- No passage or operation of vehicles or equipment,
- No placement of temporary structures or services,
- No affixing lights, signs, cables or any other device to retained trees,
- No unauthorized pruning or cutting of retained trees.

### 4. DESIGN DETAILS, DESIGN REVISIONS AND CONSTRUCTION MANAGEMENT:

The detailed designs (architectural, mechanical, civil, landscape, geo-technical, etc.), as well as construction planning (excavation, shoring, access/egress, crane operations, etc.) should be coordinated to respect the tree protection measures outlined herein, and with the **TPZ** setbacks specified on the **Tree Management Drawing** prepared by this office. Where proposed design elements conflict with the TPZ, advanced detailed assessments by the project arborist may be possible, such as; root mapping to non-invasively remove soil and trace major roots, and advance root pruning to culture the tree and direct root growth in advance of construction.

### 5. BARRIERS – TREE PROTECTION FENCES:

Barriers should be erected at the CPZ setback where possible, but must be installed at the RPZ specified alignments as a minimum tree protection measure. Signs stating "TREE PROTECTION ZONE - NO ENTRY" must be placed on the tree protection fence at a suitable frequency at the direction of the project arborist. The contractor, sub-contractors and trades should be made aware of the restrictions therein. The barriers must be maintained at those alignments in good condition, and may not be removed for any reason (including landscaping), unless prior approval from the project arborist is obtained.



**6. SURVEYING:**

Trees located close to a property line may require additional surveying to confirm ownership. Tree barriers aligned with or within close proximity to a property line, a restrictive covenant line, and/or an environmentally sensitive or protected area may require a survey to enable accurate barrier installation.

**7. TREE PRUNING, TREATMENTS AND ENHANCEMENTS:**

Additional tree treatments or measures for retained trees may be required by the project arborist, including but not limited to:

- Pruning for risk mitigation, crown cleaning, crown restoration, form, building or overhead clearance, and/or sight lines.
- Pre-treatments such as staged root pruning, root mapping, vertical aeration and other treatments.
- Installation of soil amender (i.e. organic composted mulch) within the **RPZ** to mitigate soil desiccation and to add fertility.
- Supplemental watering to compensate for soil hydrology changes.
- Low impact stump removal for stumps located within a **CPZ** (i.e. stump grinding or digging under project arborist supervision).
- Windfirming of new forest edges created by clearing of the development lands, including; re-assessment, removals, pruning, modification to wildlife tree, or other treatments as specified by the project arborist.

No tree or hedge pruning may be carried out unless undertaken or directed by the project arborist and it is performed by a qualified tree service contractor working under the direction of the project arborist. The qualified tree service contractor must employ **ISA Certified Arborist(s)** and carry out their work to **ANSI A300 and ANSI Z133 Standards and Best Management Practices**.

**8. DEMOLITION OPERATIONS:**

If tree removal is proposed to be undertaken in conjunction with the demolition, tree removal permits may be required. Note that some municipalities will not approve tree removal at this phase. In either case, the municipality may relax the requirement for barrier installation prior to demolition subject to protecting existing trees via on-site direction and supervision by the project arborist during the process of demolishing existing structures and hardscapes. A **LOU** may be required by the municipality.

**9. TREE REMOVAL/CLEARING OPERATIONS:**

The developer/owner, contractor and the land clearing subcontractor should coordinate with the project arborist in advance to identify retained trees, to review the work plan, and to review tree protection measures. Note that neighbour approvals, additional municipal permits and/or authorizations from regulatory bodies may be required.

**10. CONSTRUCTION OPERATIONS:**

The project manager, site superintendent and/or foreman should meet with the project arborist in advance of commencing work on the project to review tree protection measures and to identify and resolve any anticipated tree protection related challenges.

The trunks, branches, foliage and roots of retained trees, as well as the soil within the **TPZ**, must not be damaged by construction activities. The use of aerial lifts, cranes or other overhead equipment is restricted in proximity to retained trees and should be planned with the size and height of the crown of the tree accordingly – pruning to reduce the height of retained trees (topping or heading) CANNOT be accommodated. It is recognized that certain unpredictable construction conflicts with a TPZ may arise that could interfere with the protection of the selected trees, however any encroachment into a TPZ and/or changes to the tree retention scheme are subject to approval in advance by the project arborist and the municipality. Special measures required for tree protection compliance related to construction work in the **CPZ** or within 1.0m of a **RPZ** or to accommodate managed encroachments into a **TPZ** may include, but is not limited to:

- Root pruning by the project arborist, to work in the over-burden or rooted soil depths (typically not more than 1.5m depth) to identify roots to expose them and protect them and/or cut them so that they are not torn out by the digging machinery.
- Installing armour or suspended structures over the soil within **RPZ** to accommodate temporary worker or equipment passage within a **TPZ**. Several types of armouring may be available. Implementation is at the discretion of the project arborist and may be conditional to municipal approvals.
- Low impact trenching using air-vac or hydro-vac, with arborist supervision, to accommodate underground services or utilities. This option is restricted as to viability by; proximity, scope, depth, shoring needs, tree species, site/soil conditions and other factors.

**11. LANDSCAPING OPERATIONS:**

Removal of the tree barriers requires advance coordination and approval by the project arborist. The operation of equipment of any size or type, the placement of growing medium, all grading and sub-base preparation for hard landscape features. (i.e. sidewalks and patios), site preparation for retaining walls and footings, excavation for fences, signs and other landscape features, digging of planting holes for new plants and trees, the digging of trenches for irrigation, drainage and lighting infrastructure, and the placement of turf and other surface finishing, all have a high potential for causing damage to trees, roots or soil. Advance coordination between the landscape contractor and our office prior to landscape operations commencing is required to avoid tree protection non-compliance and bylaw issues.



## ASSUMPTIONS AND LIMITING CONDITIONS

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This report was prepared for and on the behalf of the client as addressed herein, and it is intended for their use in its entirety for the purposes of meeting conditions pertaining to applicable regulatory approvals, and for reference during the completion of the project. Arbortech Consulting shall not accept any liability derived from the partial, unintended, unauthorized or improper use of this report.

Upon receipt of payment on account in full, this report will become the property of the client.

This report is restricted only to the subject trees as detailed in this report. Except as stated herein, no other trees were inspected or assessed as part of the work related to the preparation of this report. Note that there may be other trees on the site that are not included, for example if the tree is undersize in relation to municipal requirements for reporting. For this reason, this report should not be used as a specification for reference in tendering site preparatory works such as land clearing and tree removal.

The inner tissue of the trunk, limbs and roots, as well as the majority of the root systems of trees are hidden within the tree and the ground. Also, trees have adaptive growth strategies that can effectively mask defects. Tree assessment is limited to relying on the outward signs of defect and health issues that are indicators of the presence of defects. We use our training, experience and judgement, however it is possible that certain defects are not able to be identified. Arbortech Consulting cannot guarantee that a tree is free of defect.

The accuracy of the locations of trees, property lines and other site features were not verified by Arbortech Consulting. We do not warrant that third party information as correct. Third party information provided to the consultant may have been relied upon in the formation of the opinion of the consultant in the preparation of this report, and that information is assumed to be true and correct.

The use of maps, sketches, photographs and diagrams are intended only as a reference for the readers' use in understanding the contents and findings of this report, and are not intended as a representation of fact.

Approvals from a municipality and/or senior government agencies may be required in relation to certain recommendations and/or treatments provided in this report. The owner is responsible to make application for, pay related fees and costs for, and meet all requirements and conditions for the issuance of such permits, approvals or authorizations.





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## TREE INVENTORY AND ASSESSMENT LIST

### Notes:

**Tag #** denotes the tag affixed to the tree for reference in report and on drawing. See drawing or figure for locations.

**Ht** denotes the height of the tree in metres as measured or estimated by the assessor if applicable.

**Dbh** denotes the diameter of the trunk measured in cm, at 1.4 m above grade or as per arboricultural standards (i.e. for multi stem trees).

**Class** denotes the structural class of a tree growing in a forest stand environment;

**UNDER** = understory tree forming a component of the lower secondary canopy.

**SUPP** = suppressed tree with negligible trunk taper and very small crown.

**COD** = codominant tree having limited trunk taper and moderate crown ratio (20 to 40%).

**DOM** = dominant tree having some anchoring attributes to the primary canopy, with good trunk taper, established crowns and comparatively robust root systems.

**Cond** denotes health and structural rating using Visual Tree Assessment (VTA) procedures.

**On-Site Tree Ratings:** U denotes unsuitable, M denotes marginal, S denotes suitable

**Off-Site Tree Ratings:** VP denotes very poor, P denotes poor, F denotes fair, G denotes good, SP denotes specimen

**Loc** denotes the ownership of trees based on the survey and project plans provided;

On denotes on-site, **Off** denotes private neighbour tree, **City** denotes road or lane tree, **Park** denotes tree in existing/proposed Park, **ESA** denotes tree in existing/proposed ESA

**Action** denotes the proposed treatment of the tree within the current development design. See report and drawing for details.

**CPZ** denotes the Crown Protection Zone setback (radius). If retained, this is the minimum setback for aerial encroachment of above ground structures toward a tree.

**RPZ** denotes the Root Protection Zone setback. If retained, this is the minimum setback for soil disturbance toward a tree. Additional working space setback (WSS) applies as per arborist.

Tag #	Ht	Dbh	Tree Type	Class	Cond	Loc	Additional Observations (based on VTA only)	Action	CPZ	RPZ
846		43	Sawara cypress	F	OFF		<ul style="list-style-type: none"> <li>Narrowly bifurcated with bark inclusion at 0.7m above grade.</li> <li>Co-dominant stems are limb tied in the crown.</li> </ul>	PROTECT	3	3
847	14	54	Scots pine	U	ON		<ul style="list-style-type: none"> <li>Large historic pruning wounds via flush cuts.</li> <li>Severe historic pruning has resulted in large decayed pruning wounds up to 20 cm diameter.</li> <li>Historically topped, resulting in large decayed pruning wounds, compromising the structure of the remaining crown.</li> <li>Large replacement leaders (120% parent stem diameter), have developed a weak structural form carrying more than 80% of the crown and highly prone to failure.</li> <li>This tree is also in conflict with the building envelope.</li> <li>Excessive root loss is expected to result from construction and this tree is proposed to be removed.</li> <li>April 2017 update: This tree has suffered catastrophic leader failures from snow loading.</li> </ul>	Remove	4	
848	11	37	Scots pine	U	ON		<ul style="list-style-type: none"> <li>Historic improper pruning via large heading cuts.</li> <li>Multiple historic scaffold branch failures throughout the crown, result in large wounds which compromise the structure of the remaining crown.</li> <li>The tree has a weak structure with a series of kinks in the main stem crooked at multiple locations that are prone to failure.</li> <li>This tree is also located within the heart of the building envelope and is proposed to be removed.</li> <li>April 2017 update: This tree has suffered significant leader failures from snow loading.</li> </ul>	Remove	4	





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Tag #	Ht	Dbh	Tree Type	Class	Cond	Loc	Additional Observations (based on VTA only)	Action	CPZ	RPZ
849	16	67	Scots pine		U	ON	<ul style="list-style-type: none"> <li>Shared tree.</li> <li>Severely kinked, over-extended leader bowed and biased to the northwest and prone to failure.</li> <li>Narrowly bifurcated with bark inclusion at 2.0m above grade.</li> <li>Historic branch failure of a large limb with decay visible at the site of injury.</li> <li>The tree has a weak structural form with a series of kinks in the main stem at multiple locations that are prone to failure.</li> <li>Excessive root loss is also expected to result from excavation for the new building foundation, and this tree is proposed to be removed.</li> <li>April 2017 update: This tree has suffered catastrophic leader failures from snow loading.</li> </ul>	Remove	7	
850	14	36	Red maple		M	ON	<ul style="list-style-type: none"> <li>Historic injury to the lower scaffold branch with a longitudinal reaction wood closing over the injury site.</li> <li>Upright growing scaffold branches weakly attached to the stems in narrow v-shaped unions with bark inclusion.</li> <li>Upright growing scaffold branches weakly attached to the stems in narrow v-shaped unions with bark inclusion.</li> <li>This tree is located within the heart of the building envelope and is proposed to be removed.</li> <li>Recently pruned via flush cuts beyond the branch collar.</li> <li>Asymmetrical crown biased and bowed to the north due to proximity and suppression from adjacent trees.</li> <li>Historic leader failure at 10m above grade.</li> <li>Severe historic pruning treatments via large (i.e. 15cm diameter) heading cuts.</li> <li>Very weak structural form dependent on adjacent trees for stability.</li> <li>This tree is co-dependent with the adjacent trees for stability.</li> <li>Removal of the adjacent trees due to their very poor condition, will impact stability and this tree is proposed to be removed.</li> </ul>	RETAIN	4	4
851	13	35	Red maple		S	ON	<ul style="list-style-type: none"> <li>Historic injury to the lower scaffold branch with a longitudinal reaction wood closing over the injury site.</li> <li>Upright growing scaffold branches weakly attached to the stems in narrow v-shaped unions with bark inclusion.</li> <li>This tree is located within the heart of the building envelope and is proposed to be removed.</li> <li>Recently pruned via flush cuts beyond the branch collar.</li> <li>Asymmetrical crown biased and bowed to the north due to proximity and suppression from adjacent trees.</li> <li>Historic leader failure at 10m above grade.</li> <li>Severe historic pruning treatments via large (i.e. 15cm diameter) heading cuts.</li> <li>Very weak structural form dependent on adjacent trees for stability.</li> <li>This tree is co-dependent with the adjacent trees for stability.</li> <li>Removal of the adjacent trees due to their very poor condition, will impact stability and this tree is proposed to be removed.</li> </ul>	Remove	6	
852	12	29	Norway maple		M	ON	<ul style="list-style-type: none"> <li>Historic injury to the lower scaffold branch with a longitudinal reaction wood closing over the injury site.</li> <li>Upright growing scaffold branches weakly attached to the stems in narrow v-shaped unions with bark inclusion.</li> <li>This tree is located within the heart of the building envelope and is proposed to be removed.</li> <li>Recently pruned via flush cuts beyond the branch collar.</li> <li>Asymmetrical crown biased and bowed to the north due to proximity and suppression from adjacent trees.</li> <li>Historic leader failure at 10m above grade.</li> <li>Severe historic pruning treatments via large (i.e. 15cm diameter) heading cuts.</li> <li>Very weak structural form dependent on adjacent trees for stability.</li> <li>This tree is co-dependent with the adjacent trees for stability.</li> <li>Removal of the adjacent trees due to their very poor condition, will impact stability and this tree is proposed to be removed.</li> </ul>	RETAIN	4	
853	11	46	Scots pine	SUPP	VP	CITY	<ul style="list-style-type: none"> <li>Historic injury to the lower scaffold branch with a longitudinal reaction wood closing over the injury site.</li> <li>Upright growing scaffold branches weakly attached to the stems in narrow v-shaped unions with bark inclusion.</li> <li>This tree is located within the heart of the building envelope and is proposed to be removed.</li> <li>Recently pruned via flush cuts beyond the branch collar.</li> <li>Asymmetrical crown biased and bowed to the north due to proximity and suppression from adjacent trees.</li> <li>Historic leader failure at 10m above grade.</li> <li>Severe historic pruning treatments via large (i.e. 15cm diameter) heading cuts.</li> <li>Very weak structural form dependent on adjacent trees for stability.</li> <li>This tree is co-dependent with the adjacent trees for stability.</li> <li>Removal of the adjacent trees due to their very poor condition, will impact stability and this tree is proposed to be removed.</li> </ul>	Remove - Refer	6	
854	15	52	Scots pine		U	ON	<ul style="list-style-type: none"> <li>Severe historic pruning treatments via large (i.e. 30cm diameter) flush cuts which are unlikely to compartmentalize before being invaded by wood decaying organisms.</li> <li>Multiple historic scaffold branch failures and partial failures (hazard beam) above 5.0m.</li> <li>Narrowly bifurcated at 3.0m above grade with a bark inclusion.</li> <li>Asymmetrical crown with a bias toward the north due to the proximity of adjacent trees.</li> <li>The tree has a weak structure with the main stem crooked at multiple locations.</li> <li>April 2017 update: This tree has suffered catastrophic leader failures from snow loading.</li> </ul>	Remove	4	



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Tag #	Ht	Dbh	Tree Type	Class	Cond	Loc	Additional Observations (based on VTA only)	Action	CPZ	RPZ
855	16	41	Scots pine	COD	U	ON	<ul style="list-style-type: none"> <li>Asymmetrical crown and lean to the east due to the proximity of adjacent trees.</li> <li>The tree has a very weak structural form with a series of kinks in the stem.</li> <li>Multiple historic branch failures throughout the crown.</li> <li>Dependent on the adjacent trees for stability.</li> </ul>	Remove	5	
856	17	45	London plane		S	ON	<ul style="list-style-type: none"> <li>Characteristic form for the species.</li> <li>Slightly suppressed crown on the east side due to shading from adjacent trees.</li> <li>Suitable for retention singly.</li> </ul>	RETAIN	5	3
857	17	50	London plane		S	ON	<ul style="list-style-type: none"> <li>Characteristic form for the species.</li> <li>Suitable for retention singly.</li> <li>Asymmetrical crown biased to the north due to shading from adjacent trees.</li> <li>This tree could be retained and protected subject to implementation and adherence to protection measures as shown on the Tree Management Drawing.</li> </ul>	RETAIN	6	3.5
858	17	63	London plane		S	ON	<ul style="list-style-type: none"> <li>Characteristic form for the species.</li> <li>Suitable for retention singly.</li> <li>This tree conflicts directly with the new building envelope and is proposed to be removed.</li> <li>Asymmetrical crown biased to the south due to proximity and suppression from adjacent trees.</li> </ul>	Remove	9	
859	17	30	London plane		M	ON	<ul style="list-style-type: none"> <li>Upright growing scaffold branches weakly attached to the stem in narrow v-shaped unions with bark inclusion.</li> <li>Could be retained in a grove.</li> <li>This tree conflicts directly with the new building envelope and is proposed to be removed.</li> </ul>	Remove	6	
860	17	56	London plane		S	ON	<ul style="list-style-type: none"> <li>Moderate lean toward the east.</li> <li>Co-dependent with adjacent tree to the southwest for shading and merged crown.</li> <li>Could be retained singly.</li> <li>This tree conflicts directly with the new building envelope and is proposed to be removed.</li> </ul>	Remove	7	
861	17	45	London plane		M	ON	<ul style="list-style-type: none"> <li>Upright growing scaffold branches weakly attached to the stem in narrow v-shaped unions with long bark inclusion.</li> <li>Suitable for retention jointly with adjacent tree to the northeast.</li> <li>This tree conflicts directly with the new building envelope and is proposed to be removed.</li> <li>Asymmetrical crown due to proximity of adjacent trees.</li> <li>Dependent on adjacent tree to the north for stability.</li> <li>Suitable for retention in a grove.</li> </ul>	Remove	6	
862	13	37	Western redcedar	COD	M	ON	<ul style="list-style-type: none"> <li>Asymmetrical crown due to proximity of adjacent trees.</li> <li>Dependent on adjacent tree to the north for stability.</li> <li>Suitable for retention in a grove.</li> </ul>	RETAIN	5	



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Tag #	Ht	Dbh	Tree Type	Class	Cond	Loc	Additional Observations (based on VTA only)	Action	CPZ	RPZ
863	13	46	Western redcedar	COD	M	ON	<ul style="list-style-type: none"> <li>Asymmetrical crown due to proximity and shading of adjacent trees.</li> <li>Co-dependent with the adjacent tree to the south for shading to maintain favorable growing conditions.</li> <li>The stability and aesthetic value of the tree is dependent on the adjacent trees in the grove and they should all be treated cohesively to maintain viability.</li> <li>Suitable for retention in a grove.</li> </ul>	RETAIN	5	
864	13	49	Western redcedar	COD	M	ON	<ul style="list-style-type: none"> <li>Embedded in the crown of adjacent tree, resulting in a narrow crown dependent on adjacent trees for shading and stability.</li> <li>Suitable for retention in a grove.</li> </ul>	RETAIN	5	
865	13	49	Western redcedar	COD	M	ON	<ul style="list-style-type: none"> <li>Embedded in the crown of adjacent tree, resulting in a narrow crown dependent on adjacent trees for shading and stability.</li> <li>Suitable for retention in a grove.</li> <li>Asymmetrical, sparsely foliated crown biased to the north due to proximity of adjacent trees.</li> </ul>	RETAIN	5	
866	22	47	Pin oak	COD	M	ON	<ul style="list-style-type: none"> <li>Dieback (30%) throughout the crown due to shading.</li> <li>Girdling root over 25% root crown.</li> <li>Upright growing scaffold branches weakly attached in narrow v-shaped unions.</li> <li>Suitable for retention in a grove.</li> </ul>	RETAIN	8	
867	22	51	Pin oak	COD	M	ON	<ul style="list-style-type: none"> <li>High crown due to shading from adjacent trees.</li> <li>Dieback of small branches in the lower crown due to shading.</li> <li>Historic injury on north side of stem at 1.0m above grade.</li> </ul>	RETAIN	5	
868	22	47	Pin oak	COD	M	ON	<ul style="list-style-type: none"> <li>Suitable for retention in a grove.</li> <li>Asymmetrical crown biased to the north due to the proximity of adjacent trees.</li> <li>Dieback (20%) of small branches in the lower crown due to shading from adjacent trees.</li> <li>Suitable for retention in a grove.</li> <li>This tree conflicts directly with the new building envelope and is proposed to be removed.</li> </ul>	Remove	7	
869	22	54	Pin oak	COD	M	ON	<ul style="list-style-type: none"> <li>Asymmetrical crown suppressed on the east side with dieback (20%) due to shading.</li> <li>Excessive epicormic growth on scaffold branches throughout the crown.</li> <li>Suitable for retention in a grove.</li> </ul>	RETAIN	7	
870	60 (Est.)		Flowering Cherry		VP	OFF	<ul style="list-style-type: none"> <li>Excessive dieback (90%) throughout the crown.</li> <li>This tree is declining beyond a reasonable expectation of recovery.</li> <li>Branch failure is highly likely in the foreseeable future.</li> </ul>	Remove - Refer		
871		21+12	European birch		VP	OFF	<ul style="list-style-type: none"> <li>Narrowly bifurcated at the root crown with bark inclusion.</li> </ul>	PROTECT		1.8
872		15+18	European birch		VP	OFF	<ul style="list-style-type: none"> <li>Narrowly bifurcated at the root crown with bark inclusion.</li> <li>Dieback (25% - Top-down), consistent with BBB insect infestation.</li> </ul>	PROTECT		1.8



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Tag #	Ht	Dbh	Tree Type	Class	Cond	Loc	Additional Observations (based on VTA only)	Action	CPZ	RPZ
873		25	European birch		VP	OFF	<ul style="list-style-type: none"> <li>High crown and poor stem taper due to the proximity of adjacent trees.</li> <li>Dieback (10% Top-Down), likely due to BBB infestation.</li> <li>This tree is growing beyond influencing distance from the subject site and no on-site protection measures are required.</li> </ul>	None		
874		12+12	European birch		VP	OFF	<ul style="list-style-type: none"> <li>Narrowly bifurcated at the root crown with bark inclusion.</li> <li>Historic placement of fill (1.0m above original grade) over the root zone and in contact with the stem.</li> <li>Fungus fruiting body visible at the base of the tree.</li> <li>Severe crown dieback (30%) from the top-down and consistent with BBB insect infestation, resulting in large diameter deadwood remaining in the upper canopy.</li> </ul>	PROTECT		2
875		60	European birch		VP	OFF		Remove - Refer		









**Tree Permit Appeal Process**

**No.: TREE-11**  
**Date: 2017-10-11**  
**Revised: 2019-06-10**

**Background:**

The basic review strategy of Tree Protection Bylaw 8057 involves preserving healthy trees where possible (based on long-term viability), permitting the removal of those trees that are in poor condition or in conflict with a new development and requiring the replanting of new trees.

A Tree Removal Permit may be refused if the reason for tree removal is considered unfounded or it does not meet the removal criteria of dead, dying, significant structural defect, unresolvable conflict or high hazard. This bulletin details the appeal process for a tree permit refusal under Bylaw 8057.

**Appeal Process:**

When a Tree Removal Permit Application is denied, a property owner has the option to submit a written request to the **Director\*** to review the reasons for refusal and/or the result of the staff Visual Tree Assessment.

Requests for a review should include a written rationale, property owner's name, address, phone number, tree permit application number and be emailed to the **Director** % Gordon Jaggs, Tree Preservation Coordinator at [gjaggs@richmond.ca](mailto:gjaggs@richmond.ca).

Note: If the request to review the reasons of the tree permit application refusal is because the property owner feels the tree(s) is "hazardous", a Certified Tree Risk Assessment (CTRA) Report (including a risk categorization table) must be included with the application. If the CTRA report substantiates the tree is a high hazard, a permit may be issued for the tree(s) removal.

If a permit is not issued, the property owner may apply to City Council for reconsideration of the matter within 30 days of a decision being communicated to them as per Tree Protection Bylaw 8057, section 6.5 'Right of Reconsideration'.

Application form "Request to City Council to Appeal Refusal of a Tree Permit" can be found at [https://www.richmond.ca/\\_\\_shared/assets/treebylawappeal48048.pdf](https://www.richmond.ca/__shared/assets/treebylawappeal48048.pdf).

Applications must be delivered in writing to the City Clerk (at [cityclerk@richmond.ca](mailto:cityclerk@richmond.ca)) and must set out the grounds upon which the property owner considers the decision of the **Director** inappropriate and what decision the property owner considers the Council ought to substitute.

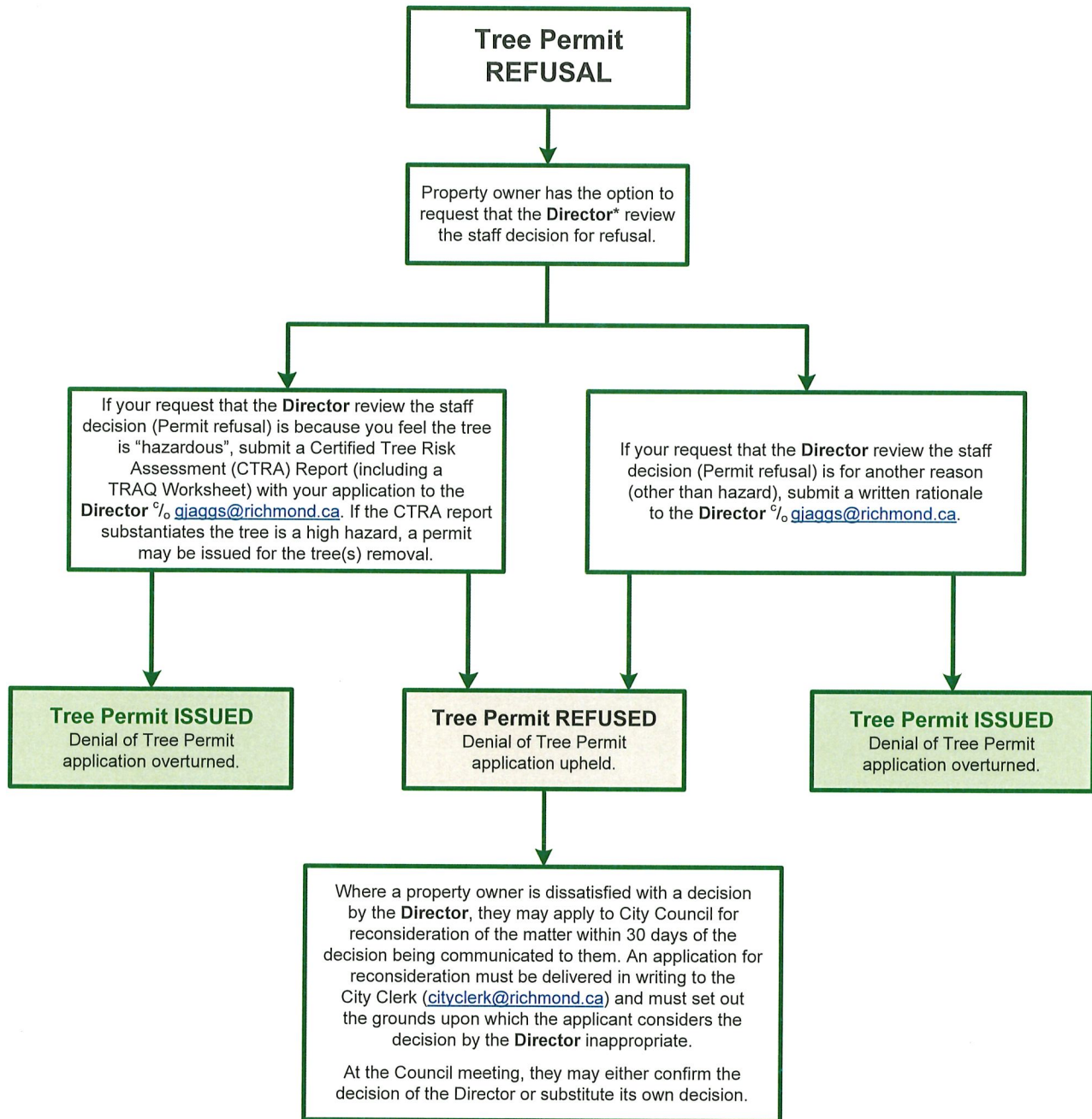
At the Council meeting, Council may either confirm the decision of the **Director** or substitute its own decision.

Should you have any questions, comments or suggestions concerning this bulletin, please reference the bulletin number and email [treeprotection@richmond.ca](mailto:treeprotection@richmond.ca) or call 604-247-4684.

\* **Director** means the Director of Building Approvals and any person designated by the Director to act in his or her place, as defined in Tree Protection Bylaw 8057.

See over →

# Appeal Process Flow Chart



\* **Director** means the Director of Building Approvals and any person designated by the Director to act in his or her place as defined in the Tree Protection Bylaw 8057.