

Diamond Head Consulting Ltd. Tree Assessment

For: 4719 Pilot House Road
West Vancouver, BC

April 2, 2014

Submitted to:

Rimrock Developments Ltd.
#212 2438 Marine Drive
West Vancouver
V7V 1L2

Submitted by:



**DIAMOND HEAD
CONSULTING LTD.**

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The following Diamond Head Consulting staff performed the site visit and prepared the report. All general and professional liability insurance and individual accreditations have been provided below for reference.



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ISA Certified Arborist (PN0599A)
ISA Certified Tree Risk Assessor (159)

If there are any questions or concerns as to the contents of this report, please contact us at any time.

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Insurance Information

WCB: # 657906 AQ (003)
General Liability: Northbridge General Insurance Corporation - Policy #CBC1935506, \$5,000,000
(Mar 2014 to Mar 2015)
Errors & Omissions: Lloyds Underwriters – Policy #1010346D, \$1,000,000 (June 2011 to June 2015)

1.0 Introduction

Diamond Head Consulting Ltd. (DHC) was asked to undertake an assessment of a district owned tree fronting 4719 Pilot House Road by the current owner of the subject property. This tree is has been assessed in conjunction with the Arborist Report required for the building permit application at 4719 Pilot House Road, West Vancouver.

The objective of this report is to assess the subject tree's current health and structural condition to determine the retention suitability given the proposed redevelopment of the subject site.

Limits of Assignment

- Our investigation is based solely on our visual inspection of the trees on March 27th 2014. Our inspection was conducted from ground level. We did not conduct soil tests or below ground root examinations to assess the condition of the root system of the trees.
- This report does not provide any estimates to implement the proposed recommendations provided in this report.
- This report is valid for six months from the date of submission. Additional site visits and report revisions are required after this point to ensure accuracy of the report for the District's development permit application process.

2.0 Observations

The subject tree is a Western redcedar (#7059) located east of the subject site's property line. This tree is located at the edge of the driveway as well as the edge of Pilot House Road and within the limits of the overhead BC Hydro power line.

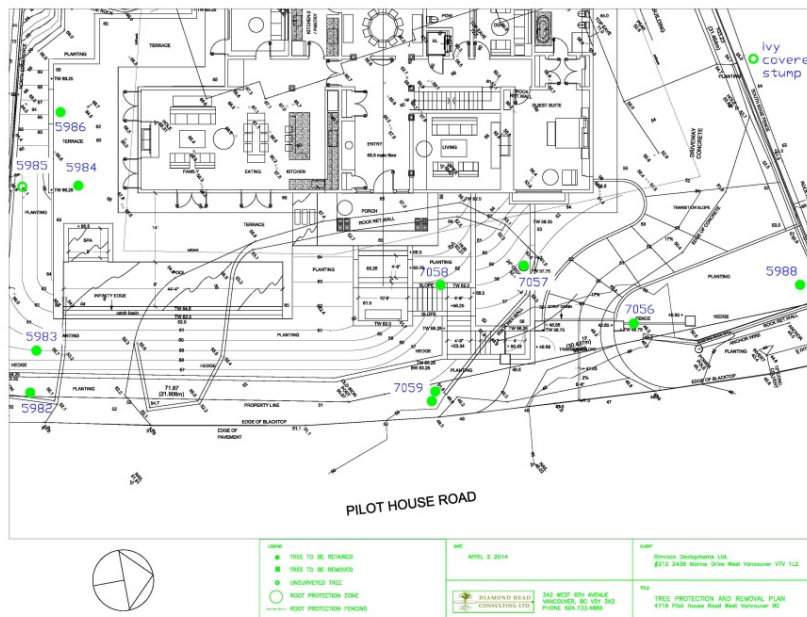


Figure 1. Location of the subject tree #7059 located on District property adjacent 4719 Pilot House Road West Vancouver

2.1 Photographs



Photo 1: The subject tree has significant wounds on both trunks most likely from historic vehicle damage.



Photo 2: View of a previous replacement leader failure.



Photo 1: View of the very poor structural condition and the previously topped form of the subject tree. Note the necrotic bark extends from the base to into the top.



Photo 2: The existing rock wall is embedded into the trees trunk.

3.0 Tree Assessment

Overall Health and Structure Rating

Excellent = Tree of possible specimen quality, unique species or size with no discernible defects. Or a heritage tree.

Normal = These trees are in fair to good condition, considering its growing environment and species.

Poor = These trees have low vigour, with noted health and/or structural defects. This tree is starting to decline from its typical species growth habits.

Very poor = These trees are in serious decline from its typical growth habits, with multiple very definable health and/or structural defects.

Dead/Dying = These trees were found to be dead, and/or have severe defects and are in severe decline.

High Risk = These trees have been deemed hazardous by a Certified Tree Risk Assessor utilizing CTRA methods. They have a probability of failure of 3 or higher with a total overall risk rating of 8 (Moderate 3) or above.

Tree Retention Suitability Ratings

Unsuitable = Not suitable for retention in context of the proposed project design and land use changes. These trees have pre-existing health and structural defects. There is a significant chance that these trees will not survive or may become a hazard given the proposed future land use.

Moderate = These trees have moderate structural defects or health issues. The retention of this class of trees is not always successful or viable due to their pre-existing structural defects or health issues; however these trees may be viable for retention with the use of special measures.

Suitable = These trees have no obvious structural defects or health issues, and are worthy of consideration for retention in the proposed development.

Suitable as group = These trees have grown up in groups (groves) of other trees, and have not developed the type of trunk and root structure that will allow them to be safely retained on their own. These trees should only be retained in groups.

Table 1. Tree Assessment Table

Tag #	Common Name	DBH (cm)	Ht (m)	Overall Condition	Retention Suitability	Comments
7059	Western redcedar	71+69	16	Very poor	Unsuitable	<ul style="list-style-type: none"> This tree is comprised of two main stems that join at the basal union. Both stems have been previously topped at approximately 4m and 6m above grade to accommodate the overhead Hydro power line. The main scaffold limbs have been headed to stubs as well. This topping has resulted in the formation of replacement leaders that are attached to the decaying unions. These replacement leaders have topped a several different heights. Decay is visible at the historic topping sites

Tag #	Common Name	DBH (cm)	Ht (m)	Overall Condition	Retention Suitability	Comments
						<p>(replacement leaders).</p> <ul style="list-style-type: none"> In addition it appears that one of these replacement leaders has previously failed from north stem, leaving a cavity in the main stem. There are significant decay cavities and necrotic bark wounds located on the main trunks from what appears to be historic vehicle damage. Note the necrotic bark extends into the upper crown.

4.0 Recommendations

The subject tree has several severe structural defects and health issues as a result of decades of cyclical power line clearance pruning and topping, as well as the harsh growing environment provided by its road side location. This tree cannot be restored and given its severe decline in health and close proximity to Pilot House Road, adjacent property, and the BC Hydro power line I strongly recommend this to be removed. This is a District owned tree, and will require District approval for its removal.

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