

MOUNTAIN MAPLE GARDEN & TREE SERVICE LTD.  
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March , 2017

**RE: Arborist Report for Formwerks Architectural Inc. - For property located at 1195 12 St., West Vancouver, BC**

**Applicant:** Formwerks Architectural Inc.  
C/o: Matt Mauza  
**Phone:** 604 – 683 - 5441  
**Email:** matt@formwerks.net

Due to a development proposal, it was requested that a report be compiled discussing trees located at and adjacent to the address named above. This site was inspected on February 23, 2017. Twelve trees, two shrubs and five hedges were assessed, and have been numbered 1 – 19 for the purpose of this report. Sixteen photographs, a copy of the site survey have been included as part of this report. Servicing details have not been provided yet, and will need to be considered if they enter into the protection zones of retained trees.

An original large scaled copy of the site plan indicating trees marked for removal, and the locations of Tree Protection Zone fencing has *not* been included with this report; this will be provided by the applicant if required.

The land on the lot is generally flat, and the majority of the trees, shrubs and hedges on site are typical of their species.

**GENERAL CONSTRUCTION NOTES:**

**-Any permitted tree removal(s) must be performed by qualified professional to avoid contravention of Work Safe BC regulations.**

**- No grade changes are to occur within the Critical Root Zones of any retained trees. Any roots exposed from lines of excavation must be covered with burlap and then poly plastic over top, in an effort to prevent desiccation of exposed roots. Trees must be adequately watered during the entire construction process.**

**- Construction materials are not to be stored within the Tree Protection Zones (TPZ) of trees to be retained, and TPZ fencing is to remain intact for the entire construction process. Signage must be clearly posted on each side of the barrier indicating 'TREE PROTECTION ZONE – DO NOT ENTER OR MODIFY'. Contact your project Arborist for any TPZ barrier issues.**

Limitations: This report is based on a visual assessment, from the ground only. No core or tissue samples were taken; no root crown excavations were performed. This report provides no undertakings regarding the future condition or behaviour of the trees reviewed in it. Tree hazards and conditions do change over time, and the evaluation period for this report is valid for the day on which it was performed only. Recommendations are to serve only as a guideline for the care, retention and protection of the tree(s), and are made according to commonly accepted arboricultural practises, and do not guarantee the survival and/or safety of the specimen(s). No responsibility is assumed for any legal matters as a result of this report. The consultant shall not be required to give testimony or attend court by any reason of this report unless subsequent contractual arrangements are made, including payment of additional fees for such services. Loss or alteration of any part of this report invalidates the entire report. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without verbal or written consent of the consultant. No part of this report shall be conveyed by anyone to the public by any means without prior written consent of the consultant.

<u>TREE</u>	<u>SPECIES</u>	<u>DBH</u>	<u>HEIGHT</u>	<u>CRZ</u>	<u>Condition</u>	<u>OBSERVATIONS &amp; RECOMMENDATIONS</u>
#		(cm)	(m) est.	radius (ft.)		
1	Japanese Maple ( <i>Acer palmatum</i> )	26 combined (11+9+6)	5	5.4'	Good	This tree belongs to the neighbouring property. It was not included on the site survey; therefore, its approximate location has been identified. It has four stems commencing at 2ft; overall, it appears typical of its species. The Critical Root Zone radius is 5.4ft. It is located 4ft from the west property line and an existing wood fence. The Critical Roots pose a 1.4ft encroachment into the subject site. <b>RECOMMENDATIONS:</b>
2	Dogwood ( <i>Cornus sp.</i> )	36 combined (15+11+10)	7	7.4'	Good	This tree has four stems commencing at 2ft; overall, it appears typical of its species. <b>RECOMMENDATIONS:</b>
3	Laurel ( <i>Prunus laurocerasus</i> )	-	2	3'	Good	This hedge may be shared ownership with the Municipality. It appears to have been maintained regularly. <b>RECOMMENDATIONS:</b>
4	Cherry ( <i>Prunus sp.</i> )	96 combined (43+28+25)	7	19.8'	Fair	This tree belongs to the Municipality. It has three stems commencing at 3ft. These stems are somewhat irregular; areas along the stems appear somewhat sunken in and swollen. It has been previously topped at multiple heights, and cut back on all sides to contain. There are surface roots visible on all sides of the stem. The communication cables to the subject site pass through the lower canopy on the west side of the stem. <b>RECOMMENDATIONS:</b>
5	Laurel ( <i>Prunus laurocerasus</i> )	-	2	3'	Good	This hedge may be shared ownership with the City. It appears to have been maintained. <b>RECOMMENDATIONS:</b>
6	Rhododendron ( <i>Rhododendron sp.</i> )	57 combined (20+18+9)	4	11.8'	Good/fair	This shrub is a mature specimen. It has six stems commencing at the base. There is a column of decay within the southeast stem commencing at 1ft, which extends upwards to 3ft. It has been previously topped at multiple heights, and cut back to provide clearance to the existing walkway, which is 3ft from the southwest side of the stem. It has an 8ft canopy spread on the north, south and east sides of the stem. There are multiple pruning wounds throughout, which have not fully callused over, and decay is present. The Critical Root Zone radius is 11.8ft. The corner of the existing building is 12ft from the west side, the corner of the existing porch is 9.5ft from the south side and 4ft from the west side of the stem, and the existing wood

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#		(cm)	(m) est.	radius (ft.)		
						staircase is 12ft from the south side of the stem. <b>RECOMMENDATIONS:</b>
7	Magnolia ( <i>Magnolia sp.</i> )	34 combined (14+13+7)	18	8.2'	Good	This tree has three stems commencing at 1.5ft; overall it appears typical of its species. The Critical Root Zone radius is 8.2ft. There is an existing stacked rock retaining wall 1.5ft from the south side of the stem; the grade on the south side of the wall is 1.5ft lower. <b>RECOMMENDATIONS:</b>
8	Rhododendron ( <i>Rhododendron sp.</i> )	23 combined (10+7+6)	3	4.5'	Good	This shrub has multiple stems commencing at the base; overall, it appears typical of its species. The Critical Root Zone radius is 4.5ft. There is an existing stacked rock retaining wall adjacent to the south side of the stem; the grade on the south side of the wall is 1.5ft lower. <b>RECOMMENDATIONS:</b>
9	Laurel  ( <i>Prunus laurocerasus</i> )	-	3	4'	Good	This hedge may be shared ownership with the Municipality. It has been maintained. <b>RECOMMENDATIONS:</b>
10	Holly ( <i>Ilex sp.</i> )	71 combined (28+25+18)	9	14.6'	Fair	This tree has three stems commencing at 2ft; the central stems are intertwined. It has been previously topped at 20ft. It is partly located within Hedge #9. <b>RECOMMENDATIONS:</b>
11	Holly ( <i>Ilex sp.</i> )	21	8	4.3'	Fair	This tree is tall and spindly. It has two stems commencing at 15ft. It has a phototropic lean to the west, and is somewhat suppressed due to the spreading canopies of the adjacent trees. It is located within Hedge #9. <b>RECOMMENDATIONS:</b>
12	Cedar ( <i>Thuja plicata</i> )	140	22	29.2'	Good/fair	This tree has three stems commencing at 25ft; narrow stem attachments were observed. The west stem divides again at 30ft. There is a large diameter candelabra limb commencing at 12ft on the east side of the stem; it has sustained minor surface damage due to vehicular traffic. This limb has been previously topped at 25ft. There are also three large diameter candelabra limbs commencing at 15ft, 16ft and 18ft on the southwest side of the stem. The canopy has been raised to provide clearance to the roadway and laneway. The Critical Root

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#		(cm)	(m) est.	radius (ft.)		
						Zone radius is 29.2ft. There is excess soil within the Critical Root Zone on the north and west sides of the stem. <b>RECOMMENDATIONS:</b>
13	Holly ( <i>Ilex sp.</i> )	31	12	6.4'	Fair	This tree belongs to the Municipality. It has two stems commencing at 15ft. It has a phototropic lean to the west, due to the spreading canopies of the adjacent trees. The lower canopy appears rather spare and lacks vigor. There is Holly blight disease, and branch and twig dieback throughout the lower canopy; this disease will eventually cause the tree to decline. <b>RECOMMENDATIONS:</b>
14	Mountain Ash ( <i>Sorbus sp.</i> )	21	7	4.3'	Good/fair	This tree has a phototropic lean to the west, due to the spreading canopies of the adjacent trees. The canopy is asymmetrical, and is heavily weighted to the west. <b>RECOMMENDATIONS:</b>
15	Boxwood ( <i>Buxus sp.</i> )	-	2	4'	Good/fair	This hedge may be shared ownership with the Municipality. It has been maintained. There is a ditch adjacent to the south side of the stems. <b>RECOMMENDATIONS:</b>
16	Cypress ( <i>Chamaecyparis sp.</i> )	-	4	4'	Fair	This hedge maybe shared ownership with the Municipality. It has been previously topped at 15ft. The lower canopy has been cut back hard to provide clearance to the laneway, exposing bare twigs and branches on the south side of the hedge. There is a ditch adjacent to the south side of the stems. <b>RECOMMENDATIONS:</b>
17	Magnolia ( <i>Magnolia sp.</i> )	47 combined (31+16)	6	9.7'	Fair	This tree has two stems commencing at 4.5ft. The canopy has been cut back on all sides to contain. There is a callusing wound along the east side of stem commencing at the base to 1ft. The Critical Root Zone radius is 9.7ft. There is an existing stacked rock retaining wall 8ft from the south side of the stem; the grade difference is about 2ft. There is an existing concrete surface, and an existing raised deck, which has been supported by wood posts 4.5ft from the northeast side of the stem. There is an existing gravel pathway within the Critical Root Zone on the northeast and east sides of the stem. There is also an existing wood fence adjacent to the west side of the stem. <b>RECOMMENDATIONS:</b>



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#		(cm)	(m) est.	radius (ft.)		
18	Beech ( <i>Fagus sp.</i> )	41 combined (32+9)	10	8.5'	Good	This tree belongs to the neighbouring property. It is a columnar variety. It has two stems commencing at 3ft, which are fused to 6ft; otherwise, it appears typical of its species. The Critical Root Zone radius is 8.5ft. There is an existing wood fence adjacent to the east side of the stem. <b>RECOMMENDATIONS:</b>
19	Plum ( <i>Prunus sp.</i> )	23 combined (10+9+4)	6	4.5'	Good	This tree was not included on the site survey; therefore its approximate location has been identified. It has a slight lean to the east; overall, it appears typical of its species. <b>RECOMMENDATIONS:</b>



**Tree #1**



**Trees #2 & #4, and Hedge #3**



**Tree #2 & Hedge #3**



**Hedge #5**



**Shrub #6**





**Shrub #6**

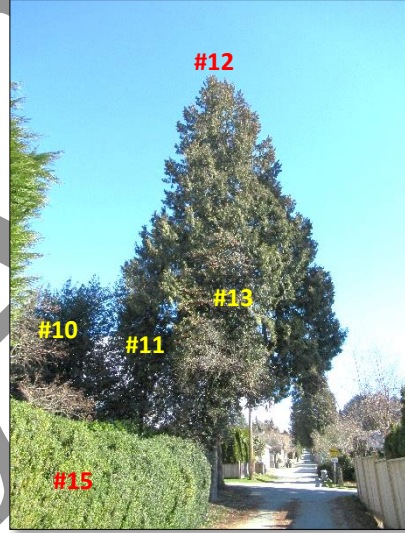


**Tree #7 &**

**Shrub #8**



**Hedge #9, and Trees #10 - #13**



**Hedge #15, & Trees #10 - #13**



**Trees #12 - #14 & Hedge #15**



**Hedges #16 & #15**





Hedges #15 & #16



Tree #17



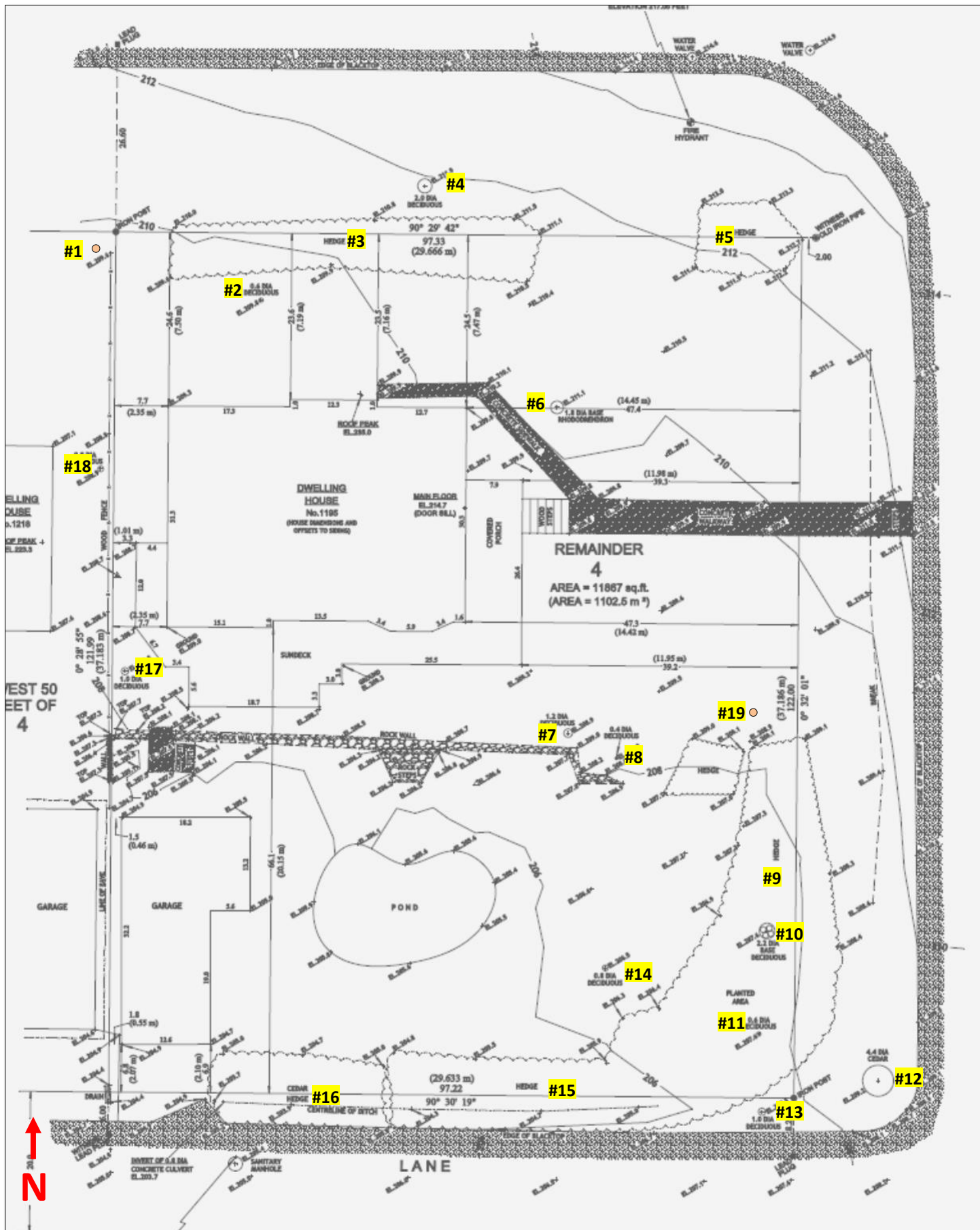
Tree #17



Tree #18



Tree #19



Site Survey – Not to Scale