Burley Boys
TREE SERVICE LTD.

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Arborist Report

Authored by: Sean Wightman
ISA Certification #: PN2013A

File #:	22-077
Date:	22 July 22
Weather:	Overcast
Client:	Somerset Homes
Telephone:	604-671-5202
Email:	shawn@somersetcustomhomes.ca
Site Address:	2225 Folkestone Way, West Vancouver, British Columbia V7S 2Y6

Purpose:

Burley Boys Tree Service Ltd. has been contracted to provide a preliminary tree removal/retention outline for the property at 2225 Folkestone Way, West Vancouver, BC. Plans for the property include the redevelopment of the existing commercial building on the property & construction of a new multi-unit, mixed use building.

This report is intended to accompany a development permit for the property which includes the removal of 1 oversized tree on private property, which is noted as being in poor condition, with little or no long-term retention value, or inside/too close to required excavations; not suitable for retention.

Any recommended tree removal should be considered in conjunction with an approved replanting/landscape plan.

Method:

The site was visited with all trees being assessed from the ground only, using the Visual Tree Assessment (VTA) technique. No trees were climbed or cored during the site visit. Assessed trees and their Critical Root Zones (CRZ) are noted in the Appendix below. These CRZ should be noted for design purposes and to avoid/limit any excavations or grade changes too close to the trees as part of the proposed development.

Limitations:

 This report is based on the method of assessment on the day of the assessment only. It is not to be copied, reprinted, published or otherwise distributed without prior approval by Burley Boys Tree Service Ltd. This report is to be used in its entirety, for its purpose only. Only the subject trees were inspected, and no others. This report does not imply or in any other way infer that other trees on the property or on neighbouring sites are sound and healthy.

The inherent characteristics of trees or parts of trees to fall due to environmental conditions and internal problems are unpredictable. Defects are often hidden within the tree or underground. The project arborist has endeavoured to use his skill, education and judgement to assess the potential for failure, with reasonable methods and detail. It is the owner's responsibility to maintain the trees to reasonable standards and to carry our recommendations for mitigation suggested in this report.

It is the sole responsibility of the client or their representatives to follow through with all recommendations for future consultations or site inspections.

Observations:

6 trees, or groups of trees, within or near the property were assessed. The trees are not individually tagged, but they are referred to as Trees #1 through #6 in the Appendix below.

The proposed redevelopment consists of a new mixed use building on the property, including the construction of new residential townhomes & a new restaurant.

Tree #1 is a hemlock. It measures 57 cm DBH. This tree is in poor condition; it has a dead top & shows early stages of decline. This tree inside the proposed excavation area & is unsuitable for long-term retention. It is proposed to be removed to facilitate the redevelopment of the property.

Tree #2 is a hemlock. It measures 46.5 cm DBH and is in fair condition. This tree is inside the proposed excavation area and is proposed to be removed to facilitate the redevelopment of the property.

Tree #3 is a cedar. It measures 76 cm DBH and is in fair condition. This tree is inside the proposed excavation area and is proposed to be removed to facilitate the redevelopment of the property; *An oversize tree permit is required.*

Tree #4 is a 62 cm DBH cedar. This tree is in fair condition. It is too close to the proposed building envelope, and cannot be safely retained, therefore, this tree is proposed to be removed to facilitate the redevelopment of the property.

Tree #5 is a 39 cm DBH birch. This tree is in poor condition; it has a history of previous topping cuts, and evidence of tip dieback due to suspected bronze birch borer. This tree is in conflict with the proposed excavation area & will require removal to facilitate the development.

Tree #6 is a mixed row of approximately 36 trees growing at the north perimeter of the property and on the DWV blvd; 6 are on private property, 3 are shared with DWV property and 27 are on District property. They consist of fir, pine cedar, birch, arbutus and maple. These trees measure 20-60cms DBH and are in fair condition overall. They are to be retained; tree protection barriers are to be placed at the edge of sidewalk & parking area to allow for pedestrian & site access. This will provide safe retention of these trees; the existing concrete parking area will have prevented significant root growth into the site. No disruption is anticipated to their CRZ, provided the TPB remains intact during the development.

Conclusions:

All removal/retention recommendations are based on both the trees' current health, condition, and long-term viability as a retained tree and their relative proximities to required excavations.

The critical root zones of retained trees should be observed and protected from any excavations, grade changes or storage of construction materials.

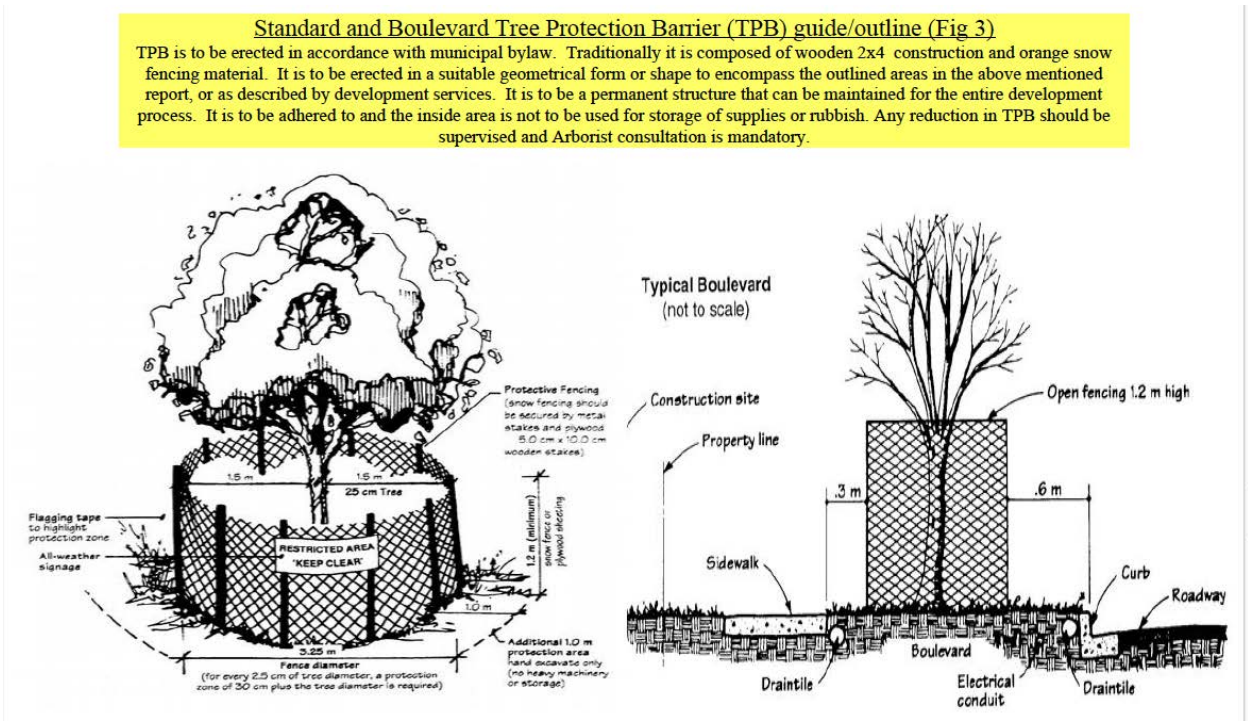
Any recommended tree removals should be considered in conjunction with a District approved re-planting/landscape plan.

Tree Retention Outline:

A tree preservation fence must be constructed around the root areas of all trees that are to be retained. Wherever possible, the radius of the tree preservation fence should extend as far as the drip line of the tree's canopy. If this is not possible, the fence should be located no closer than the determined CRZ for each individual tree. This will ensure that the critical root zone for each tree is protected. Protecting the tree's critical root zones will help reduce the amount of soil compaction to the root areas, and will also aid in retaining the moisture in the soils during the construction period.

Should any excavations be required within 1m of the determined critical root zone of any tree to be retained, a certified arborist must be on site to assess and document the roots being affected and mitigate appropriately. If any roots are expected to be uncovered, damaged or cut, it is recommended that a certified arborist be retained to supervise the excavations and mitigate any damaged roots accordingly.

Heavy machines should be kept out of the drip line of all trees on the property. Designated roadways for machines to move through the property may prove beneficial. Construction materials, particularly concrete, should not be stored inside the root zones. Waste concrete should not, under any circumstances, be disposed of inside root zones. This includes hosing down tools used to mix or spread concrete. Any large roots (over 15cm) exposed by excavation should have broken ends sawn off cleanly.



Arborist Letter of Retention:

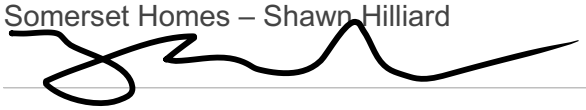
This confirms that Burley Boys Tree Service Ltd. has been retained to monitor, through scheduled site visits, that tree protection is maintained in good order for the duration of the project and to ensure that all works for the development project have been completed in accordance with this report.

The scope of work for the arborist includes but not limited to the following:

- *Provide guidance and supervise work within or near protection zones of trees to be retained on and offsite. To include but not limited to – method/design statements, pruning, root pruning, low impact excavation/construction, etc.*
- *Arrange for the impact mitigation, remediation and soil reinstatement as required within the protected root zones.*
- *Ensure that barriers and/or ground protection is installed or re-installed according to municipal specifications and/or approved plans/reports and to monitor, through scheduled site visits, that tree protection is maintained in good order for the duration of the project.*

It is the responsibility of the developer to provide adequate notice for required site visits for excavations.

Signatures:

Property Owner Name:	Toseki Entertainment Ltd. – Tom Tsukada
Signature:	
Contractor Name:	Somerset Homes – Shawn Hilliard
Signature:	
Arborist Name:	Sean Wightman
Signature:	

Appendix:

Below details the tree assessed. "DBH" is the main trunk diameter of the tree measured approximately 1.4m from grade. The determined condition of each tree is relative to its health, canopy structure, colour and vigour and any defects noted in the stem, canopy or root plate. Retention values are based on the tree species profile, growing conditions & viability as long-term. "CRZ" is the determined Critical Root Zone of each tree. Preferred & Minimum CRZs are outlined below. The Preferred CRZ measurement is based on 12xDBH, as recommended by PNW-ISA; Tree protection barriers should be located no closer to the trunk than this distance. It should be noted trees with excavations required inside the Preferred CRZ can often be retained.

Tree /Tag #	**Species**	**DBH (cm)**	**Condition** Good Fair Poor Dead/Dying	**Retention Value** High Moderate Low Unsuitable	**CRZ** (Min) (m)	**CRZ** (Pref'd) (m)	**Comments & Recommendations**
1	Hemlock	57	Poor	Low	3.42	6.84	• Dead top • Early stages of decline • Conflict with required excavations **Recommend:** • *Remove to facilitate proposed development*
2	Hemlock	47	Fair	Moderate	2.82	5.64	• Conflict with required excavations **Recommend:** • *Remove to facilitate proposed development*
3	Cedar	76	Fair	Moderate	4.56	9.12	• Conflict with required excavations **Recommend:** • *Remove to facilitate proposed development* • *Permit required*
4	Cedar	62	Fair	Moderate	3.72	7.44	• Too close to required excavations **Recommend:** • *Remove to facilitate proposed development*
5	Birch	39	Poor	Unsuitable	2.34	4.68	• Previously topped • Evidence of dieback; suspected bronze birch borer • Conflict with required excavations **Recommend:** • *Remove to facilitate proposed development*
6	Fir, Pine, Cedar, Birch, Arbutus, Maple (36)	20-60	Fair	Moderate	1.20-3.60	2.40-7.20	• Mixed row of trees at north perimeter & north blvd; 6 private, 3 shared with DWV, 27 DWV blvd. **Recommend:** • *Retain, install tree protection barrier at edge of sidewalk/parking area*

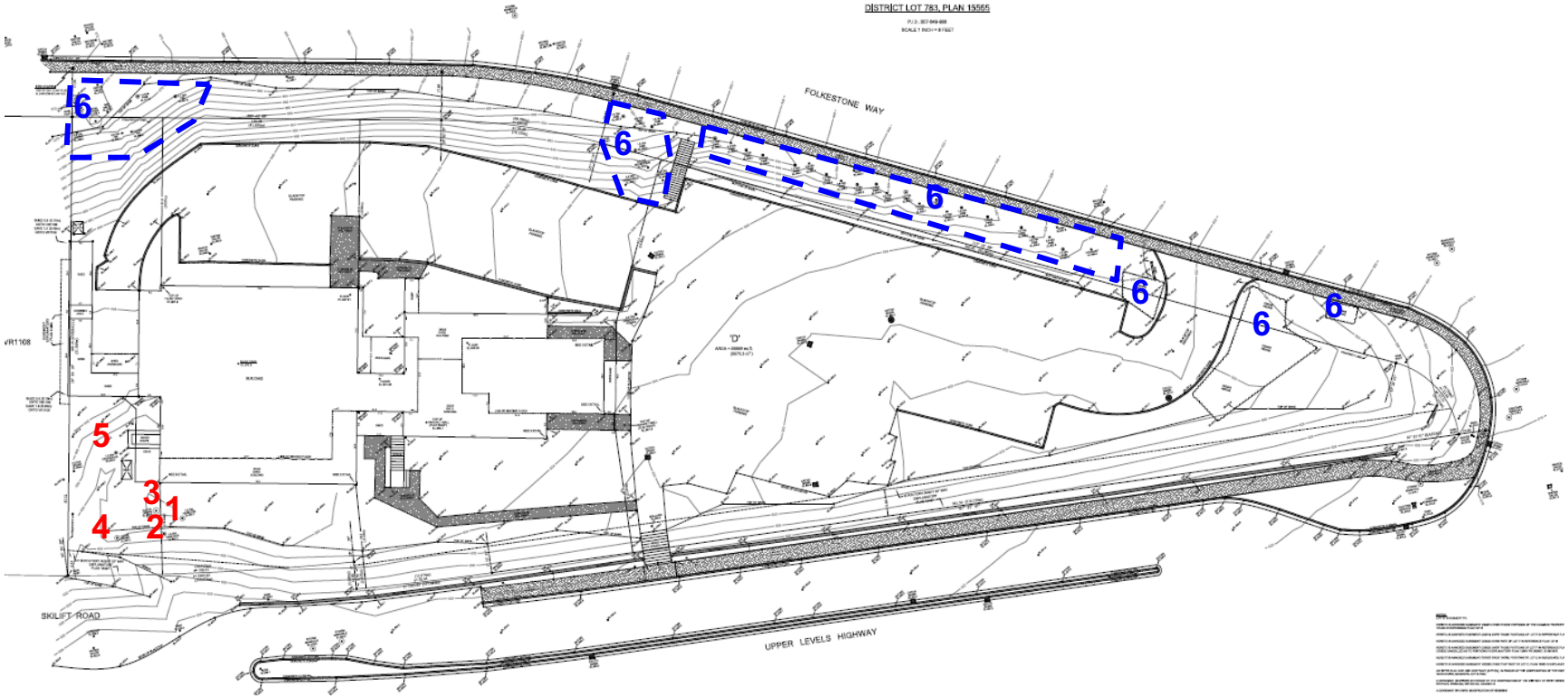
Tree Removal/Retention Summary:

Number of permit protected trees to be removed:	**1**
Number of non-permit protected trees to be removed:	**4**
Number of retained trees on site:	**36**

Site Map:

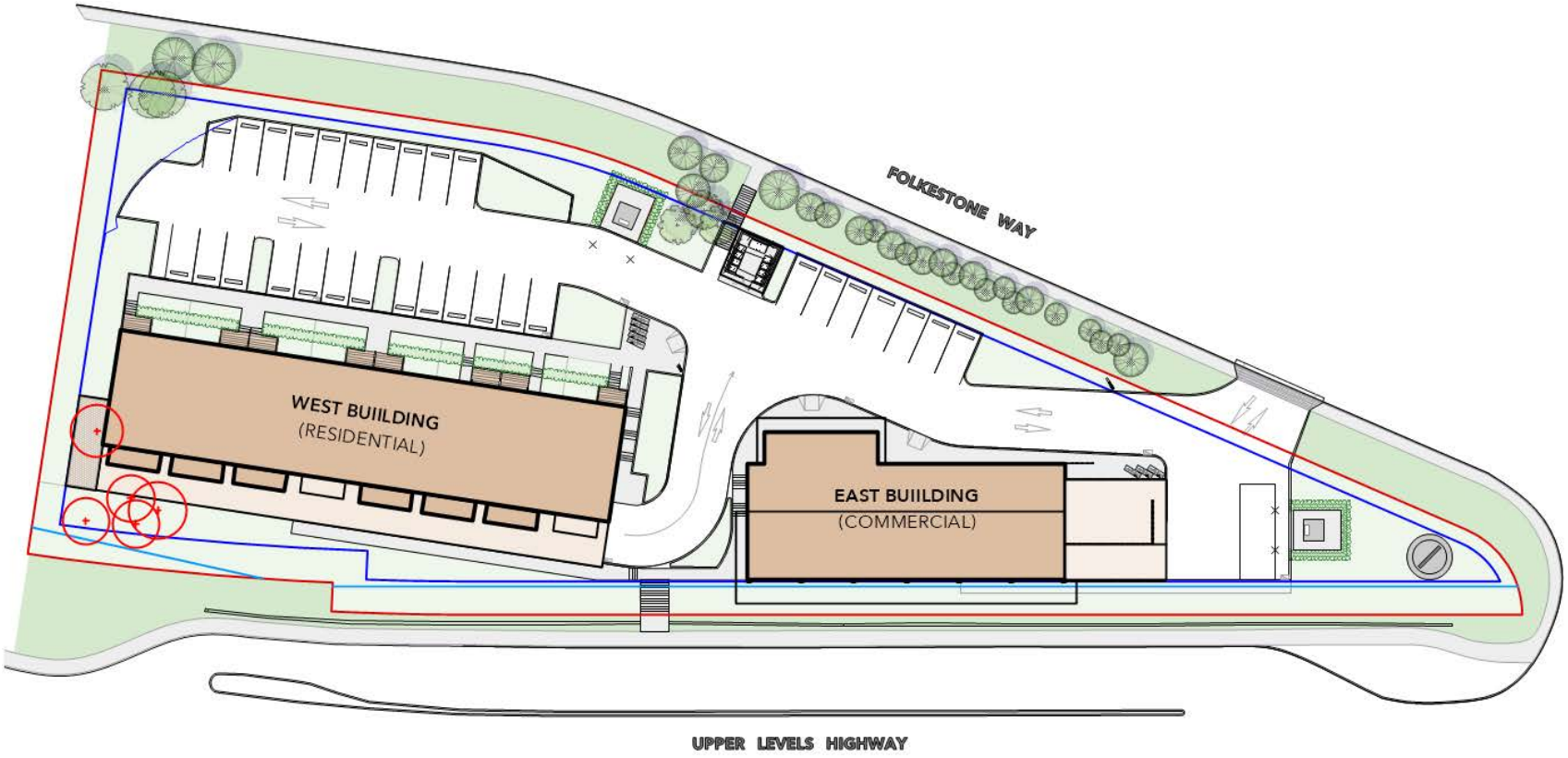
Site Survey:

The below site survey plots tree locations and outlines removal / retention recommendations (Retain, Remove).



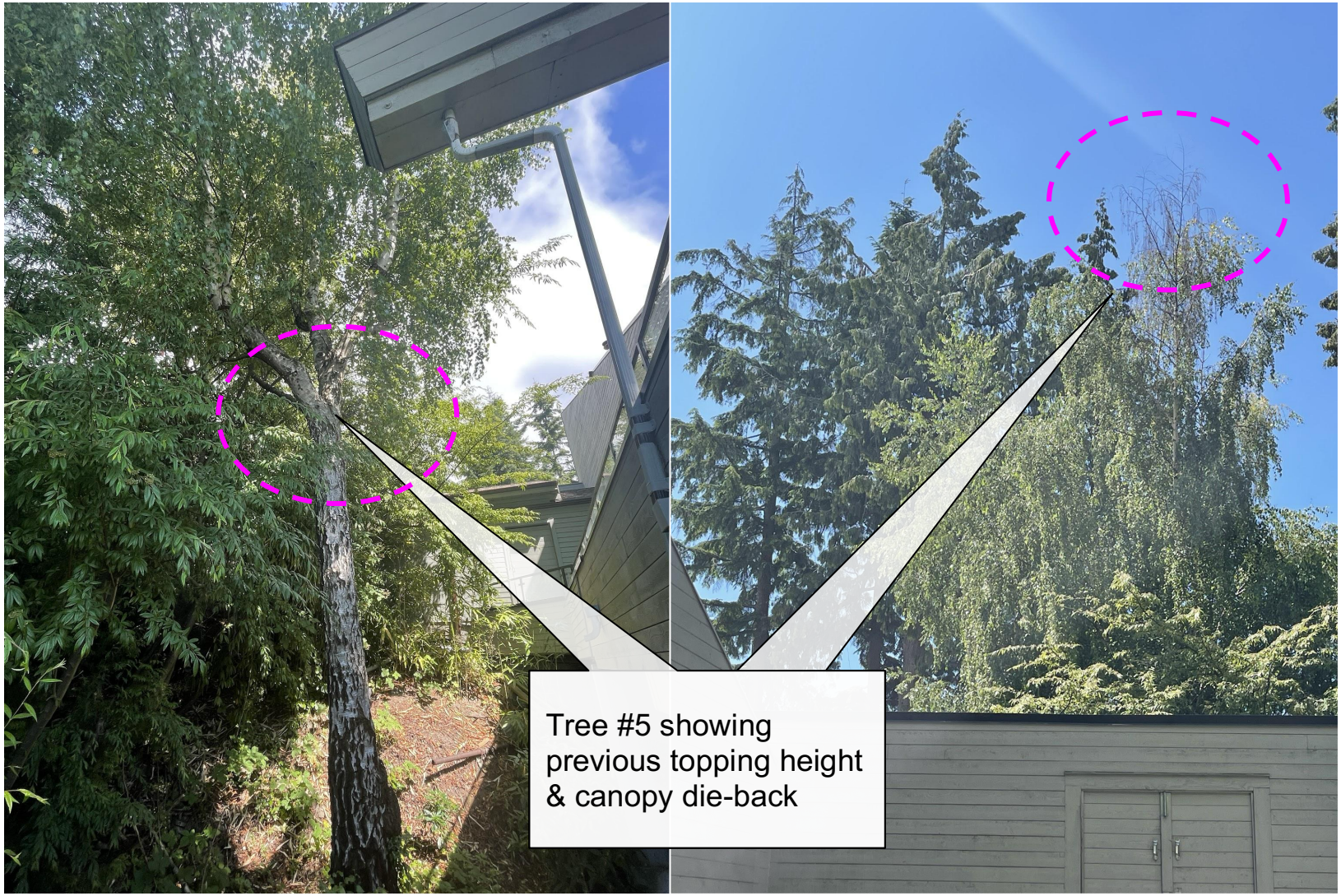
Site Plan:

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 is to be provided by the applicant, if required.



TREES TO BE REMOVED

Images:


Tree #5 showing
previous topping height
& canopy die-back


Tree(s) #6 at NW corner of site

Tree(s) #6 at north side of site

Tree(s) #6 at north side of site

Tree(s) #6 at NE corner of site