



District of West Vancouver

**Tree Bylaw No. 4892, 2016,  
Amendment Bylaw No. 5373, 2025**

Effective Date:

# Tree Bylaw No. 4892, 2016, Amendment Bylaw No. 5373, 2025

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District of West Vancouver

# **Tree Bylaw No. 4892, 2016, Amendment Bylaw No. 5373, 2025**

A bylaw to regulate, prohibit, and impose requirements in relation to trees.

Previous amendments: Amendment bylaws 5322; 5202; 5133; 5162; 5089; and 4913.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for the management of tree cutting and tree damaging activities;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

## **Part 1 Citation**

- 1.1 This bylaw may be cited as Tree Bylaw No. 4892, 2016, Amendment Bylaw No. 5373, 2025.

## **Part 2 Severability**

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

## **Part 3 Amends Part 3 Application of Bylaw**

Tree Bylaw No. 4892, 2016 Part 3 Application of Bylaw is amended by:

- 3.1 Removing Sections 3.1.2, 3.1.6, and 3.1.7 and renumber the subsections accordingly.
- 3.2 Adding a new section 3.2 as follows:

“This Bylaw applies to trees on land within the scope of a development permit or heritage alteration permit, except to the extent that the terms and conditions of the development permit or heritage alteration permit are

inconsistent with this Bylaw, in which case the development permit or heritage alteration permit will govern.”

## Part 4 Amends Part 4 Interpretation

Tree Bylaw No. 4892, 2016 Part 4 Interpretation is amended by:

4.1 Replacing section 4.1.3 with the following:

“The removal of any limb that requires a person to elevate themselves off the ground level, to perform the removal, including but not limited to, ascending by ladder, cherry picker, or climbing equipment.”

4.2 Adding a new section 4.3 as follows:

For the purpose of the definition of “protected tree”:

- a) a parcel is being developed if any work undertaken or to be undertaken on the parcel requires a building permit, demolition permit, or development permit and is no longer being developed when work under any required building permit is complete; and
- b) a residential building means a building containing at least one dwelling as defined in the Zoning Bylaw, other than a detached secondary suite; and
- c) a commercial building includes any building that is or may be used for a use permitted in any commercial zones as defined under the Zoning Bylaw.

4.3 Renumbering the subsequent section accordingly.

4.4 In newly numbered section 4.4, adding the definition of “Boulevard” as:

“**Boulevard**” means any portion of a dedicated highway that is not improved for general vehicular or pedestrian traffic, whether such portion is naturally vegetated, artificially landscaped or unimproved, and includes the space below and above the surface.

4.5 In newly numbered section 4.4, replacing the definition of “District Arborist” with the following:

“**District Arborist**” means a person who:

- a) is certified as an arborist by the International Society of Arboriculture;

- b) is certified as a tree risk assessor by the International Society of Arboriculture; and
- c) has been appointed by the District to the position of District Arborist.

4.6 In newly numbered section 4.4, adding the definition of “Drip Line” as:

**"Drip Line"** means an imaginary line from the outermost perimeter of the canopy a tree or group of trees to the ground.

4.7 In newly numbered section 4.4, adding the definition of “Highway” as:

**"Highway"** includes all public streets, roads, ways, trails, lanes, bridges, trestles, ferry landings and approaches and any other public way.

4.8 In newly numbered section 4.4, replacing the definition of “Protected Tree” with the following:

**“Protected tree”** means any of the following:

- a) Any tree 75 cm DBH or greater, or in the case of a tree with multiple stems, a combined stem DBH of 75 cm or more;
- b) On a parcel being developed with at least one new residential or commercial building, or subdivided to create at least one additional parcel for a new residential building, any tree 20 cm DBH or greater, or in the case of a tree with multiple stems, a combined stem DBH of 20 cm or more;
- c) Any replacement tree;
- d) Any retained tree;
- e) Any heritage tree;
- f) Any tree located within a Watercourse Protection Area or Foreshore Protection Area;
- g) Any tree of the following species, greater than 20 cm DBH: i. *Arbutus (Arbutus menziesii)*; ii. Garry Oak (*Quercus garryana*); iii. Pacific yew (*Taxus brevifolia*); iv. Pacific dogwood (*Cornus nuttallii*); v. Yellow cedar (*Cupressus nootkatensis*); vi. Shore pine (*Pinus contorta var contorta*) that lie within the protected shoreline area as defined using the Provincial ecosystem zone mapping;
- h) Any tree that contains an active nest of any bird, or the nest, whether active or not, of an eagle, peregrine falcon, gyrfalcon, heron, osprey, or burrowing owl;
- i) Any tree that constitutes the habitat of a protected wildlife species under the Provincial *Wildlife Act* or Federal *Migratory Bird Act*.
- j) Any tree on land owned by the District of West Vancouver, including highways and boulevards.

- 4.9 In newly numbered section 4.4, replacing the definition of “Retained Tree” with the following:

“**Retained Tree**” means a tree that must be retained pursuant to:

- (a) a registered covenant;
- (b) a development permit; or
- (c) a building permit.

- 4.10 In newly numbered section 4.4, adding the definition of “Structure” as:

“**Structure**” means any construction supported on the ground or on water and includes buildings, pools, retaining walls, garden walls, but excludes fences, and retaining walls less than 1.2 m in exposed height.

- 4.11 In newly numbered section 4.4, replacing the definition of “Tree” with the following:

“**Tree**” means a woody perennial plant having one or more stems, with at least one stem having a DBH of 5 centimetres or more.

- 4.12 In newly numbered section 4.4, replacing the definition of “Watercourse” with the following:

“**Watercourse**” means a ditch, creek, pond, lake, river, or stream that is connected by surface flow to fish habitat, whether it contains water or not, including but not limited to non-permanent watercourses, which contains water for less than six months of the year.

- 4.13 In newly numbered section 4.4, replacing the definition of “Watercourse Protection Area” with the following:

“**Watercourse Protection Area**” means:

- (a) the land within 15 metres of the Top of a Watercourse Bank for watercourses; or
- (b) the land within 5 metres of the Top of the Watercourse Bank for non-permanent watercourses.

## **Part 5 Amends Part 5 Protection of Trees from Damage**

Tree Bylaw No. 4892, 2016 Part 5 Protection of Trees from Damage is amended by:

5.1 Replacing section 5.2.4 in its entirety with:

Trees on any portion of land owned by the District of West Vancouver that is within 3 metres of the building site.

5.2 Replacing section 5.3.1 in its entirety with:

“Ensure that no construction activity occurs within the area denoted by the tree protection barrier except to the extent that those activities are monitored by an Arborist for the duration of the required construction activities within the tree protection barrier. Upon completion of the construction activity occurring within the tree protection barrier, a post-activity report with photos of the re-installed fencing and condition of tree(s) must be submitted to the Director by the Arborist who was responsible for monitoring the construction activity”.

## **Part 6 Amends Part 6 Tree Cutting Permits**

Tree Bylaw No. 4892, 2016 Part 6 Tree Cutting Permits is amended by:

6.1 Replacing section 6.2 in its entirety with:

“Section 6.1 does not apply to any tree that presents an imminent danger to persons or property, as certified by an Arborist, but any person who, under the authority of this section, cuts a tree without obtaining a permit must report the cutting of the tree to the Director and apply for a Tree Permit within one business day of cutting the tree and must not remove the tree from the location at which it was cut until the Director has issued a Tree Permit to authorize such removal.”

6.2 Replacing section 6.3.1 in its entirety with:

“a tree where cutting is limited to removing limbs using acceptable pruning practices including crown cleaning, crown, thinning, crown reduction, restoration pruning, vista pruning, pollarding, or structural pruning, and as per recommendations in the arborist report;”

6.3 Replacing section 6.3.3 in its entirety with:

“a tree impairing, interfering or damaging the normal operation of sewers, drains, water lines, utility lines or other utility infrastructure, or structure, and that the impairment, interference or risk cannot be reduced or

removed in any way other than the whole or partial removal of the tree; but for these purposes the accumulation of leaves or needles does not constitute damage, interference, or impairment;”

6.4 Replacing section 6.3.4 in its entirety with:

“a tree located within an area, outside a Permitted Building Envelope, with a maximum width of 4.5 m and indicated in a building permit or specified by the Director as the location of a driveway;”

6.5 Replacing section 6.3.5 in its entirety with:

“a tree located within an area outside of a Permitted Building Envelope but indicated in a building permit or specified by the Director as the location of an accessory building used for motor vehicle parking accessed from a lane;”

6.6 Replacing section 6.5 in its entirety with:

The Director must issue a tree cutting permit under this Part in respect of a tree that does not come within the scope of Section 6.3 and that is located within a Permitted Building Envelope and indicated in a building permit.

6.7 Moving section 6.6 above section 6.5 and renumbering these sections accordingly.

6.8 Removing the repeated “tree cutting” wording in section 6.7.

6.9 In section 6.8, replace “6.5” with “6.6”.

## **Part 7 Amends Part 7 Replacement Trees**

Tree Bylaw No. 4892, 2016 Part 7 Replacement Trees is amended by:

7.1 Replacing section 7.1.1 in its entirety with:

Plant one replacement tree with a minimum caliper of 5 cm (deciduous tree) or height of 3 m (coniferous tree) for removal of any protected tree with a replacement tree from Schedule B or a species approved by the Director.

7.2 Removing the word “and” from the end of section 7.1.2.

7.3 Replacing the “.” from the end of section 7.1.3 with “; and”.

7.4 Adding a new section 7.1.4 as follows:

If the planting of a replacement tree(s) in accordance with Section 7.1 is not possible, as confirmed by a certified arborist, landscape architect, or licensed landscape contractor, and approved by the Director, the applicant shall provide compensation in the amount of \$1,000 per replacement tree to the District to be put into the Environmental Reserve Fund.

## **Part 8 Amends Part 8 Tree Cutting Permit Procedures**

8.1 In section 8.2, replace “6.5” with “6.6”.

8.2 Replacing section 8.2(viii) in its entirety with:

“Tree Risk Assessment Report with tree risk rating;”

8.3 Removing the word “and” from the end of section subsection xi.

8.4 Replacing the “.” from the end of subsection xii with “; and”.

8.5 Adding a new subsection 8.2(xiii) as follows:

“Where tree removal is recommended, provide rationale of why the issue cannot be addressed by pruning.”

## **Part 9 Amends Part 10 Offence and Penalties**

Tree Bylaw No. 4892, 2016 Part 10 Offence and Penalties is amended by:

9.1 Inserting a new section 10.4 as follows:

“The Director may order or direct any person to retain a tree contractor to remove trees which were cut in contravention of this bylaw and left in hazardous condition. If the trees are on District land the tree contractor must be a Municipal Tree Contractor.”

9.2 Renumbering the subsequent sections accordingly.

9.3 Inserting a new section 10.6 as follows:

“If a person subject to a requirement under section 10.4 fails to take the required action, the municipality may fulfill the requirement at the expense of the person and recover the costs from that person as a debt.”

9.4 Renumbering the subsequent sections accordingly.

## **Part 10 Amends Schedule B Replacement Tree Species**

10.1 Replacing the table in Schedule B in its entirety with the table attached to this bylaw as 'Schedule A – Schedule B Replacement Tree Species'.

### **Schedules**

Schedule A – Schedule B Replacement Tree Species

READ A FIRST TIME on September 15, 2025

READ A SECOND TIME on September 15, 2025

MODIFIED on November 17, 2025

READ A THIRD TIME AS MODIFIED on November 17, 2025

THIRD READING RESCINDED on December 1, 2025

MODIFIED on December 1, 2025

READ A THIRD TIME AS MODIFIED on December 1, 2025

ADOPTED by the Council on [Date].

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

## Schedule A – Schedule B Replacement Tree Species

Common name	Scientific name	Tree Type	Canopy density	Shade tolerance	Drought tolerance	Flammability	Wind breakage potential	Present and Future Climate Suitability
<b>Tree Height at Maturity - Less than 10 m (33 feet)</b>								
Paperbark maple	<i>Acer griseum</i>	<i>Deciduous</i>	M	M	M	M	M	Suitable
Amur maple	<i>Acer tataricum</i>	<i>Deciduous</i>	M	M	M	L	M	Suitable
Autumn Brilliance Serviceberry	<i>Amelanchier x grandiflora</i>	<i>Deciduous</i>	M	M	M	L	L	Suitable
Eastern redbud	<i>Cercis canadensis</i>	<i>Deciduous</i>	L	M	H	M	M	Very suitable
Sawara false cypress	<i>Chamaecyparis pisifera</i>	<i>Coniferous</i>	M	M	M	H		Suitable
Chitalpa	<i>Chitalpa x tashkentensis</i>	<i>Deciduous</i>	M	L	M	L	M	Suitable
Flowering dogwood	<i>Cornus florida</i>	<i>Deciduous</i>	M	H	M	L	L	Suitable
Cornelian cherry	<i>Cornus mas</i>	<i>Deciduous</i>	M	M	M	L	L	Suitable
Black hawthorn	<i>Crataegus douglasii</i>	<i>Deciduous</i>	M	M	M	L	L	Suitable
Chinese juniper	<i>Juniperus chinensis</i>	<i>Coniferous</i>	H	L	H	H	M	Very suitable
Rocky Mountain Juniper	<i>Juniperus scopulorum</i>	<i>Coniferous</i>	H		M	H		Suitable
Japanese privet	<i>Ligustrum japonicum</i>	<i>Deciduous</i>	H	M	M	L	L	Suitable - Trial
Common apple	<i>Malus domestica</i>	<i>Deciduous</i>	M	L	M	L	M	Suitable
Sweet mountain pine	<i>Pinus mugo</i>	<i>Coniferous</i>	H	L	H	H	L	Very suitable
Japanese black pine	<i>Pinus thunbergii</i>	<i>Coniferous</i>	H	L	H	H	M	Very suitable
Oriental arborvitae	<i>Platycladus orientalis</i>	<i>Coniferous</i>	H	L	M	H	M	Suitable - Trial
Higan cherry	<i>Prunus subhirtella</i>	<i>Deciduous</i>	L	L	M	H	M	Suitable
Japanese Emperor oak	<i>Quercus dentata</i>	<i>Deciduous</i>	M	L	M	L	L	Suitable
Orange-bark Stewartia	<i>Stewartia monadelphica</i>	<i>Deciduous</i>	M	M	M	L	M	Suitable
Japanese Stewartia	<i>Stewartia pseudocamellia</i>	<i>Deciduous</i>	M	M	M	M		Suitable
Japanese snowbell	<i>Styrax japonicus</i>	<i>Deciduous</i>	M	M	M	L	M	Suitable
<b>Tree Height at Maturity - 10-15 m (33-49 feet)</b>								
Field Maple	<i>Acer campestre</i>	<i>Deciduous</i>	H	M	M	M	M	Suitable
Caucasian maple	<i>Acer cappadocicum</i>	<i>Deciduous</i>	H	M	M	L	M	Suitable
Italian alder	<i>Alnus cordata</i>	<i>Deciduous</i>	H	L	M	L	M	Suitable
Pacific madrone/arbutus	<i>Arbutus menziesii</i>	<i>Deciduous</i>	M	M	H	L	H	Very suitable

Common name	Scientific name	Tree Type	Canopy density	Shade tolerance	Drought tolerance	Flammability	Wind breakage potential	Present and Future Climate Suitability
California incense cedar	<i>Calocedrus decurrens</i>	Coniferous	H	M	H	H	M	Very suitable
European hornbeam	<i>Carpinus betulus</i>	Deciduous	H	H	M	L	L	Suitable
Japanese hornbeam	<i>Carpinus japonica</i>	Deciduous	H	M	M	L		Suitable
Chinese chestnut	<i>Castanea mollissima</i>	Deciduous	H	L	M	M	M	Suitable
Common catalpa	<i>Catalpa bignonioides</i>	Deciduous	M	M	M	L	M	Suitable
Western catalpa	<i>Catalpa speciosa</i>	Deciduous	M	L	H	L	M	Very suitable
Hinoki false cypress	<i>Chamaecyparis obtusa</i>	Coniferous	M	H	M	H	L	Suitable
Yellowwood	<i>Cladrastis kentukea</i>	Deciduous	H	M	M	M	H	Suitable
Handkerchief tree	<i>Davidia involucrata</i>	Deciduous	M	M	M	L	M	Suitable
Narrow leaved ash	<i>Fraxinus angustifolia</i>	Deciduous	M	L	M	L	H	Suitable
European ash	<i>Fraxinus excelsior</i>	Deciduous	M	M	M	L	M	Suitable
Manna ash	<i>Fraxinus ornus</i>	Deciduous	M	M	H	L	M	Very suitable
Honey locust	<i>Gleditsia triacanthos</i>	Deciduous	L	L	H	M	M	Very suitable
Eastern red cedar	<i>Juniperus virginiana</i>	Coniferous	M	L	H	H	L	Very suitable
Golden rain tree	<i>Koelreuteria paniculata</i>	Deciduous	L	L	H	L	M	Very suitable
Southern magnolia	<i>Magnolia grandiflora</i>	Deciduous	H	H	M	H	M	Suitable
White mulberry	<i>Morus alba</i>	Deciduous	H	L	M	L	H	Suitable
American hop hornbeam	<i>Ostrya virginiana</i>	Deciduous	M	H	M	M	M	Suitable
Persian ironwood	<i>Parrotia persica</i>	Deciduous	H	L	M	M		Suitable
Serbian spruce	<i>Picea omorika</i>	Coniferous	H	H	M	H	M	Suitable
Colorado blue spruce	<i>Picea pungens</i>	Coniferous	H	H	M	H	M	Suitable
Shore pine	<i>Pinus contorta</i>	Coniferous	H	L	H	H	L	Very suitable
Japanese red pine	<i>Pinus densiflora</i>	Coniferous	H	L	M	H	L	Suitable
Japanese white pine	<i>Pinus parviflora</i>	Coniferous	M	L	M	H	M	Suitable
Chinese pistache	<i>Pistacia chinensis</i>	Deciduous	H	L	H	L	L	Very suitable
Sargents cherry	<i>Prunus sargentii</i>	Deciduous	M	L	M	L	M	Suitable
Japanese cherry	<i>Prunus serrulata</i>	Deciduous	L	L	M	L	M	Suitable
Yoshino cherry	<i>Prunus x yedoensis</i>	Deciduous	M	L	M	L	M	Suitable
Sawtooth oak	<i>Quercus acutissima</i>	Deciduous	H	L	H	L	M	Very suitable
Pacific willow	<i>Salix lucida</i>	Deciduous	H	L	M	L	H	Suitable

Common name	Scientific name	Tree Type	Canopy density	Shade tolerance	Drought tolerance	Flammability	Wind breakage potential	Present and Future Climate Suitability
Umbrella pine	<i>Sciadopitys verticillata</i>	Coniferous	H	M	M	H	L	Suitable
Bald cypress	<i>Taxodium distichum</i>	Coniferous	M	L	M	H	M	Suitable
English yew	<i>Taxus baccata</i>	Coniferous	H	H	M	H	L	Suitable
American arborvitae	<i>Thuja occidentalis</i>	Coniferous	H	M	M	H	L	Suitable
<b>Tree Height at Maturity - Greater than 20 m (65 feet)</b>								
Noble fir	<i>Abies procera</i>	Coniferous	H	L	M	H	L	Suitable
Red maple	<i>Acer rubrum</i>	Deciduous	M	M	M	M	H	Suitable
Silver maple	<i>Acer saccharinum</i>	Deciduous	M	H	M	L	H	Suitable
Sugar maple	<i>Acer saccharum</i>	Deciduous	H	H	M	M	L	Suitable
Common horse chestnut	<i>Aesculus hippocastanum</i>	Deciduous	H	M	M	M	M	Suitable
Red horse chestnut	<i>Aesculusx carnea</i>	Deciduous	H		H	M	H	Suitable
Red alder	<i>Alnus rubra</i>	Deciduous	M	L	M	L	H	Suitable
Atlas cedar	<i>Cedrus atlantica</i>	Coniferous	M	L	M	H	M	Suitable
Deodar cedar	<i>Cedrus deodara</i>	Coniferous	M	M	H	H	M	Very suitable
Cedar of Lebanon	<i>Cedrus libani</i>	Deciduous	M		H	H	M	Suitable
Common hackberry	<i>Celtis occidentalis</i>	Deciduous	H	M	H	L	M	Very suitable
Giant dogwood	<i>Cornus controversa</i>	Deciduous	M	L	M	L	L	Suitable
Japanese red cedar	<i>Cryptomeria japonica</i>	Coniferous	H	M	M	H	M	Suitable
Ginkgo	<i>Ginkgo biloba</i>	Deciduous	M	L	H	L	L	Very suitable
Kentucky coffeetree	<i>Gymnocladus dioicus</i>	Deciduous	M	M	H	L	L	Very suitable
English walnut	<i>Juglans regia</i>	Deciduous	M	L	M	L	L	Suitable
Sweet gum	<i>Liquidambar styraciflua</i>	Deciduous	M	L	M	L	M	Suitable
Tulip tree	<i>Liriodendron tulipifera</i>	Deciduous	L	L	M	L	H	Suitable
Sourwood	<i>Oxydendrum arboreum</i>	Deciduous	M	M	M	L	M	Suitable
Austrian pine	<i>Pinus nigra</i>	Coniferous	H	L	H	H	M	Very suitable
London planetree	<i>Platanus x hispanica</i>	Deciduous	H	M	M	M	L	Suitable
Douglas fir	<i>Pseudotsuga menziesii</i>	Coniferous	M	M	M	H	L	Suitable
Scarlet oak	<i>Quercus coccinea</i>	Deciduous	M	L	H	L	L	Very suitable
Hungarian oak	<i>Quercus frainetto</i>	Deciduous	H	L	M	L	M	Suitable
Garry oak	<i>Quercus garryana</i>	Deciduous	M	L	H	M	L	Very suitable
Burr oak	<i>Quercus macrocarpa</i>	Deciduous	H	M	H	L	L	Very suitable
Red oak	<i>Quercus rubra</i>	Deciduous	H	M	M	L	L	Suitable

Common name	Scientific name	Tree Type	Canopy density	Shade tolerance	Drought tolerance	Flammability	Wind breakage potential	Present and Future Climate Suitability
Giant redwood	<i>Sequoiadendron giganteum</i>	Coniferous	H	M	M	H	L	Suitable
Japanese pagoda tree	<i>Sophora japonica</i>	Deciduous	H	M	M	L	M	Suitable
American basswood	<i>Tilia americana</i>	Deciduous	H	H	M	L	M	Suitable
Little-leaf linden	<i>Tilia cordata</i>	Deciduous	H	H	M	L	M	Suitable
Silver linden	<i>Tilia tomentosa</i>	Deciduous	H	M	M	L	M	Suitable
Caucasian lime	<i>Tilia x euchlora</i>	Deciduous	H	M	M	L	M	Suitable
Japanese zelkova	<i>Zelkova serrata</i>	Deciduous	H	L	M	L	M	Suitable

**Notes**

Field	Description	Attributes
Canopy density	Describes shade density	L = low M = moderate H = high
Shade tolerance	Shade tolerance based on minimum light availability tolerated by the species and modified to include professional forester opinions on species biology.	L = low, needs >25% full sunlight M = moderate, needs 10-25% full sunlight H = tolerant, needs <10% full sunlight
Drought tolerance	The length of drought tolerance expected for the species based on annual precipitation, potential evapotranspiration, duration of dry periods and minimum soil water potential tolerated long term with <50% foliage damage or dieback.	L = low, tolerant of no more than a few weeks of drought M = moderate, tolerant of approximately one month of drought H = high, tolerant of more than two months of drought
Flammability	Expected flammability of the species based on reported Firewise ratings.	L = low flammability, Firewise M = moderate flammability, moderately Firewise H = high flammability, at risk or not Firewise
Wind breakage potential	Estimated likelihood of a species breaking large diameter branches or failing at the root plate under wind loading.	L = low M = moderate H = high
Present and future climate suitability	Present and future climate suitability based on USDA hardiness zone, AHS heat zone and drought tolerance.	Very suitable = species anticipated to tolerate a broad range of sites under future climate Suitable = species anticipated to tolerate all but the driest sites under future climate Marginal = species anticipated to be restricted to moist sites under future climate