

PLANNING & DEVELOPMENT SERVICES
750 17th Street West Vancouver BC V7V 3T3
t: 604-925-7055 f: 604-925-6083



MEMORANDUM

Date: August 31, 2023 Our File: 1010-20-22-080
To: Mayor and Council
From: Hanna Demyk, Planning Technician
Copy: Jim Bailey, Director of Planning and Development Services
Michelle McGuire, Senior Manager of Current Planning and Urban Design
Re: **2237 Palmerston Avenue**

The purpose of this memo is to provide an update regarding improvements made by the applicant to the development proposal at 2237 Palmerston Avenue in response to comments provided at the July 17, 2023, Public Hearing.

Please see attached a memorandum prepared by the applicant summarizing changes made to the proposal and providing direct responses to concerns raised at the Public Hearing (Attachment A). The updated site plans, landscape plan, and arborist report are also attached for your reference (Attachments B-D).

In addition to making several changes to the proposal, the applicant will be hosting a second in-person public information meeting on September 14, 2023, at the West Vancouver Community Centre to present the changes made to the application and receive further comments prior to the reconvened Public Hearing on September 18, 2023. The applicant will summarize feedback received at the information meeting during their presentation at the reconvened Public Hearing.

Hanna Demyk

Hanna Demyk, Planning Technician

Attachments:

- A. Applicant's Memorandum
- B. Site Plan (Lot A and Lot B)
- C. Landscape Plan and Reference Photos
- D. Arborist Report

Document # 5660391

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Dear Members of the Council,

Subject: 2237 Palmerston Ave – Subdivision

On July 17th 2023, the application for the proposed rezoning amendment for 2237 Palmerston Ave was presented to the council members by the District of West Vancouver's staff. Some neighbours and members of the public also spoke at the meeting. The public had some questions, suggestions and concerns about this subdivision as listed below.

- Additional parking for the Coach House
- Preservation of BLVD hedges and trees
- Showing more greenery in the landscaping
- Confirmation of the Final Design of the buildings
- View impact due to the new Coach House and the main building
- Is the property for sale at the moment
- Is there a General Contractor hired

Due to the above comments from the public, Council approved a motion to reconvene the public hearing on September 18, 2023 in order to allow time for the applicant to address the comments received at the public hearing.

After carefully considering the community's comments and suggestions, we have made several changes to the plan to better align it with the desires of the residents. I am pleased to share with you the specific modifications we have made:

On-Site Parking for Coach Houses: In response to concerns about parking availability, we have located on-site parking for the coach houses within the property. This addition will significantly enhance the parking capacity and, reduce the potential parking-related issues that the public has concerns about. It is important to note that this addition exceeds the requirements set by the zoning bylaws, highlighting our commitment to addressing the community's concerns.

Protection of BLVD Hedges & Magnolia Tree: We asked our Arborist to have a second look at the project and to find a way that we can save as many hedges and trees as we can on the Blvd and on subject property. We are glad to say that we are able to save the beautiful Magnolia tree and have it as part of our proposed landscaping. The Magnolia tree will be protected by barriers during the construction of the new homes.

Engagement of Landscape Designer: To illustrate our commitment to creating a harmonious and appealing living environment, we have enlisted the expertise of a professional landscape designer. Their expertise will ensure that the future landscaping of the property aligns with the preferences of the community while maintaining the ecological balance and visual appeal of the area.

Confirmation of Final Design & View Impact: We believe there was a miscommunication at the time of the July 17th Public Hearing about the final design of the two buildings. The Building Elevations and Plans that we presented to the Council and Public on July 17th are our final plans that will be built. The owners have spent a significant amount of time and money on these plans and they have ensured they meet all zoning requirements. In addition, during the design of all buildings, we decided to use flat roofs to reduce any potential view impact on our neighbours.

Is the property for Sale / General Contractor: In response to questions that some of the neighbours had about the owners selling the properties and making a project, we have to say that this property was not for sale at any time during the subdivision process. At one point, we had a sign at the property to have the place rented. We also like to mention that the owners are not making millions of dollars in profit from this subdivision. There are many costs that the council and public should be aware of including, \$280k CACs, over \$300k in bank interests, and over \$320K on planning.

Some of the public also wanted to ensure that the owner had a General Contractor hired to proceed with the development as soon as the subdivision is approved. The owners hired Vela Homes for the Planning and Construction of the subject property from the beginning of the process.

We hope the changes and explanations that we have provided can address the concerns raised by the community, and also enhance the overall quality of the project. We genuinely value the input of the residents and have taken their feedback to heart as we try to create a development that benefits both the current and future residents of the District of West Vancouver.

I invite the Council to review the updated plan and share any further comments or recommendations they may have. Our intention is to encourage open communication and collaboration throughout this process, and we are open to additional discussions to ensure the project's success and alignment with the District's vision.

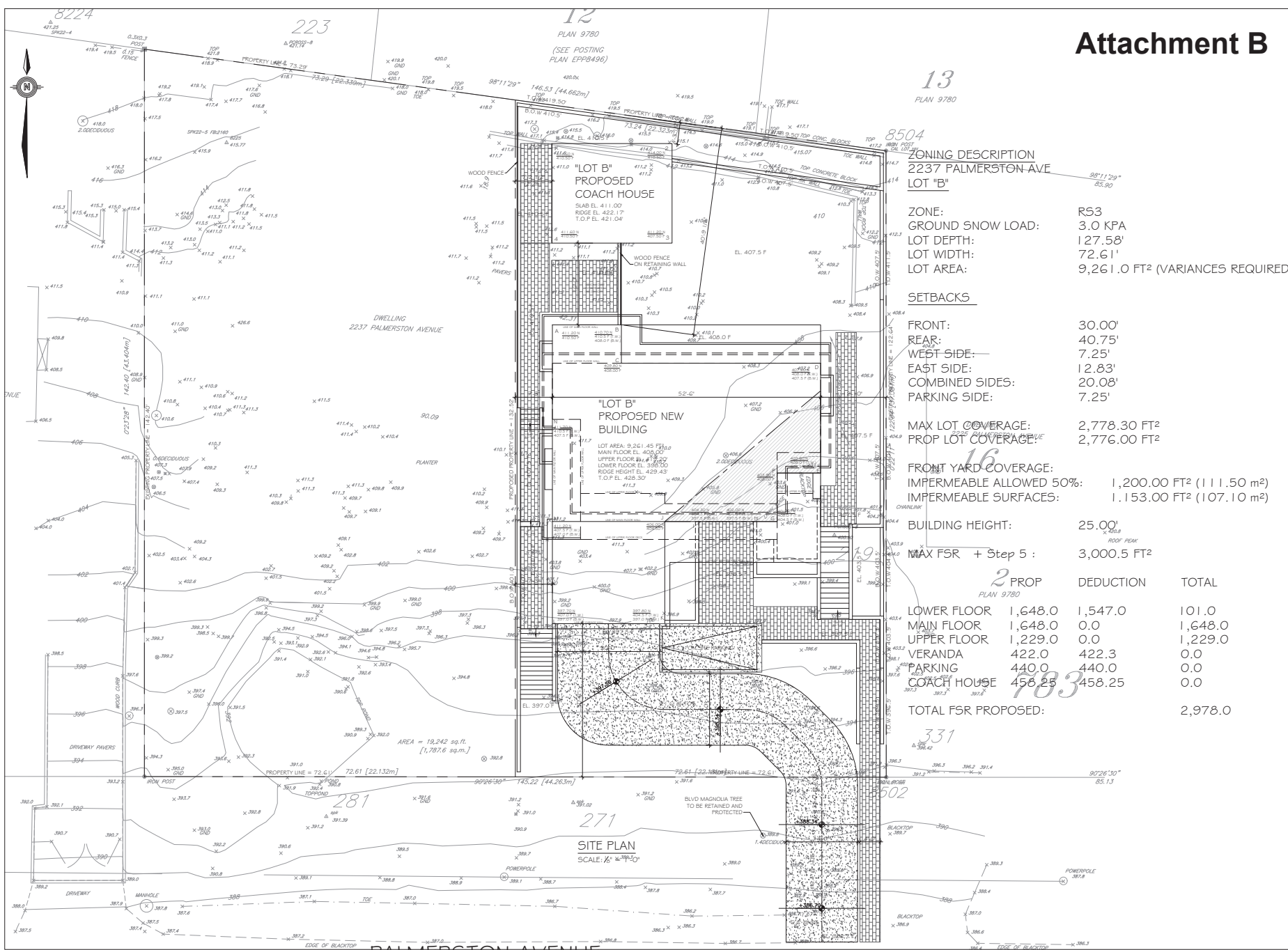
Thank you for your time and consideration. We look forward to your feedback and the opportunity to continue working together for the betterment of our community.

Sincerely,

s. 22(1)


Seheil Mohammadi
September 1, 2023

Attachment B



ZONING DESCRIPTION
 2237 PALMERSTON AVE
 LOT "B"

ZONE: R53
GROUND SNOW LOAD: 3.0 KPA
LOT DEPTH: 127.58'
LOT WIDTH: 72.61'
LOT AREA: 9,261.0 FT² (VARIANCES REQUIRED)

SETBACKS

FRONT: 30.00'
REAR: 40.75'
WEST SIDE: 7.25'
EAST SIDE: 12.83'
COMBINED SIDES: 20.08'
PARKING SIDE: 7.25'

MAX LOT COVERAGE: 2,778.30 FT²
PROP LOT COVERAGE: 2,776.00 FT²

FRONT YARD COVERAGE:
IMPERMEABLE ALLOWED 50%: 1,200.00 FT² (111.50 m²)
IMPERMEABLE SURFACES: 1,153.00 FT² (107.10 m²)

BUILDING HEIGHT: 25.00' ROOF PEAK

MAX FSR + Step 5: 3,000.5 FT²

	2 PROP	DEDUCTION	TOTAL
LOWER FLOOR	1,648.0	1,547.0	101.0
MAIN FLOOR	1,648.0	0.0	1,648.0
UPPER FLOOR	1,229.0	0.0	1,229.0
VERANDA	422.0	422.3	0.0
PARKING	440.0	440.0	0.0
COACH HOUSE	458.25	458.25	0.0
TOTAL FSR PROPOSED:			2,978.0

MUNICIPAL STAMP

NOTES

NO.	DATE	REVISION

TERMS & CONDITIONS
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM NOT PROVIDING ANY INFORMATION THAT IS FALSE, MISLEADING OR DECEPTIVE. I AGREE TO HOLD THE CITY OF VANCOUVER HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST THE CITY OF VANCOUVER BY ANY THIRD PARTY AS A RESULT OF MY PARTICIPATION IN THIS PROJECT. THIS AGREEMENT SHALL BE DEEMED TO HAVE BEEN ENTERED INTO BY ME ON THE DATE SIGNED AND SHALL BE VALID AND ENFORCEABLE IN THE PROVINCE OF BRITISH COLUMBIA.

101 - 625 HANCOCK BLVD
 NORTH VANCOUVER, BC
 V7M 1K6
 (604) 273-8800
 625 HANCOCK BLVD
 VANCOUVER, BC
 V7M 1K6
 (604) 273-8800



PROJECT: LOT B-2237 PALMERSTON
NEW CONSTRUCTION

DATE: AUGUST 25th 2025

SCALE: 1/8" = 1'-0"

DRAWN BY: A1 / A.10

DATE: AUGUST 25th 2025

SCALE: 1/8" = 1'-0"

DRAWN BY: A1 / A.10

PROJECT: LOT B-2237 PALMERSTON
NEW CONSTRUCTION

DATE: AUGUST 25th 2025

SCALE: 1/8" = 1'-0"

DRAWN BY: A1 / A.10

ZONING DESCRIPTION
2237 PALMERSTON AVE
LOT "A"

ZONE: R53
GROUND SNOW LOAD: 3.0 KPA
LOT DEPTH: 137.46'
LOT WIDTH: 72.61'
LOT AREA: 9,981.0 FT² (VARIANCES REQUIRED)

SETBACKS

FRONT: 35.00'
REAR: 43.17'
WEST SIDE: 10.88'
EAST SIDE: 8.21'
COMBINED SIDES: 19.09'
PARKING SIDE: 10.88'

MAX LOT COVERAGE: 2,994.00 FT² @ ELEVATION 438.5
PROP LOT COVERAGE: 2,982.00 FT²

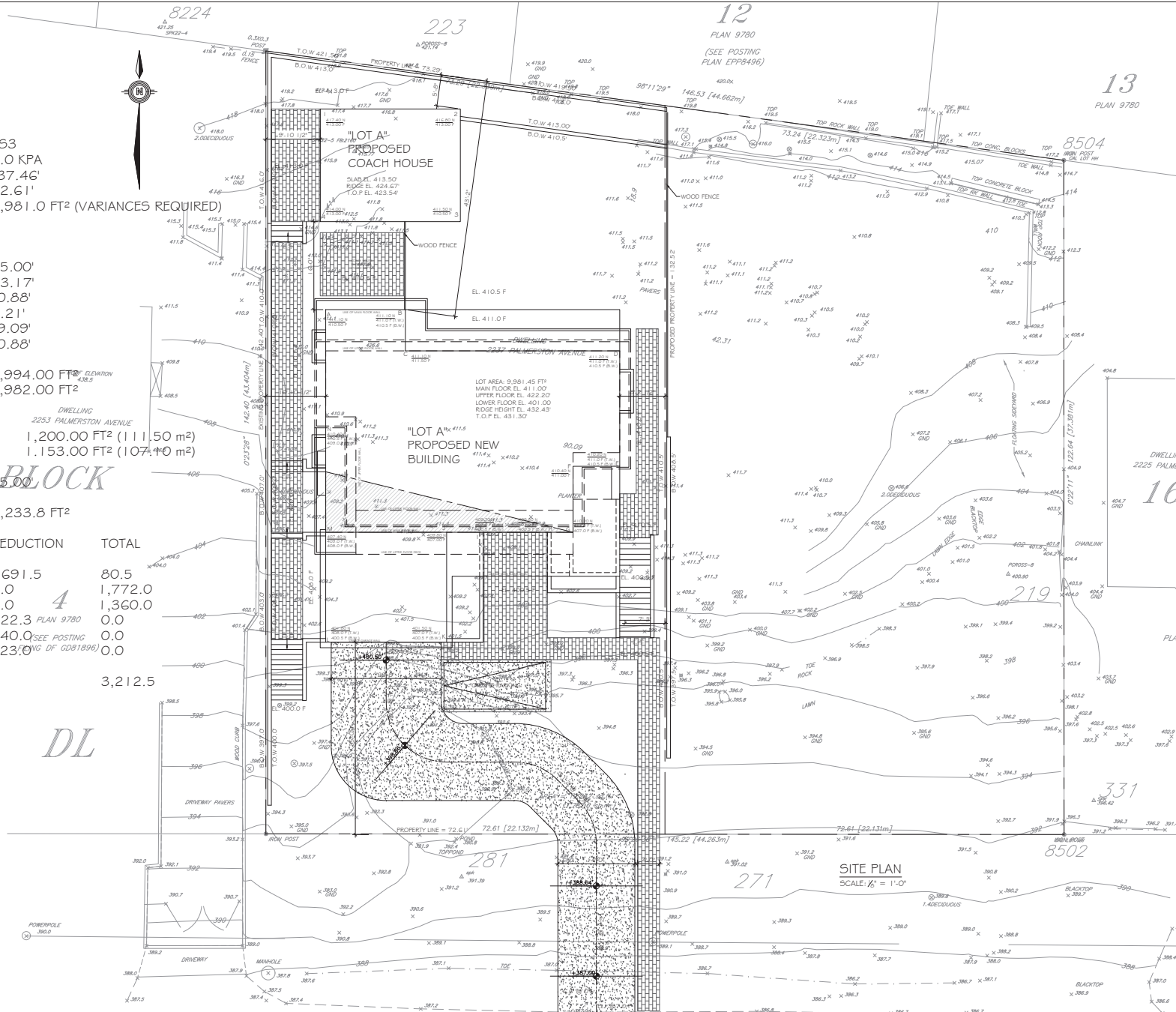
FRONT YARD COVERAGE:
IMPERMEABLE ALLOWED 50%: 1,200.00 FT² (111.50 m²)
IMPERMEABLE SURFACES: 1,153.00 FT² (107.40 m²)

BUILDING HEIGHT: 25.00'

MAX FSR + Step 5: 3,233.8 FT²

	PROP	DEDUCTION	TOTAL
LOWER FLOOR	1,772.0	1,691.5	80.5
MAIN FLOOR	1,772.0	0.0	1,772.0
UPPER FLOOR	1,360.0	0.0	1,360.0
VERANDA	422.0	422.3	0.0
PARKING	440.0	440.0	0.0
COACH HOUSE	523.0	523.0	0.0

TOTAL FSR PROPOSED: 3,212.5



SITE PLAN
SCALE: 1/8" = 1'-0"

BLOCK

DL

MUNICIPAL
STAMP

NOTES

NO.	REVISION

TERMS & CONDITIONS
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM NOT PROVIDING ANY INFORMATION THAT IS FALSE, MISLEADING OR DECEPTIVE.

LOT: 825 HAMBURSIDE
NORTH VANCOUVER, BC
V4N 1K4 (VANCOUVER, BC)
DATE: 02/17/2025



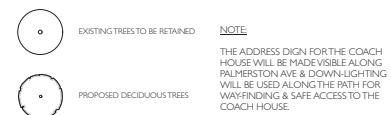
PROJECT:
2237 PALMERSTON AVE
SUB-DIVISION
SITE PLAN &
ZONING DATA

DATE:
AUGUST 25th 2025
SCALE:
1/8" = 1'-0"
DRAWN BY:
A1 / A.10

Attachment C



- GENERAL NOTES:**
1. ALL MATERIAL WORK TO MEET OR EXCEED THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD.
 2. ALL DIMENSIONS, ELEVATIONS, & GRADES ARE APPROPRIATE & ARE TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION BY CONTRACTORS. ANY DISCREPANCIES OR MISSING INFORMATION TO BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
 3. CONTRACTOR IS RESPONSIBLE FOR ALL CONDITIONS ON THE JOB SITE. CONTRACTOR TO PROTECT THE EXISTING TREES & VEGETATION.
 4. TYPICAL SUB-BASE FOR HARDCAPET TO CONSIST OF 2" OF COMPACTED 3/4" MINUS CRUSHED ROCK ON COMPACTED SUB-GRADE(8% SPD) OR ON BED ROCK.
 5. FILL MATERIAL TO BE FREE DRAINING & WITHOUT ORGANIC MATERIAL.
 6. INSTALL LIGHTING & IRRIGATION SLEEVES REQUIRED BY LIGHTING PLAN & IRRIGATION PLAN. IRRIGATION LIGHTING SLEEVES (MIN 1" DIA) TO BE INSTALLED UNDER NEW PAVING THROUGH WALLS BELOW GRADE FOR ALL PLANTING BEDS TO BE ACCESSIBLE.
 7. ALL DIMENSIONS ARE IN FEET & INCHES. ALL PROPOSED GRADES ARE IN FEET.
- PLANTING NOTES:**
1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL DURING CONSTRUCTION.
 2. ALL TREES & PLANT MATERIAL SUPPLIED BY CONTRACTOR TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE & DELIVERY TO SITE.
 3. PLANT SIZES SHALL BE AS THE CURRENT EDITION OF CANADIAN LANDSCAPE STANDARD WHERE THE PLANT LIST SPECIFICS FOR 85 CLASS CONTAINER PLANT SIZE SHALL BE DEFINED AS PER ONL(A/N/S) STANDARD UNLESS OTHERWISE NOTED.
 4. TOP DRESS ALL PLANTING BEDS WITH 1-1/2" OF WEST CREEK FARMS ACED BLACK BARK MULCH.
 5. SUB-SURFACE GRADE TO BE SLOPED TOWARDS DRAINAGE PIPE. ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING WHERE PLANTING SOIL IS AGAINST THE BUILDING FACE.
 6. CONTRACTOR TO PROVIDE SOIL REPORT WITH RECOMMENDATIONS TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION. RECOMMENDATIONS TO BE FOLLOWED BY CONTRACTOR.
 7. ALL SOIL SHALL BE FREE OF PLASTIC & ANY OTHER FOREIGN OBJECTS.
 8. PROVIDE MIN 3 CUBIC METERS OF SOIL PER TREE UNLESS OTHERWISE NOTED ON SOIL DEPTH/PLANTING PLAN. MINIMUM SOIL DEPTHS ARE 12" IN LAWN, 18" IN GROUND COVER, 24" IN SHRUB AREAS.



Parrotia persica 'Vanessa' (PP) fall color



Acer palmatum 'Osakazu' (AP) fall color

TREE SCHEDULE	ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES	PP	5	<i>Acer palmatum 'Osakazu'</i>	Osakazu Japanese maple	12' TALL	SPECIMEN TREE, BAB
	PP	5	<i>Parrotia persica 'Vanessa'</i>	Persian ironwood	12' TALL	12' TALL SPECIMEN, BAB
	Total	14				

PLANT SCHEDULE	ID	QTY	BOTANICAL NAME	COMMON NAME	GRADE	COMMENTS	
SHRUBS	Au	41	<i>Rosa rugosa 'Eden Rose'</i>	Eden rose	82 pot	807' 0" DC, trailing rosemary	
	Au	20	<i>Arbutus menziesii 'Compass'</i>	Compass strawberry bush	810 pot	807' 0" DC, Blue-berry	
	Trp	150	<i>Kalanchoe pinnatifida</i>	Kalanchoe	60 pot	807' 0" DC, 807' 0" DC	
	Sh	20	<i>Hydrangea paniculata 'Limelight'</i>	Limelight hydrangea	85 pot	807' 0" DC	
	Fm	60	<i>Pilea mollis var. gracilis</i>	Plantain plantain	85 pot	807' 0" DC	
	Sh	60	<i>Althea alba 'Monsieur Lemoine'</i>	Shiraz red holly	81 pot	807' 0" DC	
	Cr	20	<i>Chlorophytum comosum</i>	Spider plant	85 pot	807' 0" DC	
	Fm	50	<i>Euphorbia major 'Mount Airy'</i>	Mount Airy euphorbia	85 pot	807' 0" DC	
	PERENNIALS, FERNS, AND GRASSES	Lav	1	<i>French lavender</i>	French lavender	81 pot	81' 0" DC
		ms	50	<i>Miscanthus sinensis 'Silverfeather'</i>	Chinese silver grass	81 pot	81' 0" DC
gr		15	<i>Pennisetum setosum 'Northwind'</i>	Northwind switch grass	82 pot	807' 0" DC	
gr		337	<i>Pennisetum alopecuroides</i>	fountain grass	---	807' 0" DC	
GROUNDCOVERS	tp	1	<i>Lombarda mille</i>	Red horsetail	82 pot	81' 0" DC	
	tp	200	<i>Pachyzandra terminalis</i>	Japanese Spurge	81 pot	81' 0" DC	
	tp	150	<i>Thymus praecox/abrotanoides</i>	Woody thyme	81 pot	81' 0" DC	
Total	1640						

Palmerston Subdivision

TREES & PLANTS IMAGES

AUG 22, 2023



Parrotia Persica (PP)



Acer palmatum 'Osakazuki' (APo)





Pennisetum alopecuroides (pal)



Pinus sylvestris glauca nana (Py)



Rosmarinus 'Huntington Carpet'(Roh)



Lavandula 'Hidcote' (Lah)



Panicum virgatum Northwind (pv)



Arbutus unedo (Au)



Stachys byzantina (sby)



Miscanthus sinensis 'Morning Light' (msm)



Fothergilla major(fmo)



Hebe sutherlandii (Hb)



Lonicera nitida (ln)



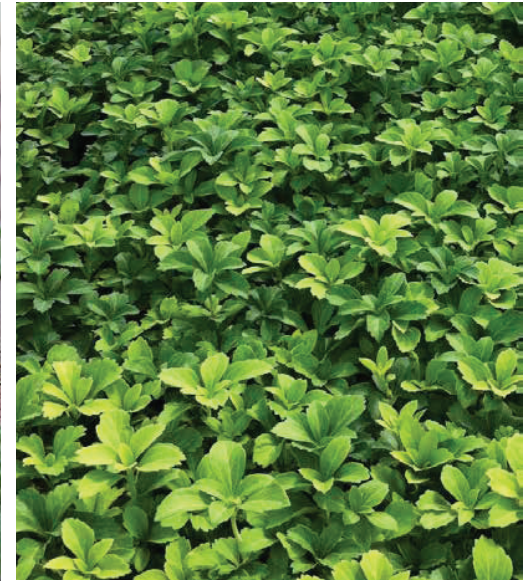
Taxus x media 'Hilli' (Tmh)



Choisya ternata (Ch)



Thymus pseudolanuginosus (Tp)



Pachysandra terminalis (pte)

Acer Tree Services Ltd.

1401 Crown Street
North Vancouver, BC
V7J1G4
Ph: (604) 990-8070
Email: acertree@telus.net



August 2, 2023

Arborist Report for Site Development
(Revised)

Written by:

Sylvain Gaudreau

ISA Arborist # PN-8542A

ISA Tree Risk Assessor

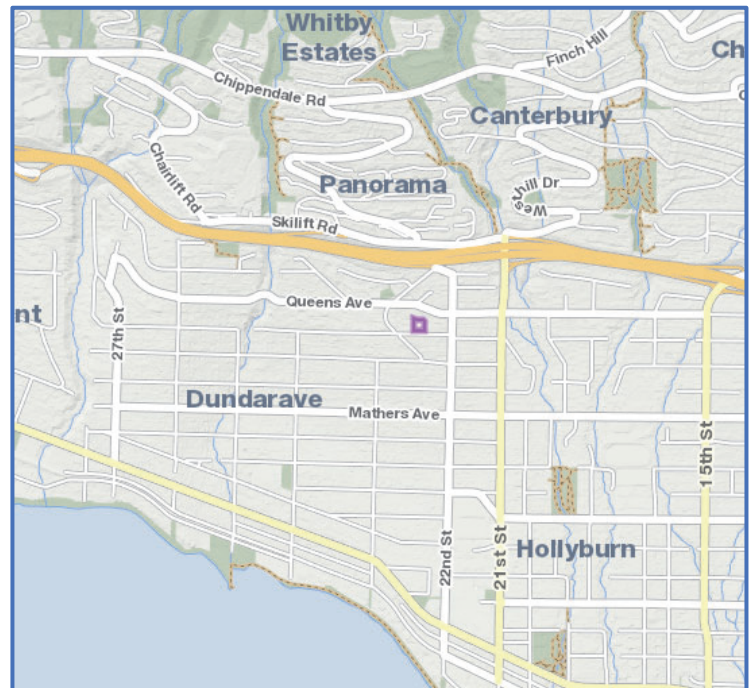
Diploma in Arboriculture, 1998/99

&

Mosen Zadeh, Director

ISA Arborist # PN-950

Wildlife Danger Tree Assessor # P2351



Client: Vela homes

For: District of West Vancouver

Site Location: 2237 Palmerston Ave West Vancouver, BC

Site inspection: August 2, 2023

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Preface:

Acer tree services Ltd. has been contracted by Vela homes to provide an arborist report for one development project at 2237 Palmerston Ave West Vancouver. The subject lot is scheduled to be divided into 2 parcels. Only pertinent trees to the project are mentioned in the arboricultural inventory, such as District trees and the neighbors' trees within the scope of the development. All on-site trees are under 75 cm and will be removed at the owner's discretion.

We initially visited the site in May 2022 with our most recent visit on August 2, 2023, to reinspect the district trees and take photos that are included in this report. This report is not an authorization for the proposed work. The District of West Vancouver makes the final decision issuing the permit for the work order.

Only trees specified in the scope of work were assessed. Beyond six months from the date of this report, the client must contact Acer Tree Services to confirm its validity, as site base plans and tree conditions may change beyond the original assessment. Additional site visits and report revisions may be required after this point to ensure report accuracy. Site visits and reporting required after the first submission are not included within the original proposal fee and will be charged to the client at an additional cost. This report contains an inventory of protected off-site trees and summarizes management recommendations with respect to future development plans and construction activities. Off-site trees are included because pursuant to municipal by-laws, site owners must include the management of off-site trees that are within the scope of the development. This report outlines the existing condition of protected trees and summarizes the proposed trees' removal prior to the construction process.

A Tree Protection Barrier is required for all trees designated to be retained upon the district decision.

A project arborist is required to supervise ground penetrating work within 3 feet from any tree protection zone (TPZ) and inside any TPZ.

Owner's responsibility:

The designates is/are would be 100% responsible to arrange an inspection by the Environmental Protection Officer before any work commences, and refrain from commencing work until the Environmental Protection Officer has approved the tree protection barrier; and ensure that the tree protection barrier remains in place until written approval of its removal is received from the Environmental Protection Officer. No work is permitted within the "protection zone" except in accordance with plans and procedures authorized by a tree permit.

It is the designates responsibility to understand this document and the Interim Tree Bylaw No. 4892. Acer Tree Services Ltd is not responsible for ensuring the designates education of the Interim Tree Bylaw No. 4892. Please visit [westvancouver.ca/interim tree bylaw](http://westvancouver.ca/interim-tree-bylaw) for your familiarization.

Scope of work

The scope of this report is to provide:

- The subject trees' location.
- The specifications and a brief description of the relevant trees on & off site with pictures.
- Tree Protection Procedures.
- Limitation of Assessment.

A Level 2 Basic Assessment: was completed for this report which consists of a visual inspection from the ground identifying the general health of the tree including the root flare, the main stem, the canopy, growth habits and other site factors to detect if any major defects and conditions are present that could increase potential for tree failure. A Level 2 Basic Assessment was determined to suffice. Further level of assessment may be required.

Arboricultural Inventory

DISTRICT TREES:

Tree #	Location	Species Scientific & Common Names	DBH cm	Height m	Dripline m	CRZ m	Structure	Condition	Notes	Action & recommendations
1	Southeast	Magnolia soulangeana	63	6	6	3.8	Moderate	Fair	Topped for overhead conductors. The use of a geogrid will be required. See page 7	To be retained Proposed to be re-topped and thinned accordingly.
Hedge	South	Cedar sp.	D<20	4	N/A	N/A	Good	Fair	Conflicts with the project.	To be removed Permit required
Group A	Southwest	Cluster of hollies, lilacs, and blackberries	D<20	4	N/A	N/A	Poor	Poor	Neglected Area	To be removed Permit required

OFF-SITE TREE:

Tree #	Location	Species Scientific & Common Names	DBH cm	Height m	Dripline m	CRZ m	Structure	Condition	Notes	Action & recommendations
2	2253 Palmerston Ave	Cherry Prunus serrulata	74	6	8	4.4	Moderate	Fair	Declining Half dead	To be retained and protected
3	2225 Palmerston Ave	Thuja plicata Cedar	124	30	12	7.4	Moderate	Fair	Topped	To be retained and protected

[Legend](#)

Tree # - Denotes the tree number in this report and on the tree management drawing.

DBH: Denotes the trunk diameter, measured in cm at 1.4 m above grade.

Dripline: Denotes the approximate spread of the branch canopy in diameter extended around the tree.

CRZ: The critical root zone of the tree. This is the area of the root plate required for the tree to maintain its health and to support itself in the ground.

TPZ: The tree protection zone. Term used to identify the area around a protected tree, usually delineated by a tree protection barrier erected around a tree.

Tree protection barrier: Tree protection fencing; the distance usually measured from the center of the tree trunk to the tree protection fence. The tree protection barrier represents the TPZ.

Structure rating scale:

- **Good:** Normal with no significant structural defects.
- **Moderate:** The tree has some structural defects. Monitoring and mitigating are needed if retained or its environment is disturbed.
- **Poor:** The tree has several structural defects and weaknesses. The tree is mostly not suitable for retention.
- **Hazard:** The likelihood of failure and impact of the tree is high.

Condition rating scale:

- **Dead:** The tree's health cannot be restored.
- **Hazardous** (based on TRAQ).
- **Very poor:** The tree is in advanced decline or dying.
- **Poor:** tree is in questionable health; low vigor; minor defects; restorable defects.
- **Fair:** The tree's overall vigor is normal to good.

Introduction & Summary: This lot has an application in process of rezoning for subdivision into two single family dwellings at 2237 Palmerston Ave DWV. Following the first reading of the proposed zoning bylaw No 4662 (2010), a further public hearing took place on July 17th, 2023, for an amendment bylaw No 5254 (2023) to consider the retention of some trees on the district portion of the southside of the lot. Acer visited the site on August 2nd, 2023, to review these trees and also to reconsider the magnolia tree on the district portion of the southeast corner of the lot.

Site Location & Utilities: (Blue Arrow indicates North)



Site Overview & General Description:

The subject lot is 1787.6 square meters. Please note that the trees are virtually tagged only and easy to identify on the site. The lot is to be redeveloped and subdivided into two lots, A and B. the development will include two new driveways, requiring the removal of the cedar hedge along Palmerston Avenue. The district Magnolia tree # 1 at the southeast corner is now scheduled to be retained. The southwest corner of the property is the subject of the proposed bylaw amendment and is composed of an impenetrable thicket of blackberry bushes, holly, lilac, and dead cedar (group A). This corner has been severely neglected for many years, with blackberry bushes strangling growth to a height of 4 meters, engulfing the lilacs and the hollies. One lilac has collapsed, and fungal infection is evident on its main trunk. The thicket has been used as a dump for grass cuttings and other garden debris, still present.

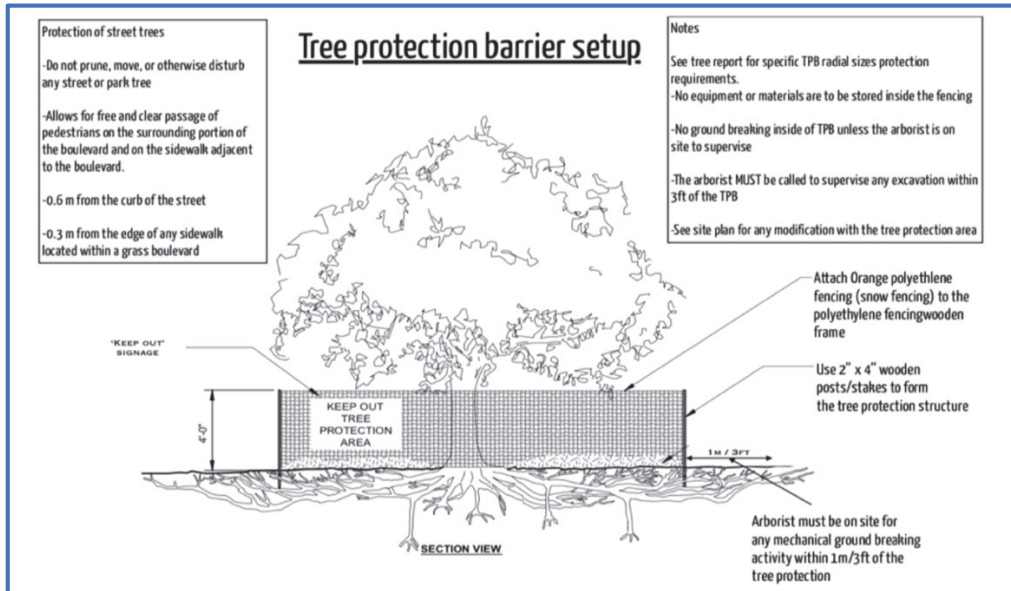
The thicket area at the southwest is too overgrown to be salvageable and the lilacs trees are too damaged to retain. Removal of all vegetation in this corner is recommended. Replanting as appropriate.

- 1 District Hedge on the south of the lot is proposed to be removed for egress/ingress access & utility access.
- Group A is proposed to be removed.
- 1 District tree identified as # 1 is scheduled to be retained. Tree protection Barriers required.
- 2 neighbors' trees numbered as 2 & 3 must be protected. Tree protection Barriers required.
- Replacement trees to be determined at later date by the landscape architect.

2237 PALMERSTON AVENUE	
FOLIO:	06-1160
PID:	009-470-450
GISLINK:	10427
ADDRESS:	2237 PALMERSTON AVENUE E
LEGAL PLAN:	9780
BCAA LEGAL DESC:	PLAN 9780 DISTRICT LOT 7 83 BLOCK 16 LOT 3
NEIGHBOURHOOD:	-DUNDARAVE
DATE BUILT:	1946-04
ZONING:	RS3
GARBAGE DAY:	4D-THURSDAY DARK
RECYCLING SERVICE:	SF-BB-SINGLE FAMILY CUR BSIDE BLUE BOX SERVICE

Tree protection procedures

- TPB to be installed as indicated in the Tree Management Plan.
- Arborist supervision to be documented in a follow up memo.
- **A Tree Protection Barriers is required for all trees designated to be retained upon the district decision.**
- **A project arborist is required to supervise ground penetrating work within 3 feet from any tree protection zone (TPZ) and inside any TPZ**
- Please schedule your arborist ahead of time.



1. The tree protection barrier must be 1.2 m in height.
2. 2x 4"s must be used for vertical posts, top and bottom rails and cross-bracing (in an "X") construction with continuous snow fence and staked to the ground. The structure must be sturdy and staked to the ground and remain intact for the entire period of demolition and/or construction.
3. Signage must be displayed indicating that the area within the protection barrier is a "protection zone" and stating that no encroachment, storage of materials or damage to trees is not permitted within the "protection zone".
4. Any work that needs to occur near or inside the tree protection barrier shall be supervised onsite by an ISA Certified Arborist.
5. located at distances based on tree diameter, using the table below:

Trunk Diameter (DBH) Measured at 1.4 m from natural grade	Protection Zone Minimum Fence Distance
20 cm	1.2 m
25 cm	1.5 m
30 cm	2.1 m
35 cm	2.4 m
40 cm	2.7 m
50 cm	3.0 m
55 cm	3.3 m
60 cm	3.6 m
75 cm	4.5 m
90 cm	5.4 m
100 cm	6.0 m

Acer Tree Services Ltd.
acertree@telus.net

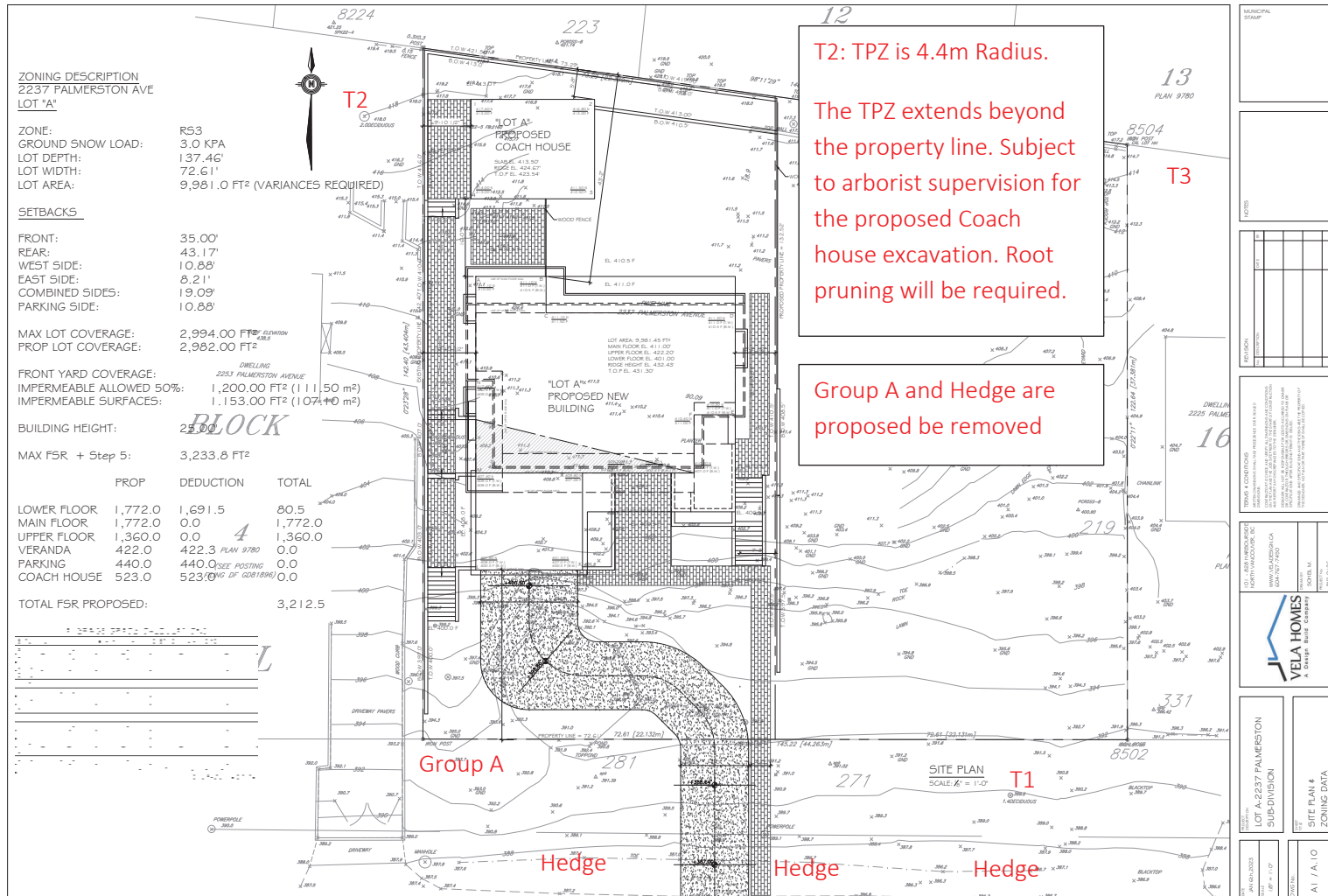
Architectural Drawing Lot A:

Lot A: TPB must be approved by the district prior to the construction activities.

District Hedge & Group A: Proposed to be removed. **Permit required.**

District Tree # 1: Proposed to be retained. TPB Required

OFF-SITE Trees # 2 & 3: Scheduled to be retained and protected. TPB Required

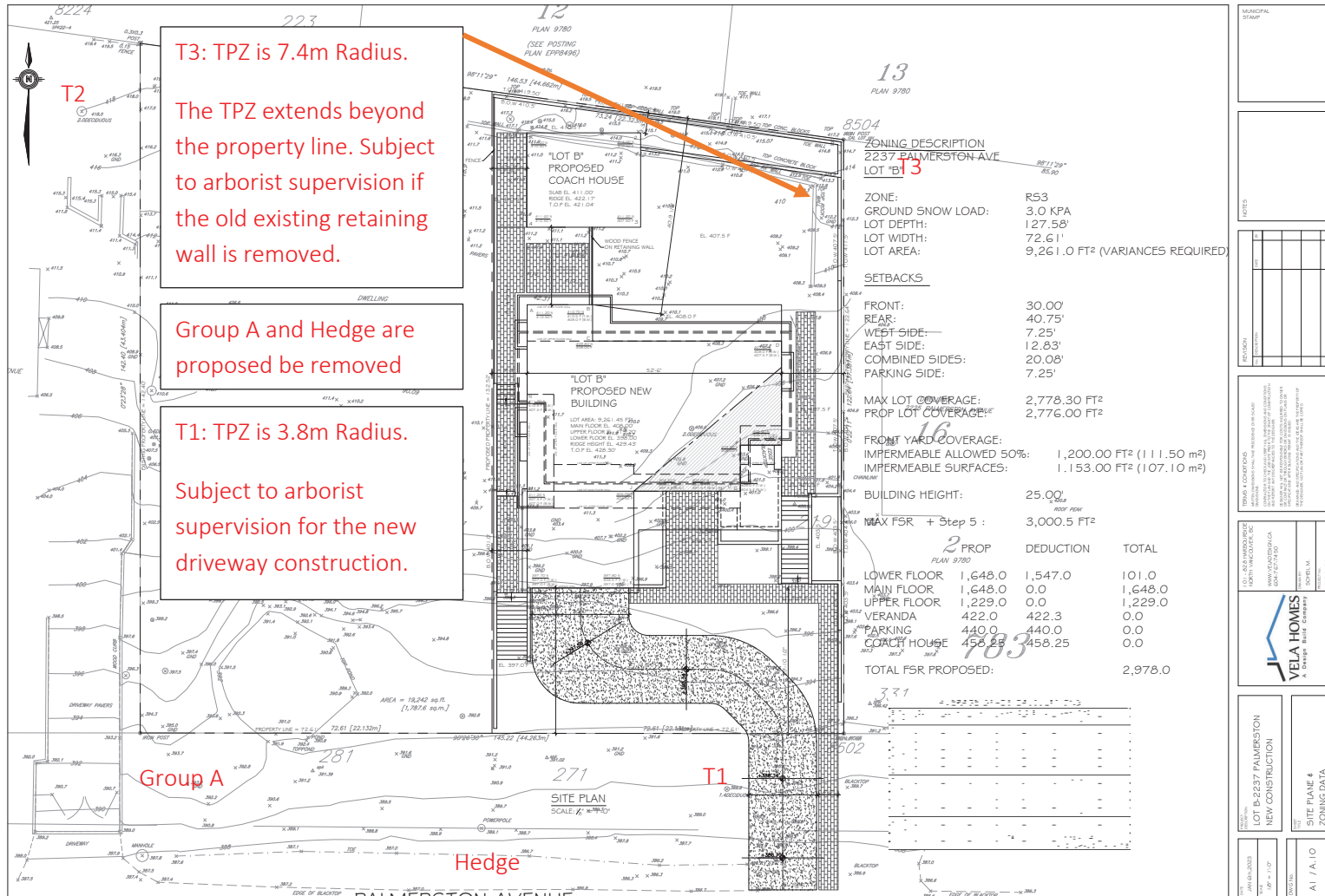


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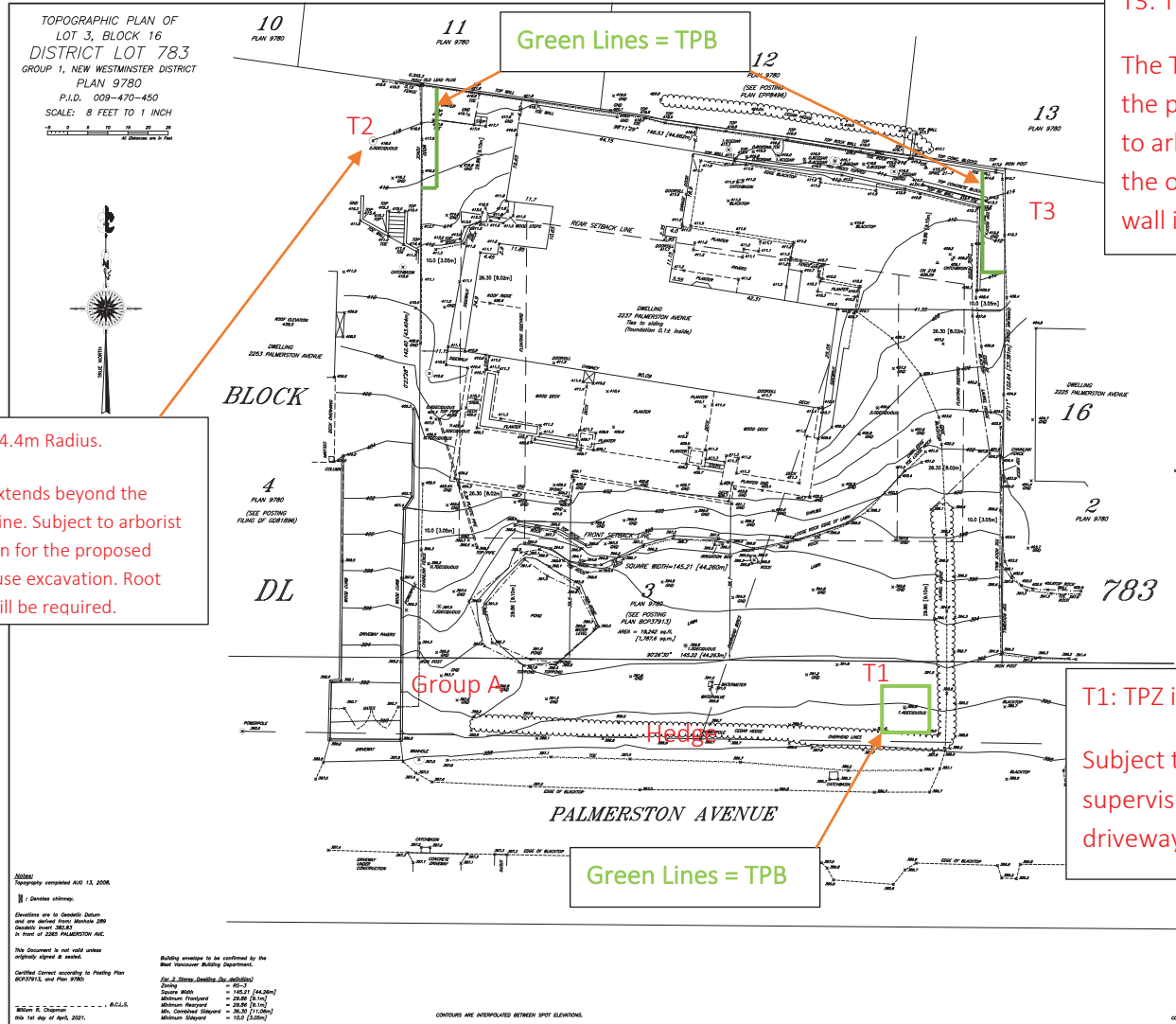
Architectural Drawing Lot B:

Lot B: TPB must be approved by the district prior to the construction activities.

District Hedge & Group A: Proposed to be removed. **Permit required.**
District Tree # 1: Proposed to be retained. TPB Required
OFF-SITE Trees # 2 & 3: Scheduled to be retained and protected. TPB Required



Tree Management Plan: (All trees on the property are under 75 cm unless specified)



T2: TPZ is 4.4m Radius.

The TPZ extends beyond the property line. Subject to arborist supervision for the proposed Coach house excavation. Root pruning will be required.

T3: TPZ is 7.4m Radius.

The TPZ extends beyond the property line. Subject to arborist supervision if the old existing retaining wall is removed.

T1: TPZ is 3.8m Radius.

Subject to arborist supervision for the new driveway construction.

Observations & Discussion:

District Trees # 1:

- This Magnolia tree is scheduled to be retained. The use of a geogrid is required to protect the roots during the construction of new driveway. (See Page 7)
- The tree has been topped for the overhead conductors.
- Frequent maintenance is required.

District Hedge & Group A:

- Proposed to be removed for ingress/egress access. **Permit required.**
- Group A: The southwest corner of the property is the subject of the proposed bylaw amendment and is composed of an impenetrable thicket of blackberry bushes, holly, lilac, and dead cedar. This corner has been severely neglected for many years, with blackberry bushes strangling growth to a height of 4 meters, engulfing the lilacs and the hollie and encroaching on the utility pole. One lilac has collapsed, and fungal infection is evident on its main trunk. The thicket has been used as a dump for grass cuttings and other garden debris, still present. The thicket area at the southwest is too overgrown to be salvageable and the lilacs trees are too damaged to retain. Removal of all vegetation in this corner is recommended.

OFF-SITE Tree # 2 & 3:

- Scheduled to be retained and protected.
- Tree # 2: The critical root zone of this Cherry tree extends beyond the property line. The arborist supervision is required for the excavation of the proposed coach house.
- Tree # 3: The roots of this western Red Cedar may extend to where the retaining wall is located. The arborist supervision is required if the retaining wall is removed.

Project options to reduce damage to tree # 1 with the construction of new driveway

The proposed new driveway will involve removal of the existing grass and old tarmac, and creation of a new driveway sloping back down to join the existing street grade on the front boulevard.

Alternative Designs: Geogrid

The new driveway would ideally be crafted on top of a well compacted substrate. That would ensure that there is minimal settling in later years due to loads or water filtration. However, for this project, the goal is to avoid compacting the substrate so that any existing roots will not be impaired. This system involves placement of a special mat known as a geogrid laid directly onto the ground. Rock is placed and packed on top of the geogrid, and the layers are built up from that. The product provide strength in all directions, resists a crushing or puncturing force, and is an excellent way to distribute loads over soft ground.

Stone Pavers or Tarmac with Geogrid

The mat comes in a roll and is fitted on site. The suggested aggregate for this application is 1.5-inch rock base on top of the geogrid. That would be placed and lightly packed to the desired level. A landscape filter fabric would then be placed on top of the rock and sand would be placed on that. The fabric will prevent sand from washing down into the rock. Finally, a standard installation of stone pavers can be installed on the packed sand to create the finished surface. No fabric would be needed for the tarmac. The asphalt would be laid on top of the compacted rocks.

The advantage of this designs is that the loads created by the rock, pavers/tarmac and vehicles will be well distributed across the existing soil grade. There will be very little soil compression that might affect the existing tree roots.

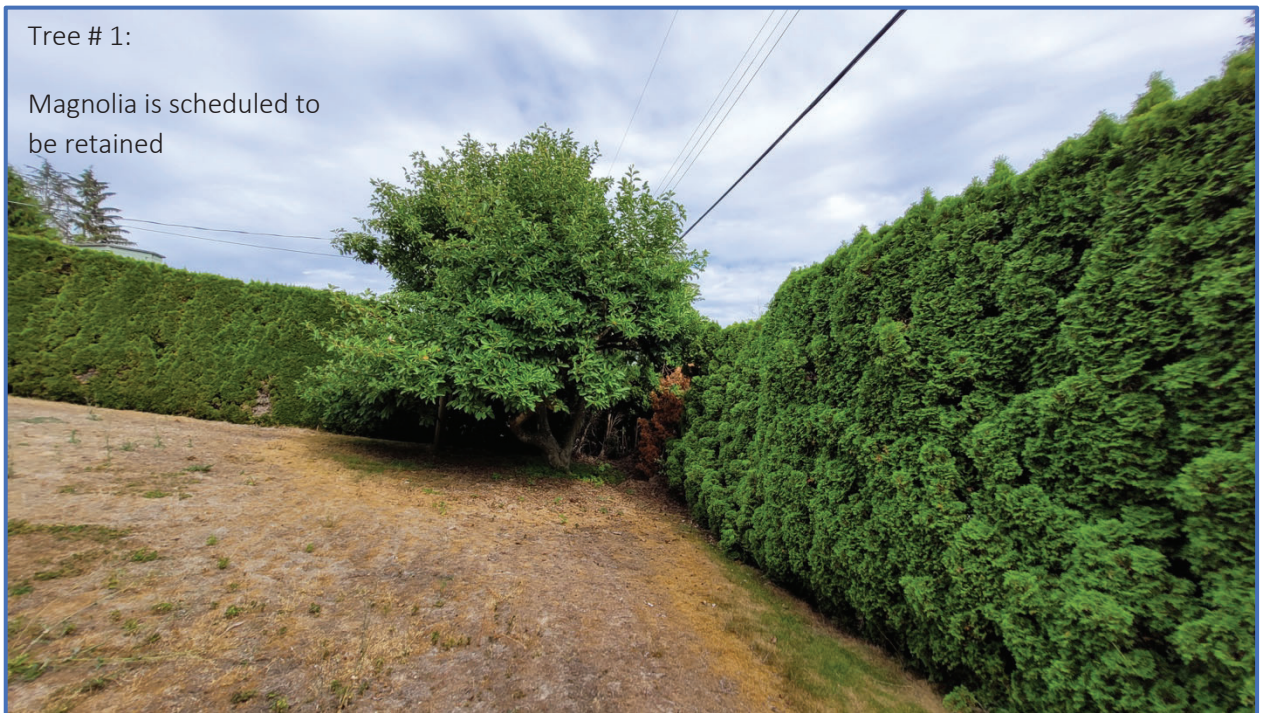
Geogrid example (Geogrid specifications may alter from different projects. Contact your distributor for adequate product specifications)

The local distributor for these materials is Nilex in Burnaby.

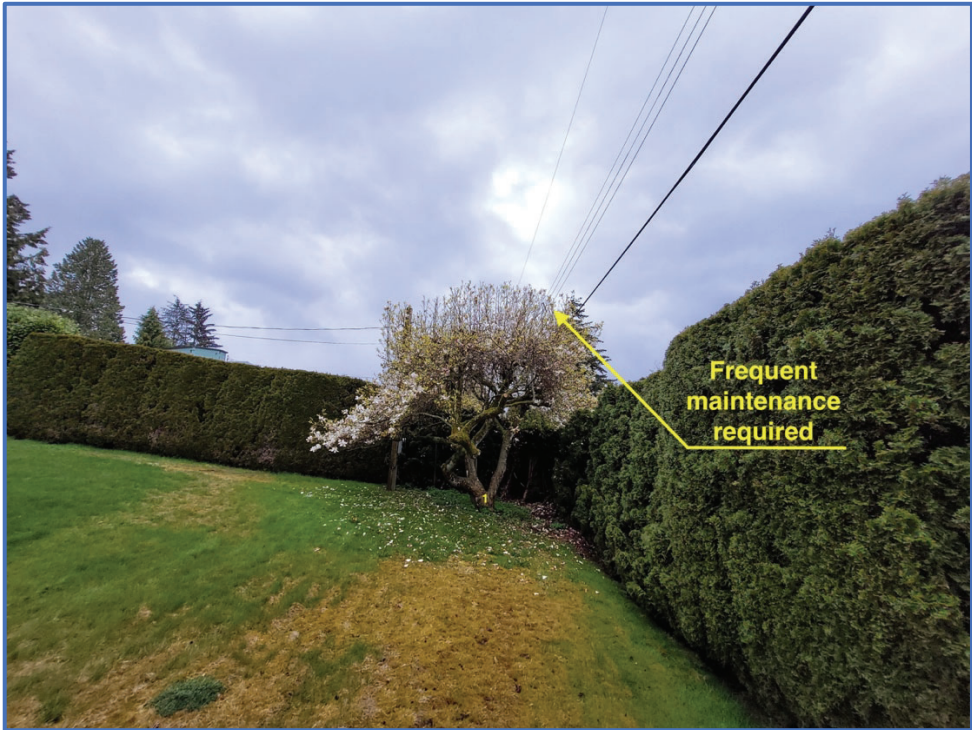


Pictures: August 2, 2023





Pictures: May 2022





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Conclusion & recommendations:

The proposal to construct a driveway within the TPZ of tree # 1 is feasible. The best way to ensure minimal damage to the roots of the Magnolia will be to install a geogrid on top of the existing soil, once the old tarmac and grass are removed, and then build up from there. I have provided design details to show how that can best be accomplished. If this approach is adopted and the materials correctly installed, there will be minimal damage to the roots and the trees should survive the development. Note that Acer Tree Services does not provide the engineering plan. Please, contact your distributor to acquire further information. Detailed installment specifications to be given at later date by the designated contractor.

The observations within are only valid on the date on this report, and if weather patterns or any site activities such as excavation, tree work, or construction are performed, this report will not reflect any changes on the sites.

This report is not an authorization for the proposed removals. The District of West Vancouver makes the final decision to issue the work permit.

All trees that are designated to be retained require tree protection barrier. (See page 6)

A project arborist is required to supervise ground penetrating work within 3 feet from any tree protection zone (TPZ) and inside any TPZ.

- 1 District Hedge on the south of the lot is proposed to be removed for egress/ingress access & utility access. **Permit required**
- Group A is proposed to be removed. **Permit required**
- 1 District tree identified as # 1 is scheduled to be retained. Tree protection Barriers required.
- 2 neighbors' trees numbered as 2 & 3 must be protected. Tree protection Barriers required.
- Replacement trees to be determined at later date by the landscape architect.

- Tree replacement plan to be determined at later date by the landscape architect.

[Glossary](#)

Acceptable risk- the degree or amount of risk that the owner, manager, or controlling authority is willing to accept.

Acceptable risk threshold- the highest level of risk that does not exceed the owner/manager's tolerance.

Advanced assessment (Level 3)- an assessment performed to provide detailed information about specific tree part, defects, targets, or site conditions. Specialized equipment, data collection and analysis, and/or expertise are usually required.

Adventitious roots- roots arising from roots or stems and having no connection to apical meristems.

Aerial inspection- inspection of the upper tree part not readily accessed from the ground; typically done by climbing or from an aerial lift.

Basal swelling- increased wood growth in the area near or where the trunk and roots come together.

Basic assessment (Level 2)- detailed visual inspection of a tree and surrounding site that may include the use of simple tools. It requires that a tree risk assessor inspect completely around the tree trunk looking at the visible aboveground roots, trunk, branches, and site.

Bending moment- a turning, bending or twisting force exerted by a lever, defined as the force (acting perpendicular to the lever) multiplied by the length of the lever.

Bulge- swelling on branches, trunks, or root flares; often caused by new tissue formed as a response to movement and that reinforces the wood structure at the weak area.

Buttress root- roots at the trunk base that help support the tree and equalize mechanical stress.

Cambium- thin layers of meristematic cells that give rise (outward) to the phloem and (inward) to the xylem, increasing stem and root diameter.

Compartmentalization- natural defense process in trees by which chemical and physical boundaries are created that act to limit the spread of disease and decay organisms.

Girdling root- root that encircles all or part of the tree trunk or the tree's other roots, constricting the vascular tissue and inhibiting secondary growth and the movement of water and photosynthates.

Grade changes- a topographic alteration to the surface of the ground.

Included bark- bark that become embedded in a crotch (union) between branch and trunk or between codominant stems. Causes a weak structure.

Land disturbances- disruptions to a terrestrial site, community, or ecosystem that alters the physical environment.

Limited visual assessment (Level 1)- a visual assessment from a specified perspective such as a foot, vehicle, or aerial (airborne) patrol of an individual tree or a population of trees near specified targets to identify conditions or obvious defects of concern.

Oozing- seeping or exudation from a tree cavity or other opening.

Phloem- plant vascular tissue that transport photosynthates and growth regulators. Situated on the inside of the bark, just outside the cambium. Is bidirectional (transport up and down)

Pruning- removing branches (or occasionally roots) from a tree or other plant, using approved practices, to achieve a specified objective.

Response growth- new wood produced in response to loads to compensate for higher strain in outermost fibers; includes reaction wood (compression and tension), flexure wood, and wound wood.

Retrenchment- natural process during which an overly mature tree reduces its crown and increases its girth to consolidate resources and increase longevity; the deliberate process of reducing tree height to mimic natural processes.

Rib- longitudinal bulge of response wood growth.

Scope of work- the defined project objectives and requirement.

Seam- lines formed where two edges of bark meet at a crack or wound.

Taper- change in diameter over the length of trunks, branches, and roots.

Tree conflict- an interference between the needs of a tree and society or infrastructure.

Unacceptable risk- a degree of risk that exceeds the tolerance of the owner, manager, or controlling authority.

Verbal report- oral report; results of the risk assessment delivered to the client orally.

Xylem- main water- and mineral-conducting tissue in trees and other plants. Provides structural support (contrast with phloem).

General waiver and limitation of assessment

I confirm that the trees listed in this report have been inspected.
I have no current or prospective financial interest in the vegetation or the property which is the subject of this report and have no personal interest in favour of, or against, any of the involved parties of the respective position if any.

The findings, conclusions and recommendations made in this report reflect Acer Tree Services professional judgment based on current scientific procedures and facts. This report has been prepared according to accepted arboriculture standards and practices for British Columbia.

The information included in this report only reflects the condition of the trees that were examined, as of the time and date of inspection.

This report is valid for the day of inspection only as this is natural entity and weather conditions, and the surrounding site can change.

This report and the opinions expressed herein are not intended nor should they be construed as any type of warranty or guarantee regarding the condition of the subject trees in the future. To the best of my knowledge and belief, all statements and information in this report are true and correct and information provided by others is assumed to be true and correct.

I am not an attorney or engineer. This report does not cover those areas of expertise and represents advice only of arboricultural nature. It is understood that nothing contained in this report is intended as legal advice, or advice or opinions regarding soil stability, or zoning laws, and this report should not be relied upon to take the place of such advice.

On the behalf of Acer Tree Services.

Sincerely,

s. 22(1)

Sylvain Gaudreau

s. 22(1)

Moşen Zadeh

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