



District of West Vancouver

DEVELOPMENT PERMIT NO. 22-074

CURRENT OWNERS: DARRIN AND MEGHAN DECOSTA

THIS DEVELOPMENT PERMIT APPLIES TO:

CIVIC ADDRESS: 1591 HAYWOOD AVENUE

LEGAL DESCRIPTION: 011-772-301
LOT 14 BLOCK 1 NORTH ½ OF DISTRICT LOT 1055
PLAN 4180
(THE "LANDS")

1.0 This Development Permit:

- (a) imposes requirements and conditions for the development of the Lands, which are designated by the Official Community Plan as a Development Permit Area to ensure that detached secondary suites meet a high quality of building and landscape design, and are compatible both with the principal dwelling on the lot, and the built form and character of the local neighbourhood and subject to Guidelines BF-3.1 specified in the Official Community Plan;
- (b) imposes requirements and conditions for the development of the Lands, which are designated by the Official Community Plan as a development Permit area to protect and enhance watercourses within the Existing Neighbourhoods, in accordance with the Guidelines NE13 specified in the Official Community Plan.
- (c) is issued subject to the Owner's compliance with all of the Bylaws of the District applicable to the Lands, except as specifically varied or supplemented by this Permit.


2.0 The following requirements and conditions shall apply to the Lands:

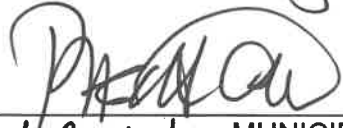
- 2.1 Buildings, structures, and site development shall generally take place in accordance with attached **Schedule A**.
- 2.2 Zoning Bylaw No. 4662, 2010 as amended, is varied in accordance with attached **Schedule A**.
- 2.3 Riparian planting and Invasive Species Management in accordance with **Schedule B**.
- 2.3 Removal of Trees #358, 170, and 169 within the riparian area of Vinson Creek in accordance with **Schedule C** attached hereto.
- 2.4 To compensate for the removal of three protected trees in the riparian area of Vinson Creek, replanting of native species of trees and/or shrubs will be completed at a ratio of 2:1 for replacement trees, 4:1 for replacement shrubs, or a combination of both, within the riparian area of Vinson Creek.
- 2.5 Removal of Protected Tree #167 outside of the riparian area of Vinson Creek in accordance with **Schedule C** attached hereto.

- 2.6 Retention of the cluster of cedar trees in the northwest corner of the property in accordance with **Schedule C** attached hereto.
- 2.7 Protection of trees in accordance with the Tree Protection Specifications under the District's Tree Bylaw.
- 2.8 The nesting season for songbirds is from March 1 to August 31. This Permit does not constitute an approval under, or relieve the Permittee from complying with, any federal or provincial statute or regulation governing the Permittee's use and development of the Lands, including but not limited to the *Fisheries Act*, *Water Sustainability Act* and regulations, *Species at Risk Act*, *Heritage Conservation Act*, *Wildlife Act*, *Migratory Birds Convention Act* and regulations, and *Weed Control Act*.
- 2.9 In addition to implementing the Riparian Planting Plan (**Schedule C**) within the riparian area of Vinson Creek, landscaping shall be undertaken in accordance with **Schedule D**.
- 2.10 Prior to any site clearing, rock removal, grubbing, stripping, shrub or tree removal, re-contouring or construction on the Lands, sediment and erosion control works shall be installed and approved on-site by the Environmental Protection Officer.
- 2.11 The sediment and erosion control works and tree and riparian protection required under 2.6 and 2.9 above shall be removed only upon written approval by an Environmental Protection Officer.
- 3.0 Notwithstanding Conditions 2.1, 2.2 and 2.3 above, any amendments to this Development Permit may be considered by the Director of Planning and Development Services as delegated pursuant to the Development Procedures Bylaw where proposed changes do not materially affect the intent of the plans attached to Heritage Revitalization Agreement Bylaw No. 4943, 2017 and Heritage Designation Bylaw No. 4942, 2017.
- 4.0 Prior to Building Permit application and as security for the due and proper completion of the landscaping works and for the measures to preserve, protect, restore or enhance the environment and tree protection measures (the "Environmental Protection Measures") set forth in Section 2 of this Development Permit, the Owner shall:
 - (a) provide security in the amount of **\$10,000** to the District in the form of cash or an unconditional, irrevocable auto-renewing letter of credit issued by a Canadian chartered bank or credit union; and
 - (b) maintain the security for a minimum of one year after completion of the landscaping works and Environmental Protection Measures, and not prior to the date on which the District Environmental Protection Officer authorizes in writing the release of the security.
- 5.0 Prior to final occupancy the applicant must submit documentation demonstrating that the "as-built" development complies with all requirements of this development permit. Any variations must be clearly identified with a rationale and explanation noting that planning staff review and approval may be needed for variations prior to final occupancy.

- 6.0 In the event that the landscaping is not completed or trees retained as provided for in this Permit, the District may, at its option, enter upon, carry out and complete the landscaping or tree replacement so as to satisfy the terms of the Development Permit, and recover the costs of doing so from the security deposited, including the costs of administration and supervision.
- 7.0 This Development Permit lapses if the work authorized herein is not commenced within 24 months of the date this permit is issued.

THE COUNCIL OF WEST VANCOUVER APPROVED THIS PERMIT BY RESOLUTION PASSED ON NOVEMBER 20, 2023.


MAYOR


~~MUNICIPAL CLERK~~
Deputy Corporate Officer Pascal Cuk

THE REQUIREMENTS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED ARE ACKNOWLEDGED AND AGREED TO. IT IS UNDERSTOOD THAT OTHER PERMITS / APPROVALS MAY BE REQUIRED INCLUDING PERMITS / APPROVALS FOR BUILDING CONSTRUCTION, SOIL AND ROCK REMOVAL OR DEPOSIT, BOULEVARD WORKS, AND SUBDIVISION.

THE DEVELOPMENT MUST ATTAIN REQUIREMENTS OF THE BC BUILDING CODE AND ANY VARIANCES TO THE ZONING BYLAW ARE THE RESPONSIBILITY OF THE OWNER AND MUST BE RECTIFIED AT THE BUILDING PERMIT STAGE.

FOR THE PURPOSES OF SECTION 7.0, THIS PERMIT IS ISSUED ON NOVEMBER 20, 2023.

Schedules:

- A – Architectural Plans prepared by Focus Architecture Incorporated dated April 13, 2023
- B – Environmental Report prepared by Sartori Environmental Inc. dated March 9, 2023
- C – Arborist Report prepared by Silverback Treeworks Ltd. dated December 17, 2022 with staff markups
- D – Landscape Plan prepared by Coastal Group dated April 7, 2023



①



2



3



④



5

[illegible]

CLIENT
THE D'AMICO FAMILY

PROJECT

CLEGG HOUSE

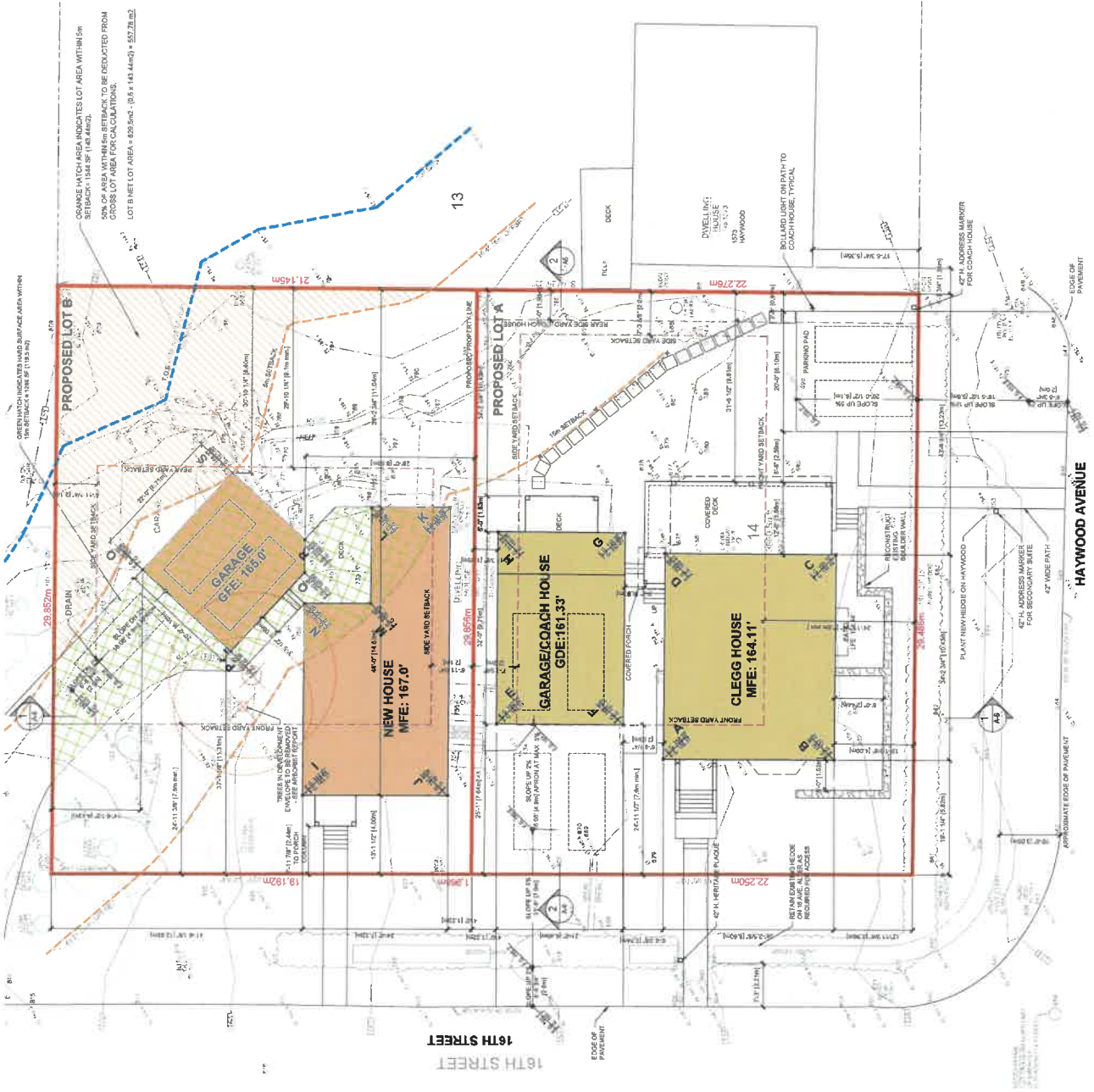
591 HAYWOOD STREET
WEST VANCOUVER, BC

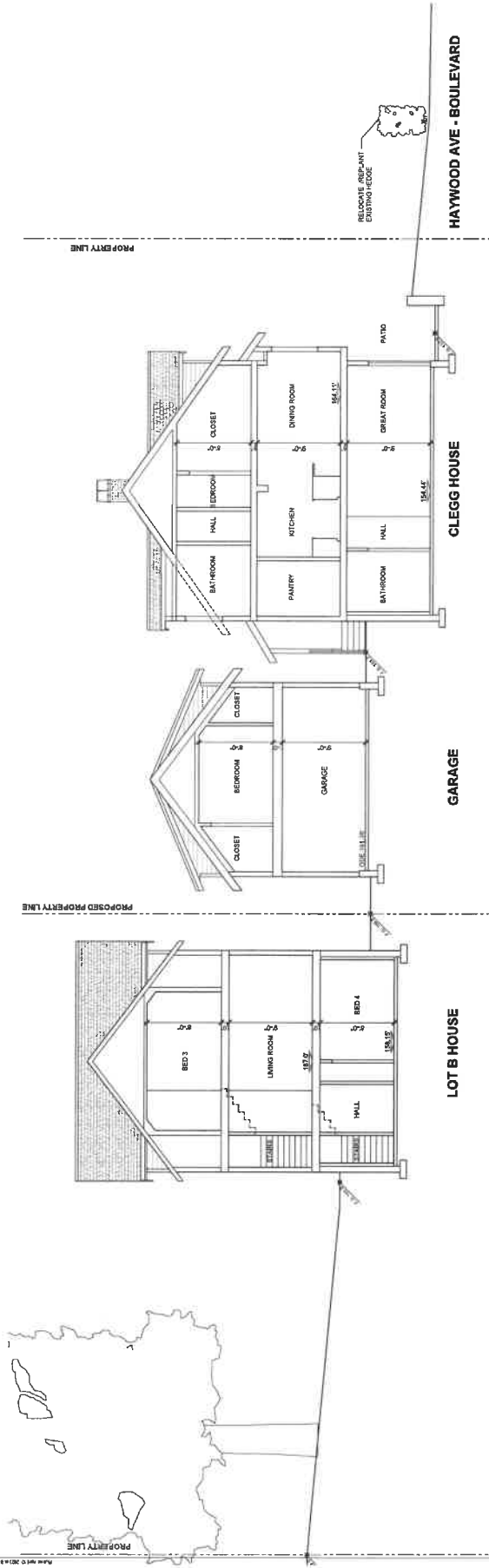
CONTEXT PLAN

DATE	2023/02/24	FILE NO.	2120
OWN.	DH		
CHK	CH		

REAL _____
SHEET NO. _____

A-1





HAYWOOD AVE - BOULEVARD

CLEGG HOUSE

GARAGE

LOT B HOUSE

- [illegible]

CLIENT
THE D-COSTA FAMILY

PROJECT

CLEGG HOUSE

1101 HAYWOOD STREET
WEST VANCOUVER, BC
DRAWING TITLE

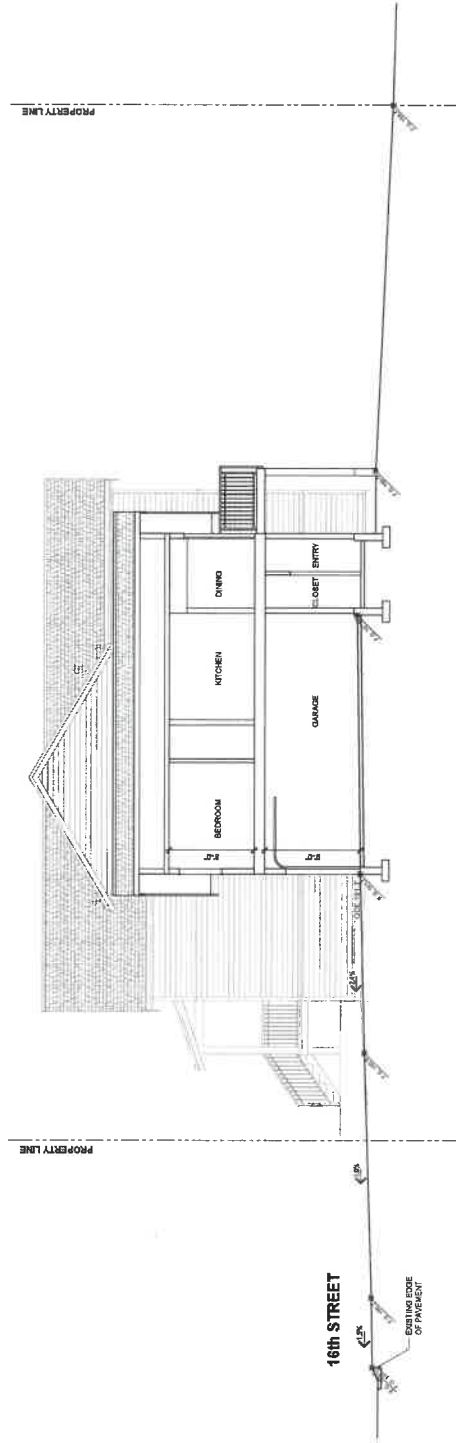
DRAWING TITLE

SITE SECTIONS

DATE	2022.02.24	FILE NO.	2120
OWN.	DW		
CH.	CH		

SEAL
SHEET NO.

A-6



SECTION 2
SCALE: 3/16" = 1'-0"

16th STREET

INCREASING EDGE
ADDED PAINT

LOT A

Roofing:
Clegg House :
'PABCO - Premier - Weathered Wood'

Coach House :
'PABCO - Premier - Weathered Wood'

Siding:
Clegg House - Wood Siding :
'Sherwin Williams - Point Grey - SW 7074'

Coach House - Cement Board Siding :
'Benjamin Moore - Nightingale - AF - 670'

Trim:
Clegg House & Coach House :
'Benjamin Moore - Sonnet - AF - 55'

Doors:
Clegg House :
'Benjamin Moore - Hearthstone Brown - 2109 - 20'

Coach House :
'Benjamin Moore - Sonnet - AF - 55'

Front Porch:
Clegg House :
'Pressure Treated Wood'

Deck:
Clegg House & Coach House :
'Duradek 60 mil Vinyl Membrane'

Railings:
Clegg House - at Porch:
'Benjamin Moore - Sonnet - AF - 55'

Clegg House - at Deck & Coach House :
'Black'

Window Frames:
Clegg House :
'Black'

Coach House :
'White'

Roofing:
Lot B House & Lot B Garage :
'PABCO - Premier - Pewter Gray'

Lot B House - at Porch :
'Galvanized Metal Roof'

Cement Board Siding:
Lot B House :
'Benjamin Moore - Winter White - 2140 - 70'

Lot B Garage :
'Benjamin Moore - Nightingale - AF - 670'

Trim:
Lot B House & Lot B Garage :
'Benjamin Moore - Winter White - 2140 - 70'

Doors:
Lot B House & Lot B Garage :
'Benjamin Moore - Amherst Gray - HC - 167'

Front Porch:
Lot B House :
'Pressure Treated Wood'

Deck:
Lot B House :
'Duradek 60 mil Vinyl Membrane'

Porch/Deck Trim:
Lot B House :
'Benjamin Moore - Nightingale - AF - 670'

LOT B

Railings:
Lot B House :
'Black'

Window Frames:
Lot B House :
'Black'

Lot B Garage :
'White'



2023-04-13 PLANNING REVISIONS	2023-05-01 PLANNING REVISIONS	2023-10-10 PLANNING REVISIONS	2023-07-13 PLANNING REVISIONS	2023-08-08 PLANNING REVISIONS	2023-05-28 HSA REVISIONS	2023-03-10 IMPALES FOR HSA REVIEW	REVISIONS	CONSULTANT
-------------------------------	-------------------------------	-------------------------------	-------------------------------	-------------------------------	--------------------------	--------------------------------------	-----------	------------

CLIENT
THE D+COSTA FAMILY

PROJECT

CLEGG HOUSE

1581 HAYWOOD STREET
WEST VANCOUVER, BC

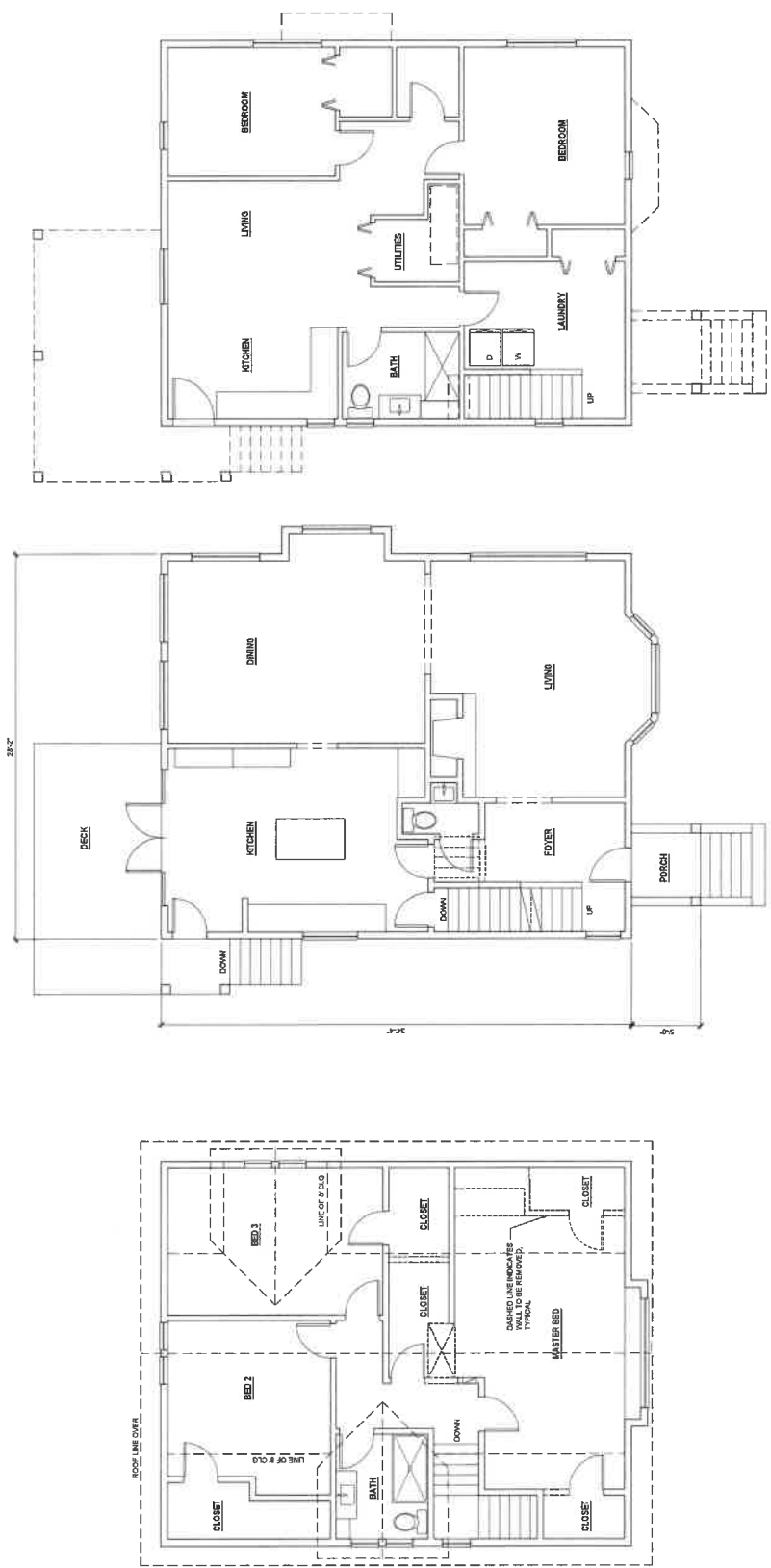
DRAFTING TITLE

11

COLOURED
STREETSCAPES

DATE	2022.07.24	FILE NO.	2120
OWN.	DW	CH	
CHL.			

SEAL	
SHEET NO.	



LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"
FLOOR AREA: 967 SF

MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
FLOOR AREA: 998 SF

UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"
FLOOR AREA: 979 SF

2023-04-13 PLANNING REVISIONS	2023-04-26 HRA REVISIONS	REVISIONS
2023-04-02 PLANNING REVISIONS	2023-05-15 WAITED FOR HRA REVIEW	
2023-10-28 PLANNING REVISIONS		CONSULTANT
2023-07-11 PLANNING REVISIONS		
2023-06-08 PLANNING REVISIONS		
2023-04-02 PLANNING REVISIONS		

CLIENT
THE DeCOSTA FAMILY

PROJECT

CLEGG HOUSE

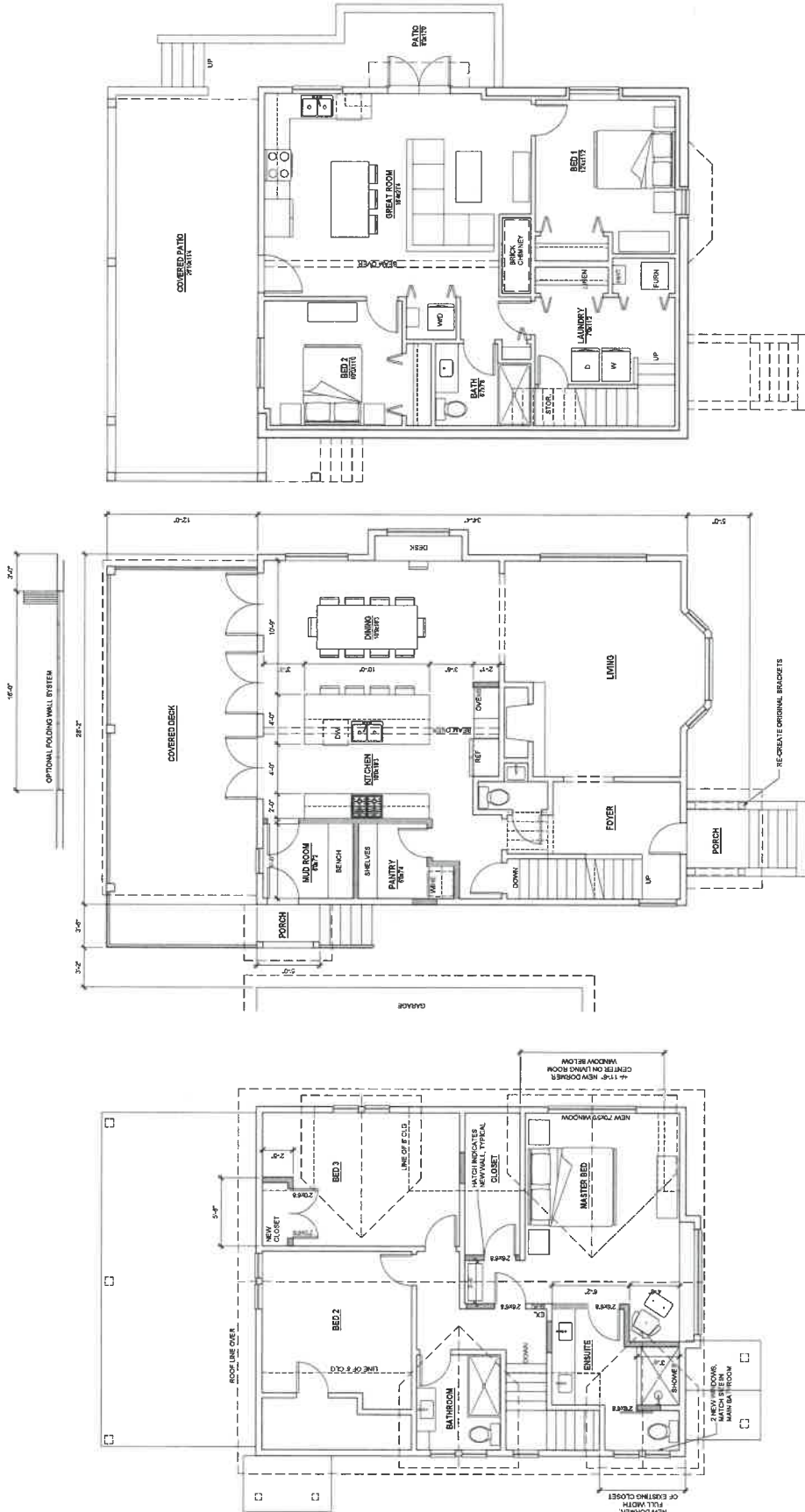
1511 HAYWOOD STREET
WEST VANCOUVER, BC
DRAWING TITLE

**CLEGG HOUSE
EXISTING
FLOOR PLANS**

DATE	FILE NO.
DWN.	dwn
CHK	CH
	2120

SEAL _____
SHEET NO. _____

A-12

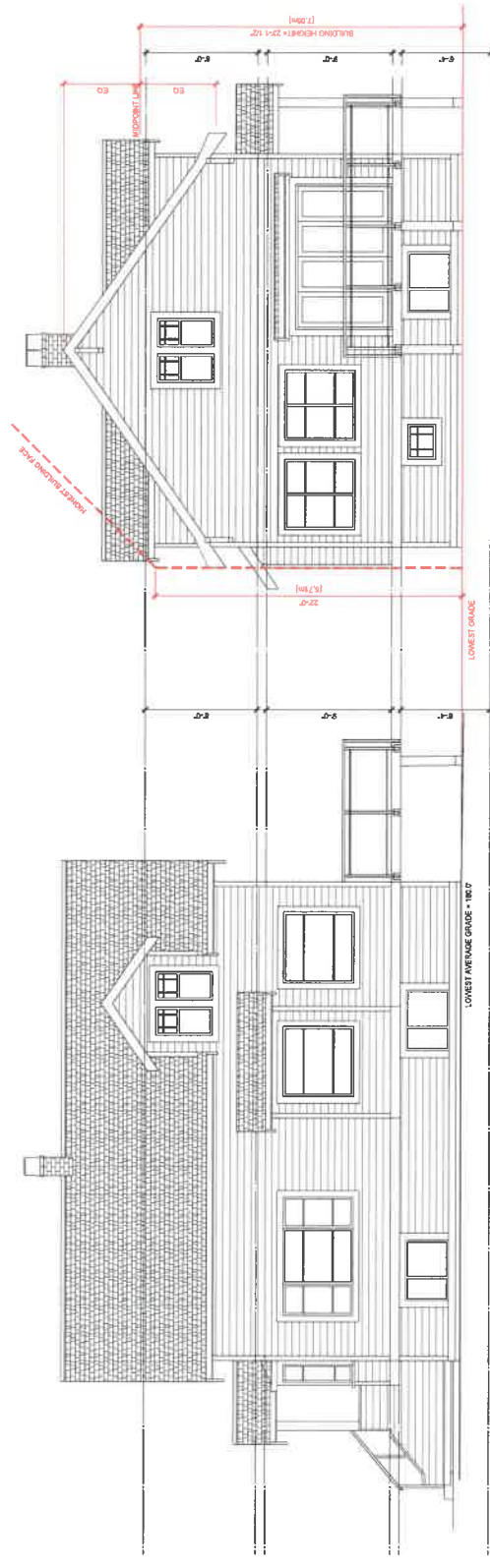
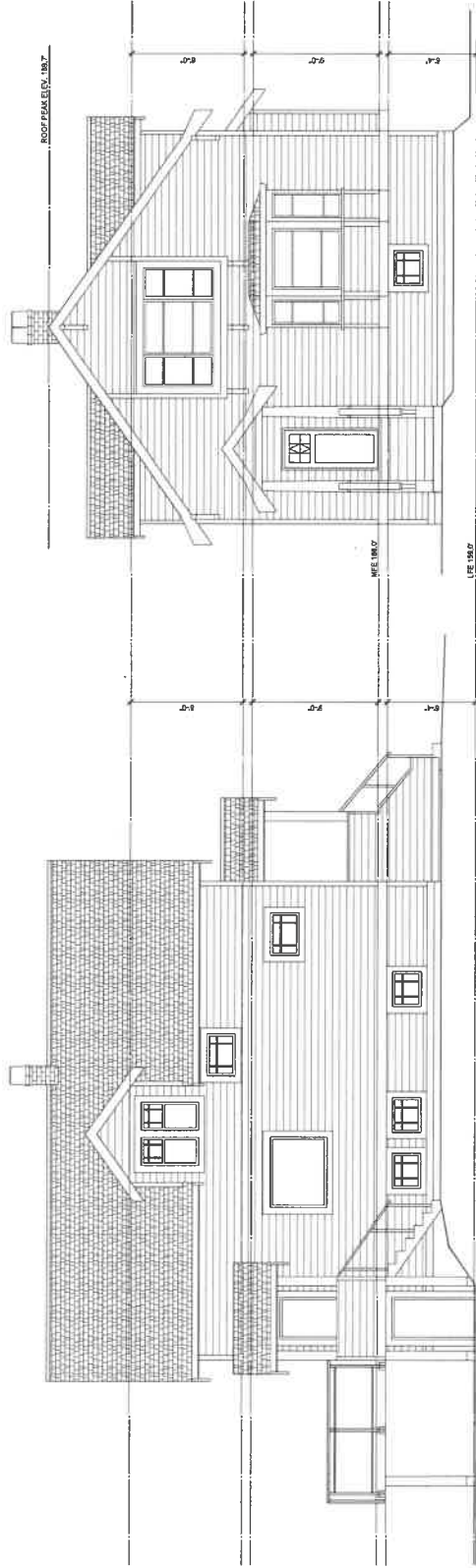


LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"
FLOOR AREA: 967SF



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
FLOOR AREA: 996SF

UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"
FLOOR AREA: 978SF



2022-04-13	PLANNING REVISIONS
2022-03-03	PLANNING REVISIONS
2022-10-26	PLANNING REVISIONS
2022-07-13	PLANNING REVISIONS
2022-06-08	PLANNING REVISIONS
2022-04-26	HSA REVISIONS
2022-01-18	REQUIRED FOR HSA REVIEW
REVISIONS	
CONSENT	

CLIENT
THE DE COSTA FAMILY

PROJECT

181 HAYWOOD STREET
WEST VANCOUVER, BC

DATE	2022.02.24	FILE NO.	2120
MAN,	dw		
CHK	CH		



ELEVATION MATERIAL LEGEND	
1	LAMINATED PLYWOOD SHEET ROOFING
2	PREPARED ALUMINUM OUTER
3	PAINTED WOOD BRACKETS
4	PAINTED WOOD BRACKETS
5	PAINTED WOOD BRACKETS
6	PAINTED WOOD BRACKETS
7	PAINTED WOOD BRACKETS
8	PAINTED WOOD BRACKETS
9	PAINTED WOOD BRACKETS
10	PAINTED WOOD BRACKETS
11	PAINTED WOOD BRACKETS
12	PAINTED WOOD BRACKETS
13	PAINTED WOOD BRACKETS
14	PAINTED WOOD BRACKETS
15	PAINTED WOOD BRACKETS
16	PAINTED WOOD BRACKETS
17	PAINTED WOOD BRACKETS
18	PAINTED WOOD BRACKETS
19	PAINTED WOOD BRACKETS
20	PAINTED WOOD BRACKETS
21	PAINTED WOOD BRACKETS
22	PAINTED WOOD BRACKETS
23	PAINTED WOOD BRACKETS
24	PAINTED WOOD BRACKETS
25	PAINTED WOOD BRACKETS
26	PAINTED WOOD BRACKETS
27	PAINTED WOOD BRACKETS
28	PAINTED WOOD BRACKETS
29	PAINTED WOOD BRACKETS
30	PAINTED WOOD BRACKETS
31	PAINTED WOOD BRACKETS
32	PAINTED WOOD BRACKETS
33	PAINTED WOOD BRACKETS
34	PAINTED WOOD BRACKETS
35	PAINTED WOOD BRACKETS
36	PAINTED WOOD BRACKETS
37	PAINTED WOOD BRACKETS
38	PAINTED WOOD BRACKETS
39	PAINTED WOOD BRACKETS
40	PAINTED WOOD BRACKETS
41	PAINTED WOOD BRACKETS
42	PAINTED WOOD BRACKETS
43	PAINTED WOOD BRACKETS
44	PAINTED WOOD BRACKETS
45	PAINTED WOOD BRACKETS
46	PAINTED WOOD BRACKETS
47	PAINTED WOOD BRACKETS
48	PAINTED WOOD BRACKETS
49	PAINTED WOOD BRACKETS
50	PAINTED WOOD BRACKETS
51	PAINTED WOOD BRACKETS
52	PAINTED WOOD BRACKETS
53	PAINTED WOOD BRACKETS
54	PAINTED WOOD BRACKETS
55	PAINTED WOOD BRACKETS
56	PAINTED WOOD BRACKETS
57	PAINTED WOOD BRACKETS
58	PAINTED WOOD BRACKETS
59	PAINTED WOOD BRACKETS
60	PAINTED WOOD BRACKETS
61	PAINTED WOOD BRACKETS
62	PAINTED WOOD BRACKETS
63	PAINTED WOOD BRACKETS
64	PAINTED WOOD BRACKETS
65	PAINTED WOOD BRACKETS
66	PAINTED WOOD BRACKETS
67	PAINTED WOOD BRACKETS
68	PAINTED WOOD BRACKETS
69	PAINTED WOOD BRACKETS
70	PAINTED WOOD BRACKETS
71	PAINTED WOOD BRACKETS
72	PAINTED WOOD BRACKETS
73	PAINTED WOOD BRACKETS
74	PAINTED WOOD BRACKETS
75	PAINTED WOOD BRACKETS
76	PAINTED WOOD BRACKETS
77	PAINTED WOOD BRACKETS
78	PAINTED WOOD BRACKETS
79	PAINTED WOOD BRACKETS
80	PAINTED WOOD BRACKETS
81	PAINTED WOOD BRACKETS
82	PAINTED WOOD BRACKETS
83	PAINTED WOOD BRACKETS
84	PAINTED WOOD BRACKETS
85	PAINTED WOOD BRACKETS
86	PAINTED WOOD BRACKETS
87	PAINTED WOOD BRACKETS
88	PAINTED WOOD BRACKETS
89	PAINTED WOOD BRACKETS
90	PAINTED WOOD BRACKETS
91	PAINTED WOOD BRACKETS
92	PAINTED WOOD BRACKETS
93	PAINTED WOOD BRACKETS
94	PAINTED WOOD BRACKETS
95	PAINTED WOOD BRACKETS
96	PAINTED WOOD BRACKETS
97	PAINTED WOOD BRACKETS
98	PAINTED WOOD BRACKETS
99	PAINTED WOOD BRACKETS
100	PAINTED WOOD BRACKETS



EXPOSURE CALCULATION		§ 10.15
AREA OF EXPOSING BUILDING FACE	47.34 m ²	
ALL GLAZED OPENINGS %	0.00	
ALL UNGLAZED OPENINGS %	0.00	
ACTUAL GLAZED OPENINGS AREA	0.00	
ACTUAL UNGLAZED OPENINGS AREA	0.00	
FIRE RESISTANCE RATING	45 minutes	
WALL CONSTRUCTION	combustible	
WALL CLADDING	non-combustible	



SCALE: 1/4" = 1'-0"
(HIGHEST BUILDING FACE)
EXPOSURE CALCULATION

AREA OF EXPOSING BUILDING FACE:	28.74 m ²	
LIMITING DISTANCE:	12.1m	
ALLOW GLAZED OPENINGS %	100%	
ACTUAL GLAZED OPENINGS AREA:	4.77m ²	
ACTUAL GLAZED OPENINGS %:	12.89%	combustible
FIRE RESISTANCE RATING:	0	combustible
WALL CONSTRUCTION:		combustible
WALL CLADDING:		combustible



EXPOSURE CALCULATION		9, 10, 15
AREA OF EXPOSING BUILDING FACE:	34.27 m ²	
LIMITING DISTANCE	14.63 m	
ALLOW. GLAZED OPENINGS %:	100%	
ACTUAL GLAZED OPENINGS AREA:	3.62 m ²	
ACTUAL GLAZED OPENINGS %:	11.14%	combustible
FIRE RESISTANCE RATING:	0	combustible
WALL CONSTRUCTION:		
WALL CLADDING:		



NORTH ELEVATION	
SCALE: 1/4" = 1'-0"	
EXPOSURE CALCULATION	
AREA OF EXPOSING BUILDING FACE:	48.76 m ²
LIMITING DISTANCE TO FACE:	1.2m
AREA OF EXPOSING BUILDING FACE:	1.30m ²
ACTUAL GLAZED OPENINGS AREA	2.87m ²
ACTUAL GLAZED OPENINGS %	21.9%
FIRE RESISTANCE RATING:	0
WALL CONSTRUCTION:	combustible



UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"
FLOOR AREA: 672 SF



MAIN FLOOR PLAN

SEAL

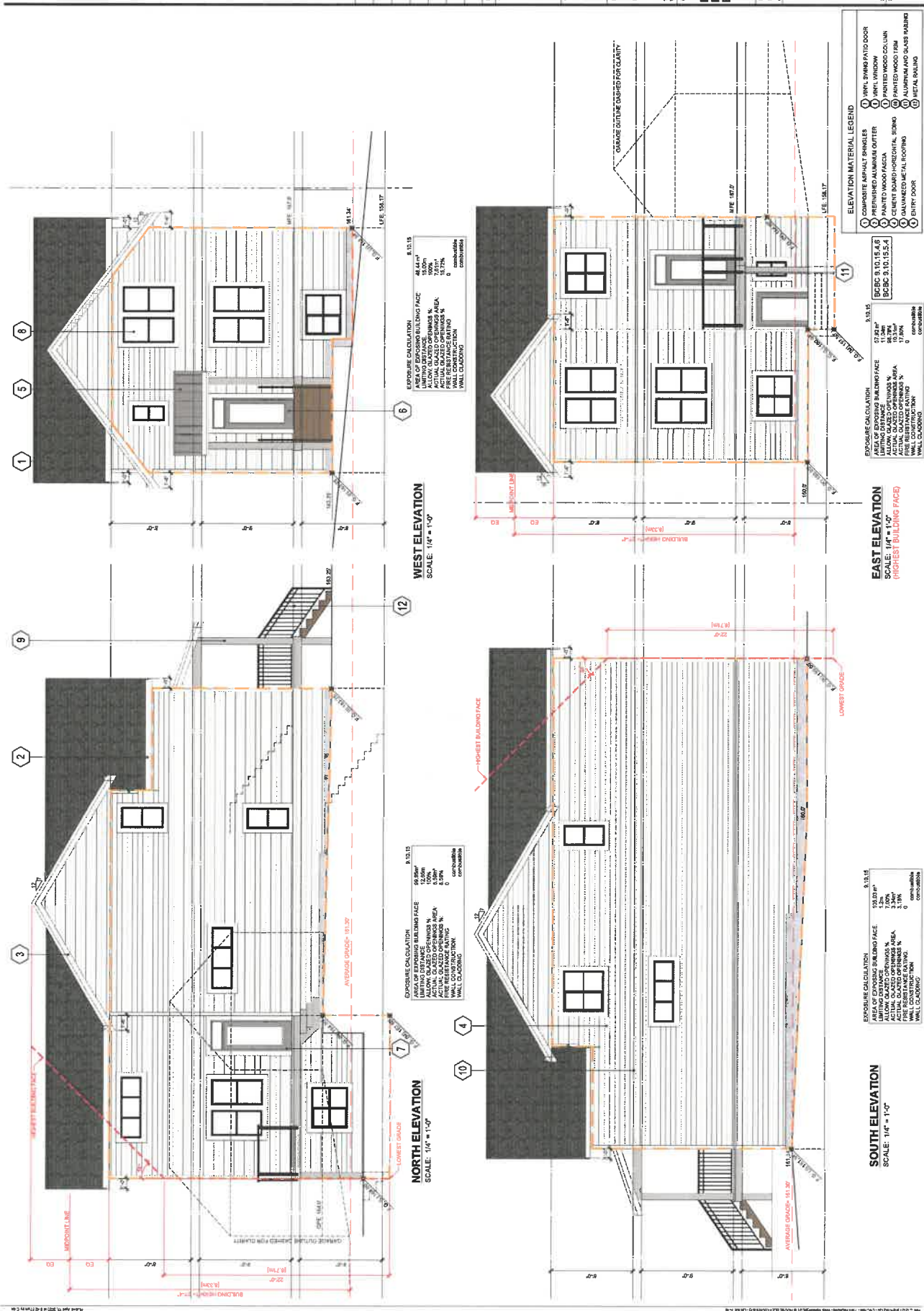
A-16



LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"
FLOOR AREA: 976 SF

MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
FLOOR AREA: 983 SF

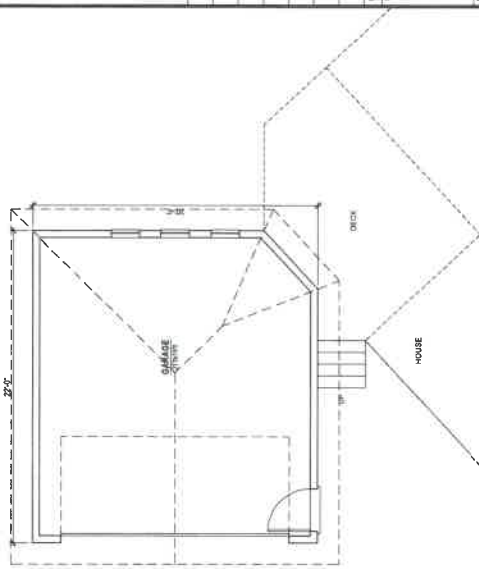
UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"
INTERIOR AREA: 913 SF



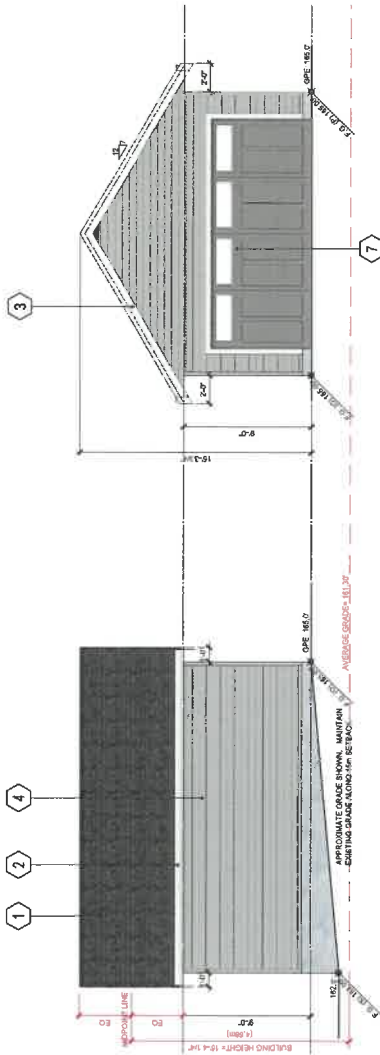
©Copyright reserved. The design is the property of Focus Architecture Incorporated and may not be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the express written permission.

FOCUS
ARCHITECTURE
INCORPORATED

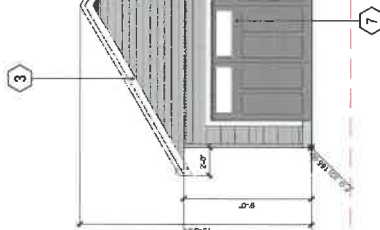
1000 W. 10th Street, Suite 100
Anchorage, Alaska 99501-3222
1-800-455-2322
www.focusarch.com



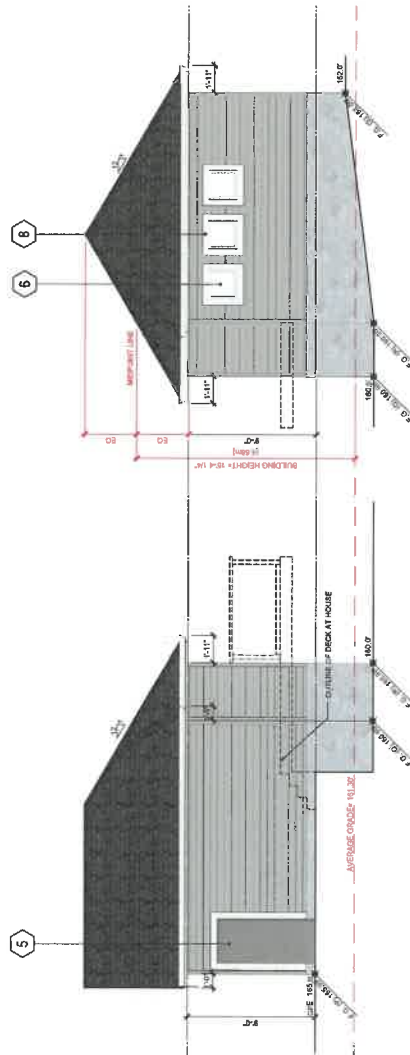
FLOOR PLAN
SCALE: 1/4" = 1'-0"
FLOOR AREA: 432 SF



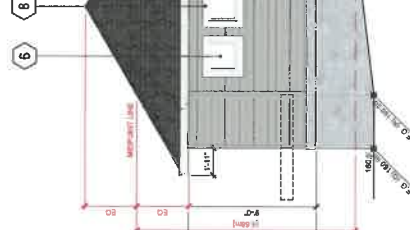
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION MATERIAL LEGEND	
1	LAMINATED TREBOLANT SHINGLE ROOFING
2	PREPARED ALUMINUM OUTLET
3	PAINTED WOOD PANEL
4	CONCRETE FLOOR/CEILING
5	PAINTED WOOD TRIM
6	ENTRY DOOR
7	ENTRY WINDOW
8	OVERHEAD GARAGE DOOR
9	PAINTED WOOD TRIM



Environmental Development Permit Application

March 09, 2023

Stephanie Louie
Environmental Protection Officer
District of West Vancouver
750 – 17th St.
West Vancouver, B.C.
V7V 3T3

Re: Proposed Subdivision for Development, 1591 Haywood Avenue, West Vancouver (REV03)

INTRODUCTION

Sartori Environmental Inc. (SEI) has been retained by the owners of 1591 Haywood Avenue, West Vancouver (the Subject Property), to assess the environmental implications of subdividing the property into two single family lots for future development. This EDP is part of the Heritage Revitalization Agreement (HRA) preliminary development proposal as both lots would fall partially within the environmental setbacks of the west tributary to Vinson Creek (the Creek). This report and attached drawings form part of the District of West Vancouver's (DWV) Environmental Development Permit (EDP) application, which is required for development within 15 m of a watercourse according to DWV *Watercourse Protection (2015)* guidelines. The DWV *Watercourse Protection (2015)* guidelines restrict development between 0 m and 5 m, and 5 m and 15 m from ToB of a watercourse; herein called the 5-m and 15-m Setbacks, respectively. This revision addresses DWV comments regarding an error in the habitat balance and more specific wording for tree replacement on the Subject Property.

EXISTING CONDITIONS

Subject Property

SEI visited the Subject Property on February 15, 2022. The Subject Property is 1287.7 m² in size and contains a single-family dwelling, including a detached garage, asphalt driveway, and several grass areas.

The existing dwelling is centrally located on the Subject Property, with the driveway access from the northwest, off 16th Street. The Subject Property is bounded by Haywood Avenue to the south, an unused laneway to the north and a single-family residence to the east. The Creek bisects the north-east property corner; therefore, the northeastern half of Subject Property is predominantly overlapped by the DWV's 5-m and 15-m Setbacks. Structures and hard surfaces within the 5-m Setback include the existing garage and stone retaining wall. Evidence of a shallow stone retaining wall around the southern bank of the creek is present but appears to be eroding and falling into the creek. Structures and hard surfaces within the 15-m Setback include a small portion of the house and existing wooden staircase and concrete patio, the stone retaining wall, the driveway and concrete pathways around the house.

Aquatic/Instream Conditions

The Subject Property contains a 13.5 m section of the Creek flowing from northwest to southeast. This reach of the Creek flows as an open channel with a bankfull width of 1 – 2 m. The banks are steeply cut, but shallow in height (approx. 0.5 m). The southern bank is shallow and flattens out within 0.5 m to become grassy lawn. The northern bank is steep and overgrown with numerous invasive species, including English ivy (*Hedera helix*), ornamental bamboo (*Phyllostachys sp*) and Knotweed (*Fallopia sp*). It is not possible to determine the state of the stream bank on the northern side due to overgrowth of these species. The substrate of the Creek consists of gravels, cobbles, and sand, with some mid-sized boulders, with a gradient of approximately 2 to 4%. Downstream of the Subject Property, the Creek flows predominantly as an open channel through residential properties to the outlet at Ambleside Beach, near the mouth of Burrard Inlet, with the exception of seven road crossing culverts. From the Subject Property to the confluence with Burrard Inlet is approximately 1.1 km, with a total stream length of 2.85 km.

A review of the BC Ministry of Environment Fish Inventory Data Queries database and BC Habitat Wizard did not result in gazetted fish occurrences, however, through conversation with an experienced RPBio, fish presence was confirmed within the lower reaches of the Creek. The results of this conversation are in Table 1 below:

Table 1: Historical evidence (information retrieved on 12-Mar-2022 from Alex Sartori, RPBio).

Common Name	Scientific Name
Rainbow Trout	Oncorhynchus mykiss
Coastal Cutthroat Trout	Oncorhynchus
Coho Salmon	Oncorhynchus kisutch

Riparian Conditions

Riparian vegetation within the Subjects Property's 15-m Setback consists of lawn, non-native naturalized garden species and invasive species. Vegetation on the northern bank contains native shrubs (sword fern (*Polystichum munitum*)) and a variety of invasive species. The following invasive species were observed within the 15 m setback to Vinson Creek: English ivy (*Hedera helix*), yellow archangel (*Lamium galeobdolon*), Himalayan blackberry (*Rubus armeniacus*), cherry laurel (*Prunus laurocerasus*), ornamental bamboo (*Phyllostachys spp.*) English holly (*Ilex aquifolium*) and spurge laurel (*Daphne laureola*). SEI suspects a very small infestation of knotweed spp. (*Fallopia spp.*) exists on the northern bank. SEI observed three to five dead stems but has not been to site during the growing season. The existing garage proposed for removal is located adjacent to ToB (within 1.5 m) on the southern bank of the Creek.

PROPOSED SUBDIVISION AND DEVELOPMENT

The proposed subdivision consists of dividing the existing single lot property (1287.7 m²) into two single family lots; Lot 'A' (658.2 m²) to the south and Lot 'B' (629.5 m²) to the North. On Lot



'A' a concept plan for moving the existing dwelling (under HRA) and building a new garage has been developed. On Lot 'B' a concept plan has been show for the future development of a single-family dwelling and detached garage with associated peripheral hard surfaces (driveway and walkway). The new house position and garage for Lot 'A' are proposed entirely outside of the 15-m Setback. The concept house and garage for Lot 'B' are located entirely outside the 5-m Setback, and partially within the 15-m Setback. Three trees on Lot 'B' within the 15-m Setback are proposed for removal as part of this development. An arborist report will be submitted under separate cover, and replacement trees have been included in the Riparian Restoration Plan.

HABITAT BALANCE

Habitat gains and impacts between ToB and the 15-m Setback resulting from the proposed concept plans were calculated using AutoCAD and are presented in Table 2 below and attached in Figure 1: Habitat Balance & Invasive Species Management Area.

An assessment and habitat balance was completed for both Lot 'A' and Lot 'B' individually to demonstrate that the proposed subdivision and development on each Lot meets the DWV *Watercourse Protection Guidelines*.

Table 2: Habitat Balance calculation for Lot 'A'.

Habitat Impacts:	
No habitat Impacts	
Habitat Gains:	
5-m → 15-m Setback:	
Relocation of House	+ 7 m ²
<u>Net Habitat Gain:</u>	<u>+ 7 m²</u>

Table 3: Habitat Balance calculation for Lot 'B'.

Habitat Impacts:	
5-m → 15-m Setback:	
Construction of new garage and house	- 37 m ²
Habitat Gains:	
ToB → 5-m Setback:	
Removal of garage	+ 10 m ²
5-m → 15-m Setback:	
Removal of garage and relocation of house	+ 33 m ²



Net Habitat Gain:

+ 6 m²

RIPARIAN RESTORATION

Two riparian restoration planting polygons are proposed, one is located on the north bank and the second within the 5-m Setback on the south bank of the Creek for a total area of 120 m². Prior to planting, and in order to provide the best chance of successful plant growth and establishment, invasive species and non-native species, identified within the Invasive Species Management Area polygon (see Figure 1: Habitat Balance & Invasive Species Management Area) are proposed to be removed and disposed of according to best management practices. Material import and export activities to and from the Subject Property will implement invasive species best management practices to prevent the spread and proliferation of invasive species. A knotweed management plan has been included below and a certified herbicide applicator should be consulted to begin treatment within the growing period of this year (May to September).

The replanted vegetative buffer will help increase delineation of the riparian area, help prevent erosion of the property into the Creek and riparian area encroachment, whilst providing additional habitat for local flora and fauna, and higher quality food and nutrients to downstream reaches.

As two protected trees are proposed for removal within the 15-m setbacks, replanting of native trees at a 2:1 ratio is proposed to replace those trees within the riparian area of the Creek. A total of 2 conifers and 11 deciduous trees are included in the Riparian Restoration Plan. Tree replacement criteria for the two proposed trees has been included in the Riparian Restoration Plan.

Knotweed Management Plan

The knotweed on-site is present in a tiny patch (three to five visible stems) along the east side of the Subject Property within the 5-m setbacks of the Tributary. As per the Invasive Species Council of BC's Knotweeds TIPS sheet (July 2016), knotweed infestations can generally be treated in three to five years using appropriately and systematically applied herbicides. To eradicate the knotweed infestations from the Subject Property and adjacent areas, the following recommendations shall be followed:

1. Prior to the commencement of construction activities, the knotweed should be flagged to help prevent the treatment area from being disturbed. A certified herbicide applicator experienced in riparian area knotweed treatment should be retained to conduct treatments.
2. Knotweed treatment efforts should be conducted annually during a dry weather window in the early growing season each year for three years or until a Qualified Environmental Professional (QEP) advises that eradication efforts are complete and no further treatment is required. Treatments should be applied twice per year during the first to second years and may increase treatment program efficiency.



3. A knotweed treatment notice shall be sent to the District of West Vancouver on an annual basis during the three-year treatment period to confirm ongoing eradication efforts.

CONSTRUCTION ENVIRONMENTAL MITIGATION MEASURES

General Environmental Mitigation Measures

At a minimum, the following general environmental mitigation measures shall be implemented during demolition and construction:

- If off-site removal of invasive species is required, the material should be placed within a sealed container or bag or covered securely during transport to an appropriate disposal site;
- if off-site removal of soil is required along the east side of the house, this soil should be considered potentially contaminated with knotweed rhizomes and brought to an approved disposal location;
- street cleaning will be conducted if any sediment is tracked out onto paved surfaces;
- imported material will be clean and/or free of contamination;
- a spill kit will be kept on-site throughout the duration of the works;
- machinery will be inspected daily to identify any leaks and wearing parts before they fail;
- leaking equipment or wearing parts will be repaired/replaced before continuing service; and
- refueling of machinery and equipment will occur as far away from catch basins and watercourses as practical.

CONCLUSIONS

In the opinion of SEI, the proposed renovation of the Subject Property addresses the DWV Watercourse Protection (2015) guidelines, as follows:

- *Locate development on portions of the site that are least environmentally sensitive*
 - **Lot 'A' - The new house location is entirely outside of the 15 m Setback.**
 - **Lot 'B' - The new house and garage is proposed for construction entirely outside of the 5-m Setback.**
- *Avoid net loss of riparian habitat within 15 m of the top of the watercourse bank or edge of the wetland*
 - **Lot 'A' - The habitat balance for the proposed development demonstrates a net gain of 7 m².**
 - **Lot 'B' - The habitat balance for the proposed development demonstrates a net gain of 6 m².**



- *Within 15 m of the top of the watercourse bank or edge of wetland, locate new buildings, structures and impervious/semi-impervious surfaces at least as far from the watercourse or wetland as any existing development*
 - **Lot 'A' - The closest hard surface is currently the existing back deck/concrete patio at 13.5 m from Vinson Creek at its closest point. The closest proposed hard surface is the retaining wall beside the garage, 16.3 m from Vinson Creek.**
 - **Lot 'B' – The closest hard surface is the existing garage at 1.5 m from Vinson Creek. The closest proposed hard surface is the garage at 5 m from Vinson Creek.**
- *Keep free of new buildings, structures, and impervious/semi-impervious surfaces the area within 5 m of the top of the watercourse bank or edge of the wetland*
No new buildings, structures, or impervious/ semi-impervious surfaces are proposed within the 5-m Setback for Lot 'A' or Lot 'B'.
- *Enhance, and where feasible, restore watercourses in already developed areas to improve watercourse quality from uplands to inlets*
The implementation of the Riparian Restoration Plan and Invasive Species Management Plan will serve to provide additional habitat for local flora and fauna suited to native riparian conditions and provide higher quality food and nutrients to downstream reaches of Vinson Creek.

Please contact the undersigned if you require any additional information or clarification of the above.

ENDORSEMENT

Sartori Environmental Inc.

Authored by:

The undersigned certifies the work described herein fulfills standards acceptable of a Biologist in Training.



[Digital Copy, Original Signed]

Assunta McCullough, B.I.T., BSc.

Project Biologist

Reviewed and Endorsed by:

The undersigned certifies the work described herein fulfills standards acceptable of a Professional Biologist.



[Digital Copy, Original Signed]

Stephen Sims, RPBio

Senior Biologist

Attachments (2):

- Figure 1: Habitat Balance & Invasive Species Management (2023-03-09; Rev03)
- Figure 2: Riparian Restoration Plan (2022-06-13; Rev01)



Sartori Environmental Inc.

106 – 185 Forester Street North Vancouver, BC, Canada V7H 0A6
604-987-5588 | info@sartorienv.com | www.sartorienv.com

PHOTOGRAPHIC DOCUMENTATION



Photo 1. Existing conditions looking west towards the existing garage (2022-02-15).



Photo 2. Creek substrate conditions at upstream extent of Creek on Subject Property (2022-02-15).



Photo 3. Existing house and stone retaining walls, benched areas within the 5-m Setback on the Subject Property (2022-02-15).



Photo 4. Riparian conditions and Creek on Subject Property within 15 m setback (2022-02-15).



Photo 5. Northern bank – invasive species proposed for removal (2022-02-15).



Photo 6. Existing garage proposed for removal (2022-02-15).



Habitat Balance Within 15 m Top of Bank - Lot B

Habitat Impacts:

5-m → 15-m Setback:

Proposed garage addition

- 37 m²

Habitat Gains:

ToB → 5-m Setback

Removal of garage

+ 10 m²

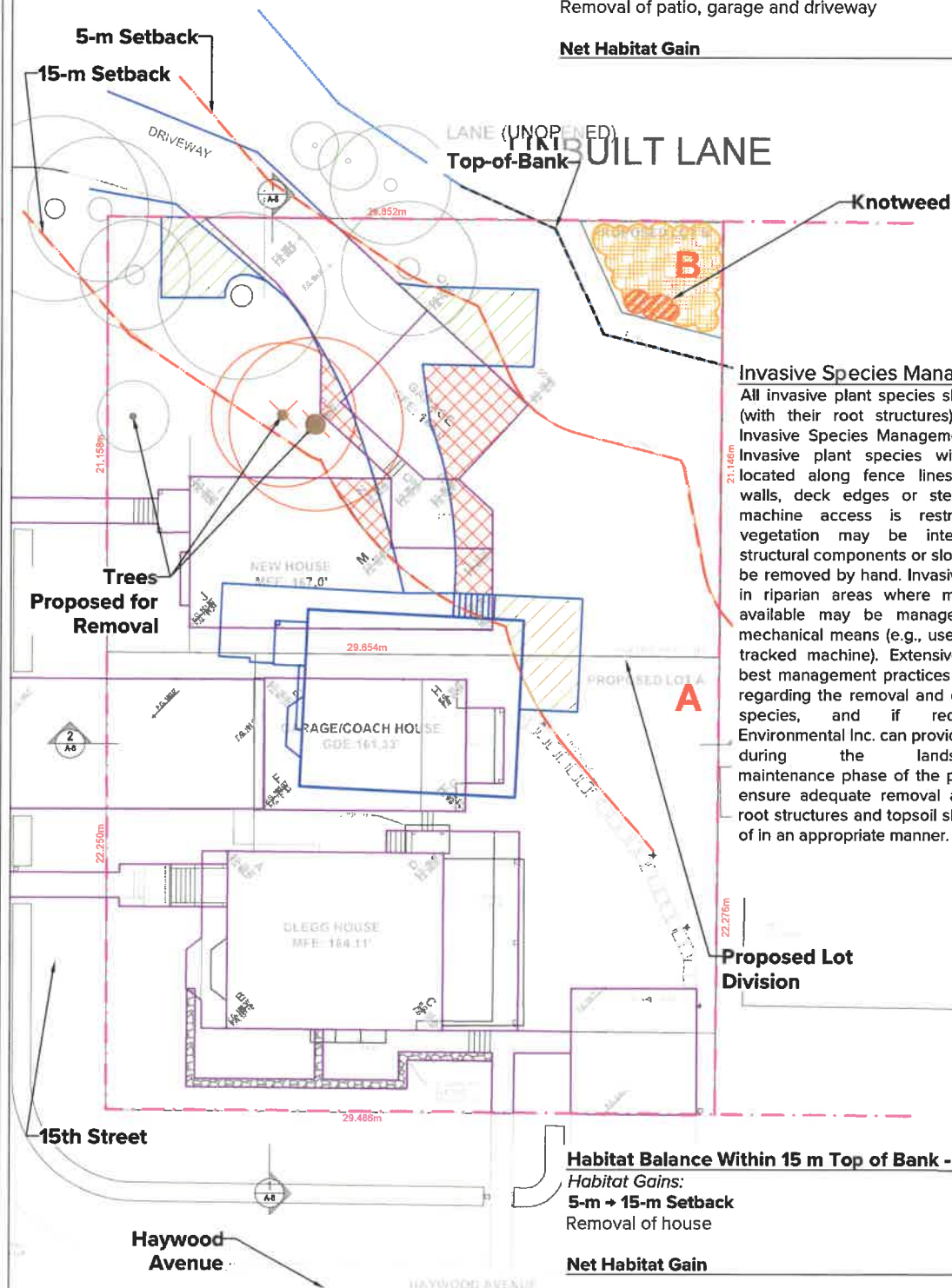
5-m → 15-m Setback

Removal of patio, garage and driveway

+ 33 m²

Net Habitat Gain

+ 6 m²



Invasive Species Management

All invasive plant species should be removed (with their root structures) within from the Invasive Species Management Area polygon. Invasive plant species within the polygon located along fence lines, stairs, retaining walls, deck edges or steep slopes where machine access is restricted, or where vegetation may be integral to existing structural components or slope stability, should be removed by hand. Invasive species located in riparian areas where machine access is available may be managed through other mechanical means (e.g., use of a small-rubber tracked machine). Extensive species-specific best management practices information exists regarding the removal and control of invasive species, and if requested, Sartori Environmental Inc. can provide further direction during the landscaping/vegetation maintenance phase of the proposed works to ensure adequate removal and disposal. All root structures and topsoil should be disposed of in an appropriate manner.

Habitat Balance Within 15 m Top of Bank - Lot A

Habitat Gains:

5-m → 15-m Setback

Removal of house

+ 7 m²

Net Habitat Gain

+ 7 m²



sartori

1591 Haywood Avenue, DWV
Habitat Balance and Invasive Species Management Area
Environmental Development Permit Figure

Figure 1: Habitat Balance and Invasive Species Management Area

DATE 2023-03-09 DRAWN BY A.M./C.W. SCALE 1:200

REV
03

Riparian Planting Plan

Approximately 17 m² of planting is proposed at an average density of 1 plant per 1.5 m² within identified riparian planting areas to accommodate for calculated habitat gains, compensate for habitat impacts, and increase the overall biological productivity of the watercourses riparian zone. Plant species should be selected with consideration to plant community, competitive nature, shade tolerance, growth rates and rate of spread. No more than 25% of one species may be selected from the plant list. Efforts will be taken to retain existing native vegetation in place or may be carefully removed, stored and transplanted to another area on the Subject Property. If plant species substitutions are desired due to reasons of aesthetics or plant stock availability, Sartori Environmental Inc should be contacted at 604.987.5588 to review and comment.

Coniferous Trees

(3.0 - 5.0 m Spacing from other coniferous trees, and purchased at a minimum height of 2.0 m, unless otherwise specified)

Western red cedar (*Thuja plicata*)
Douglas fir (*Pseudotsuga menziesii*)
Western hemlock (*Tsuga heterophylla*)
Shore pine (*Pinus contorta* var. *contorta*)

TOTAL - 2*

* coniferous trees must be purchased at a height of at least 2.0 m

Deciduous Trees

(1.5 - 3.0 m spacing from other deciduous and coniferous trees, and purchased at a minimum height of 1.2 m, unless otherwise specified)

Red alder (*Alnus rubra*)
Pacific willow (*Salix lucida* ssp. *laetandra*)
Bitter cherry (*Prunus emarginata*)
Vine maple (*Acer circinnatum*)
Cascara (*Rhamnus purshiana*)
Beaked hazelnut (*Corylus cornuta*)
Silk willow (*Salix sitchensis*)
Mountain Ash (*Sorbus scopulina*)

TOTAL - 11**

** deciduous trees must be purchased at a height of at least 1.2 m.

Shrubs

(0.25 - 1.0 m spacing from other vegetation and purchased in minimum #1 or one gallon containers)

Salmonberry (*Rubus spectabilis*)
Red huckleberry (*Vaccinium parvifolium*)
Red-osier dogwood (*Cornus stolonifera*)
Western swordfern (*Polystichum munitum*)
Salal (*Gaultheria shallon*)
Oregon grape (*Mahonia aquifolium*)
Nootka rose (*Rosa nutkana*)
Pacific huckleberry (*Physocarpus capitatus*)
Deer fern (*Blechnum spicant*)
Elderberry (*Sambucus racemosa*)

TOTAL - 67***

***No more than 25% of one species may be

Purchasing, Site Preparation and Planting

Botanical names should be referenced when purchasing to ensure accuracy and all specimens should be of guaranteed nursery stock. Purchased stock should be tagged with species name, and tags should be left on after planting for the purpose of planting confirmation. Nursery stock should be a minimum of two years old at purchase to ensure developed root systems and increase the likelihood of survival. Once plant stock is received onsite, specimens should be stored in a cool, shady location and watered regularly. Planting should be undertaken during the fall (Sep - Oct) or spring (Mar - Apr) for maximized probability of survival. Prior to planting, it should be ensured that adequate soil structure and nutrient content exist through appropriate storage of existing onsite material or import of organic growing medium. If growing medium is to be retained from onsite, consideration should be given to organic stockpile depth (no greater than 1.0m) and length of storage time (ideally less than 1 month) to maintain nutrient cycling, microbial activity and viability of native seed stock. Once placed, factors affecting soil compaction (i.e. traffic, machine movement, material storage) should also be considered. If material import is required for growing medium, it should be inert and certified free of invasive or noxious weed species. Holes should be dug 2-3 times larger than the size of the roots and soil should be non-compacted. Root ball untangling, pruning, splitting and burlap sack removal should be done in a means suitable to allowing the newly planted roots to spread and avoid root girdling. If in doubt, supplier planting prescriptions should be consulted. Regular watering and/or fertilizer application may also be required to ensure adequate recruitment.

The following plant spacings are included as a guideline, and clustering of plants around preferred microsites (e.g. woody debris, large trees, wetted depressions on dry sites, drier mounds on wet sites, etc.) is preferred to a standard grid formation. Course woody debris (CWD), if locally available, should be placed within the planting area to promote nutrient cycling and wildlife habitat, and to serve as native seedbanks. Coniferous Trees should be 2.0 m (Min) height and planted 3.0 - 5.0 m away from other coniferous trees. Deciduous Trees should be 1.2 m (Min) height and planted 1.5 - 2.0 m away from other coniferous and deciduous trees, unless planted in a cluster. Shrubs should be purchased in minimum 1 gallon pots and planted 0.25 - 1.0 m away from other vegetation. Plant species locations should be selected in consultation with an experienced landscaper to determine shade and growing tolerances.

All acquired plant materials shall be healthy, with well developed root systems and top growth, and shall be free of disease, insect infestation and the following defects at all times: broken tops, torn roots and abrasions of bark on trunk and branches; dried out root systems; prematurely opened or damaged buds; dry, loose or broken ball of earth; evidence of heating, moulding, or freezing damage; thin, poor root or top systems, and abnormal leaf colour.



120 m²

Riparian Restoration Area
(1 plant per 1.5 m²)

NOTE TO CLIENT: It is integral that prescriptions provided within this Riparian Restoration Plan (the "Plan") are adhered to, and if questions or concerns arise during Plan Implementation, Sartori Environmental Inc. or the District of West Vancouver (DWV) should be contacted to resolve potential issues with compliance. As release of municipal environmental security deposits are subject to DWV inspections, facilitating easy auditing by DWV is likely to save time and money, and result in full deposit return. Therefore, Sartori recommends the owner should (1) retain a reputable landscape company to implement the Plan and provide "as-planted" figures, (2) consolidate and retain all documentation including plant purchase, landscaping and invasive plant removal receipts, and (3) Ensure all planted specimens are flagged (with species), or nursery tags remain in place until all conditions of the Development Permit are satisfied.



1591 Haywood Avenue, DWV
Riparian Restoration Plan
Environmental Development Permit
Figure 2: Riparian Restoration Plan

DATE 2022-06-13 DRAWN BY AM SCALE 1:100
REV 01

TREE MANAGEMENT PLAN

1591 HAYWOOD AVE, WEST
VANCOUVER BC V7V 1W4

DARRIN DACOSTA

Submitted by:

Andrew Hooper
ISA Certified Arborist PN# 6307A
TRAQ# 372
Silverback Treeworks Ltd.
PO Box 3028
Garibaldi Highlands,
Squamish, B.C. V0N 1T0
604-312-7399
info@silverbacktreeworks.com



SILVERBACK
TREWORKS LTD



Version 1.0

December 17, 2022

Table of Contents

1.	PROPERTY LOCATION	2
2.	SCOPE AND PURPOSE	2
3.	SITE ASSESSMENT AND TREE INVENTORY	5
4.	TREE MANAGEMENT PLAN	6
4.1.	Street Trees.....	6
4.2.	Property Trees	7
5.	TESTING AND ANALYSIS:	8
6.	ASSUMPTIONS AND LIMITING CONDITIONS:	8
7.	CLOSURE	9
APPENDIX 1		21

Table of Figures

Figure 1.	An aerial image of the site.....	2
Figure 2.	Site survey and inventoried trees at 1591 Haywood Ave, West Vancouver	3
Figure 3.	Proposed development and tree management at 1591 Haywood Avenue, West Vancouver.....	4

1. Property Location

One lot comprises the property 1591 Haywood Ave, West Vancouver, BC. as presented in Figure 1.

Figure 1. An aerial image of the site.

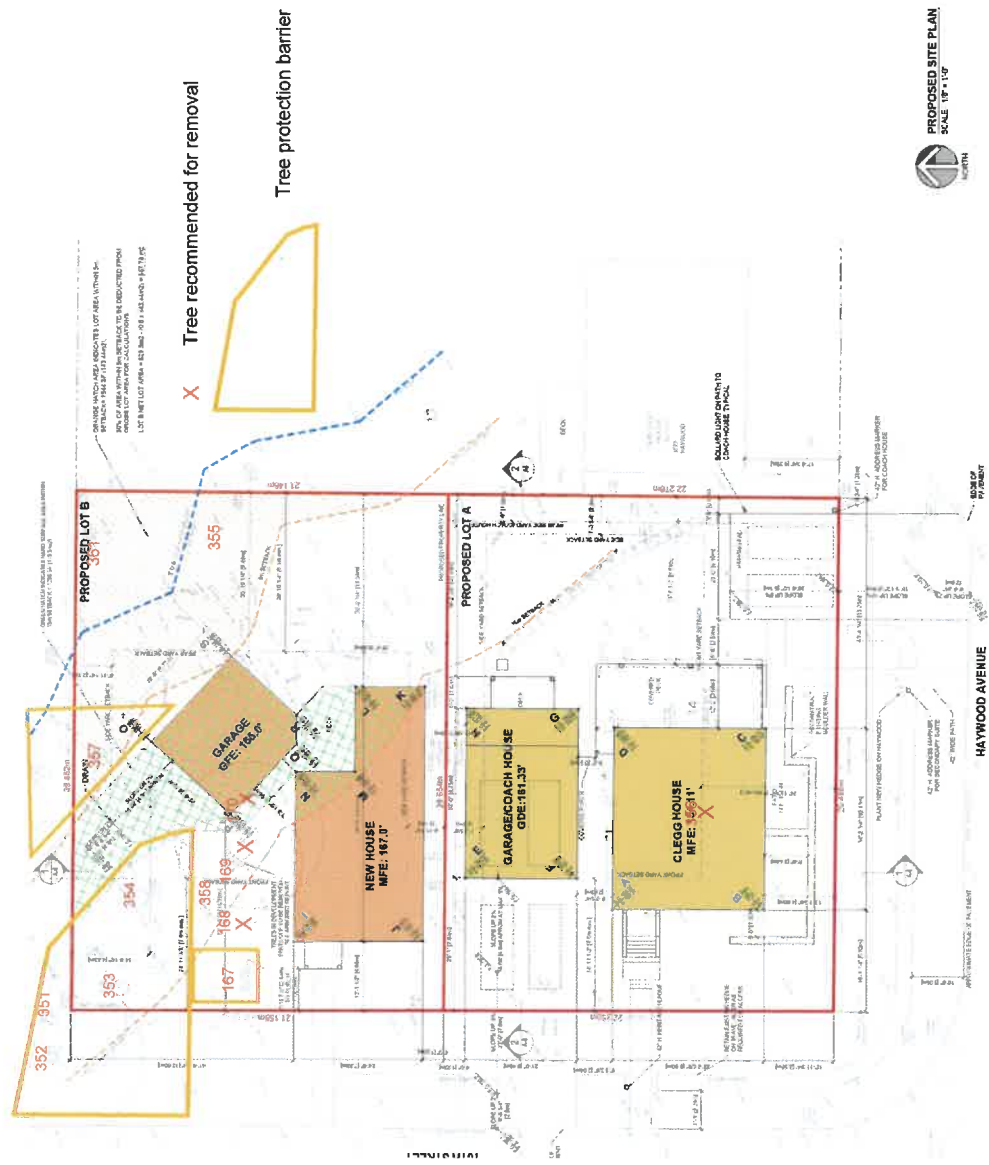


2. Scope and Purpose

This report is provided to you as a means of addressing the District of West Vancouver requirements for tree inventory and management plan in the permit application process associated with the proposed development at 1591 Haywood Ave. The purpose of this report is to provide a tree inventory for all trees on the property and within the building envelope (Table 1). This information is intended to assist permitting officers, landscape architects, engineers and project managers during the planning and implementation of this project.

The site survey is described in Figure 2 that includes identified trees highlighted in red. The proposed development will have 2 housing units and 2 garages.

Figure 3. Proposed development and tree management at 1591 Haywood Avenue, West Vancouver.



3. Site Assessment and Tree Inventory

A site visit was completed May 4, 2022. Haywood Avenue borders the property to the south, 16th Avenue borders the west side with residential properties located to the north and east.

The property is residential. A creek runs through the property from the north, southwest to the western property line. The creek is surrounded by native tree species such as Alders, Cedars and Pines.

Our report focused on the trees within the property line and two substantial Cedar Street trees on District of West Vancouver property. All trees on site with a DBH of 20 cm or greater on site have been recorded in this inventory. In total, 13 trees were identified including six Western Red Cedars, two Apple trees, one Arbutus, one Rowan, one Vine maple, one Alder and one Dogwood.

A tree protection zone (TPZ) is an arborist defined area around each tree intended to protect roots and soil within the critical root zone during development in order to ensure the health and stability for long term retention. The actual TPZ may be defined using many factors including the health and age of a tree, species and any existing factors that may have restricted root and / or canopy development.

Condition classifications included in Table 1 adhere to the following overall health and structure rating:

- Good - Tree is in good condition with no significant structural weakness or health concerns, considering the location, site conditions and species.
- Fair - Tree has noted health and / or minor structural weaknesses. Management strategies such as pruning, and modifications are reasonable to improve the health and / or condition of the tree.
- Poor - Tree is in serious decline and has multiple very definable health and / or structural weaknesses.
- Dead / Dying - Tree was found to be dead and/or dying and/or has sever defects

Table 1. Tree inventory and description of all trees on and within the building envelope.

Tree ID	species	DBH	height (m)	condition	comments
351	Western red cedar <i>Thuja plicata</i>	101	33	good	Street tree.co-dominant stem. topped but looks good.
352	Western red cedar <i>Thuja plicata</i>	88	34	good	Street tree. leaning towards 16 Ave.
353	Western red cedar <i>Thuja plicata</i>	92	34	good	
354	Western red cedar <i>Thuja plicata</i>	99	34	good	co-dominant top looks good
358	Vine maple <i>Acer circinatum</i>	30	8	poor	Recommended for removal because within within the building envelope. Tip dieback bark peeling off
357	Western red cedar <i>Thuja plicata</i>	91	32	good	co-dominant stem
355	Apple <i>Malus</i>	21	4	fair	
170	Western red cedar <i>Thuja plicata</i>	98	34	good	Recommended for removal because within the building envelope. Requires approval from the District of West Vancouver.
169	Dogwood <i>Cornus</i>	41	10	fair	Large cavity in the stem. Recommended for removal because within development footprint.
168	Rowan <i>Sorbus</i>	20	10	good	Recommended for removal because within the building envelope.
167	Arbutus (<i>Arbutus</i>)	31	8	poor	large cavity from old wound. suffocated my Ivy. tip dieback. barely any living tips
356	Apple <i>Malus</i>	21	4	fair	Large cavity on stem. Recommended for removal because within the building envelope.
361	Alder <i>Alnus</i>	69	25	good	

4. Tree Management Plan

4.1. Street Trees

The survey (Figure 2) identified, two street trees, Cedars (Tag ID 351,352) present within the vicinity of the project (Table 1). The trees are in good condition and are located in the northeast corner between 16th Ave and the property (Figure 2). The trees are on municipal land and must not be harmed during construction.

Arborist recommendations: Retain with the following management practices:

- Restrict both foot and mechanized traffic over the TPZ of trees. TPZ size should incorporate the green space around the trees and reflect the hardscape boundary of surrounding the green space. Orange plastic fencing should be placed on the edge of

the hardscape and is recommended as the barrier for its high visibility and size. The barrier should be at least 1.4m in height and re-enforced to last throughout the construction time frame.

4.2. Property Trees

The survey identified a total of 11 property trees (Table 2) on the project site. Of those, 4 trees are not suitable for retention and therefore are recommended for removal because they are within the development footprint. One of these trees, #170 is protected by the District of West Vancouver tree protection bylaw because it is caliper size over 75cm Dbh.

The remaining trees are outside of the development footprint and are recommended for retention because they are in good or fair condition.

Arborist recommendations: Subject to receiving permission from the District or West Vancouver regarding tree #170, remove the 3 trees because they are within the building envelope as depicted in Figure 3. A summary is provided in Table 2.

Tree #170 is a Cedar (*Thuja plicata*) in good condition. This tree is not suitable for retention because it is within the building envelope of the Lot B garage. Due to the size of the tree, it is not possible to move the garage as it would still likely impact more than a quarter of the tree's critical roots and therefore adversely effect the tree.. Prior permission from the District of West Vancouver is required to remove the tree as it is protected.

Tree #169 is a Dogwood (*Cornus*) in fair condition. This tree is not suitable for retention because it within the construction footprint.

Tree #168 is a Rowan (*Sorbus*) in good condition. This tree is not suitable for retention because it is within the construction footprint.

Tree #356 is an Apple (*Malus spp*) in poor condition. This tree is not suitable for retention because it within the building envelope of the Lot A house.

Table 2. Property tree management

Total trees on property over 20cm Dbh	Trees proposed to be removed due to being within development footprint	Trees proposed to be removed due to being in poor condition	Trees to be retained
11	4	0	7

The following mitigation measures are to be incorporated for construction.

- Prior to construction, protect retained trees in the northern portion of the subject property by establishing a TPZ as depicted in Figure 3. Restrict both foot and mechanized traffic over the TPZs of the trees by using protective fencing around the area. The TPZ must be well marked and be sufficient enough to deter all foot traffic during the entire duration of the development project. Orange plastic fencing is

recommended as the barrier for its high visibility and size. No material storage or construction equipment storage should occur within the TPZ of the trees. The barrier should be at least 1.4m in height and re-enforced to last throughout the construction time frame.

- Retained trees that require pruning for development should be pruned by a certified arborist in accordance with Best Management Practices ANSI A30

5. Testing and Analysis:

The assessment completed on the trees defined within this report, consisted of a visual and physical inspection from the ground and was based upon the principals of Visual Tree Assessments. No invasive tests, such as using a resistograph or increment borer, were used during the testing for this report.

6. Assumptions and Limiting Conditions:

- The information contained in this report covers only those items that were examined and reflect the condition of these items at the time of inspection. The inspection is limited to visual examination of accessible components without dissection, excavation or probing. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees or property in question may not arise in the future.
- The opinions in this Report are given based upon observations made using generally accepted professional judgment, however, because trees and plants are living organisms and subject to change, damage and disease, the results, observations, recommendations, and analysis as set out in this Report are valid only as at the date any such testing, observations and analysis took place. No guarantee, warranty, representation or opinion is offered or made by Silverback Treeworks Ltd. as to the length of the validity of the results, observations, recommendations and analysis contained within this Report.
- Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the appraiser/company can neither guarantee nor be responsible for the accuracy of information provided by others.
- All tree work is to be completed under the supervision of an ISA Certified Arborist and in compliance with ISA, BC Hydro and WCB standards.
- Alteration of any part of this report invalidates the entire report.
- Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
- Silverback Treeworks Ltd shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

- Silverback Treeworks Ltd, its officers, employees and agents make no warranty, express or implied representation or otherwise, in respect of this report or its contents.
- Silverback Treeworks Ltd, its officers, employees and agents are exempted, excluded and absolved from all liability for damage for injury, howsoever caused, to any person in connection with or arising out of the use by that person for any purpose of this report or its contents.
- Silverback Treeworks Ltd accepts no responsibility of liability for any loss, damage, expense, fine, penalty or other harm that any person may sustain as a result of the information in, or anything done or omitted pursuant to, this document. Owners are solely responsible for assessing, managing and protecting themselves and their properties from wildfire hazards. For more information visit <http://www.firesmartcanada.ca>

7. CLOSURE

If there are any questions regarding any of the recommendations provided within this report, please feel free to contact me at any time.

Sincerely:





December 17, 2022

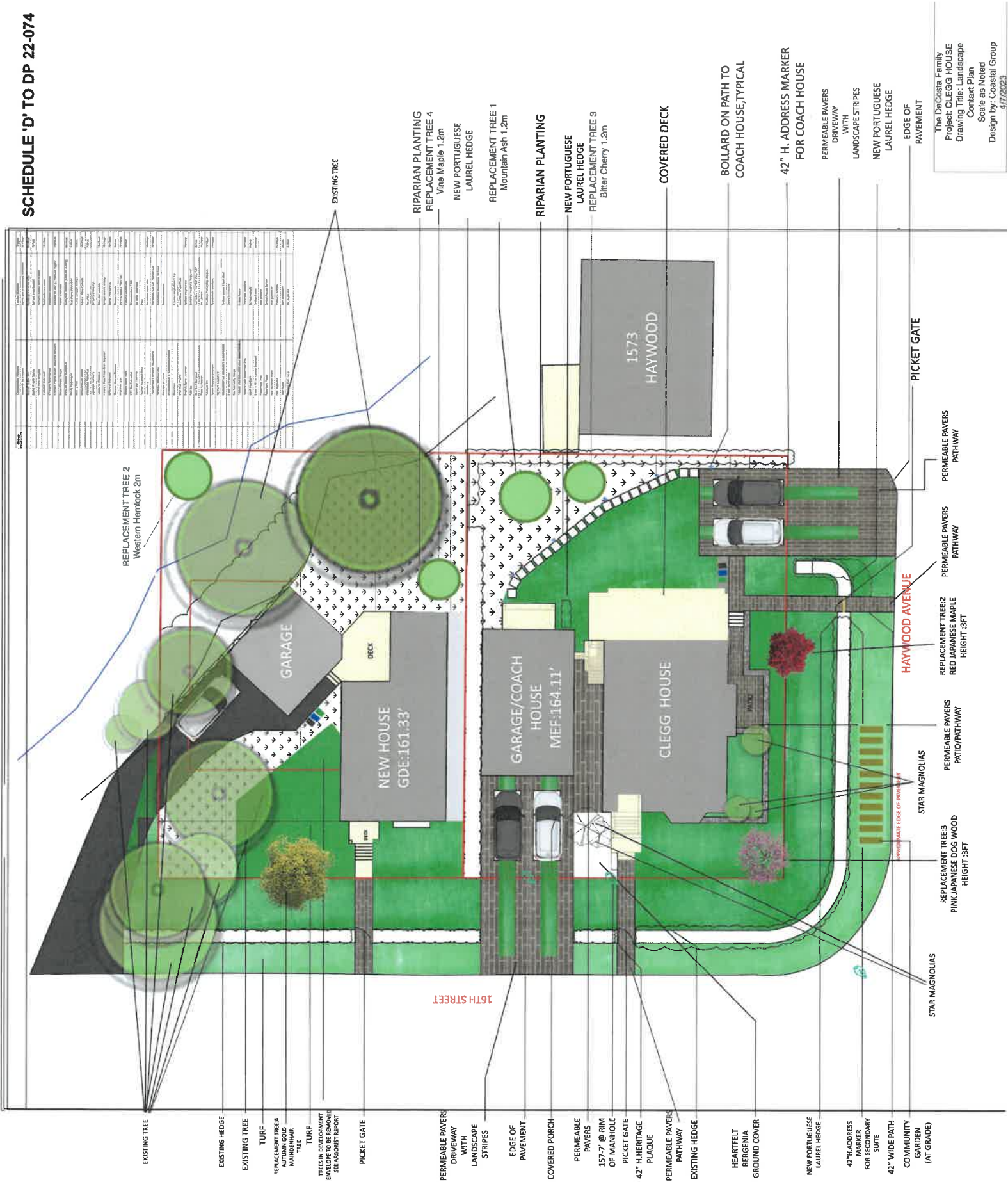
Andrew Hooper
Project Arborist
ISA Certification Number PN# 6307A

Date

Appendix 1 Digital Photo Record





The DeCosta Family
Project: CLEGG HOUSE
Drawing Title: Landscape
Context Plan
Scale as Noted
Design by: Coastal Group
5/7/2023