

<u>COUNCIL AGENDA</u>	
Date: September 15/2025	Item: <u>141</u>
October 20, 2025 PH	4./R-1



DISTRICT OF WEST VANCOUVER
750 17TH STREET, WEST VANCOUVER BC V7V 3T3

COUNCIL REPORT

Date:	August 18, 2025
From:	Heather Keith, Senior Manager, Climate Action & Environment
Subject:	Proposed Bylaw Amendments for the implementation of the Urban Forest Management Plan
File:	0332-05

RECOMMENDATION

THAT Tree Bylaw No. 4892, 2016 Amendment Bylaw No. 5373, 2025 be read a first, second, and third time.

RECOMMENDATION

THAT Boulevard Bylaw No. 4892, 2016 Amendment Bylaw No. 5374, 2025 be read a first, second, and third time.

RECOMMENDATION

THAT Environmental Reserve Fund Bylaw No. 5188, 2022 Amendment Bylaw No. 5388, 2025 be read a first, second, and third time.

RECOMMENDATION

THAT Zoning Bylaw No. 4662, 2010 Amendment Bylaw No. 5387, 2025 be read a first time.

RECOMMENDATION

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5387, 2025" be presented at a public hearing scheduled for October 20, 2025, at 6:00 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities, and that notice be given of the scheduled public hearing.

1.0 Purpose

The purpose of this report is to provide Council with proposed amendment bylaws to the Tree Bylaw, Boulevard Bylaw, Zoning Bylaw, and Environmental Reserve Fund Bylaw for the implementation of the Urban Forest Management Plan (UFMP).

2.0 Legislation/Bylaw/Policy

Legislation

Under Section 8 of the *Community Charter*, a Council may, by bylaw, regulate, prohibit, and impose requirements relative to trees and the protection of the natural environment.

Bylaw

Tree Bylaw No. 4892, 2016 regulates trees on private property.

Boulevard Bylaw No. 4886, 2016 regulates tree permitting on municipal boulevards.

Environmental Reserve Fund Bylaw No. 5188, 2022 regulates the use of the Environmental Reserve Fund.

Zoning Bylaw No. 4662, 2010 regulates land use and physical change in the municipality.

Policy

The UFMP provides a 15-year vision, with strategies and actions to achieve a recommended 52% canopy cover target.

Notifying Depositors Policy 0188 establishes a policy on making reasonable efforts to locate and notify owners of unclaimed property (i.e., security deposits).

3.0 Council Strategic Objective(s)/Official Community Plan

Council Strategic Objectives

Objective 1.5 of Council's 2024-2025 Strategic Plan is to "Implement the District's Urban Forest Management Plan (UFMP) in partnership with senior government" with the following deliverables:

- Deliverable 1.5.1: DUFMP approved by Council and implemented to achieve the 15-year canopy cover target.
- Deliverable 1.5.2: Continue tree canopy and tree cover monitoring.

Official Community Plan

The Official Community Plan (Bylaw No. 4985, 2018) recognizes the value of the natural environment and provides high-level policies regarding strengthening existing environmental regulations and facilitating the protection, restoration, and enhancement of the community's natural assets, including trees:

- Policy 2.6.1 - Maintain all existing environmental development controls and update regulations, guidelines, and practices as appropriate, with consideration to provincial and federal legislations, and best management practices.
- Policy 2.6.2 - Mitigate on-site and off-site environmental impacts through proactive land use, design, construction, and site restoration requirements, and seek no-net loss of riparian habitats and environmental assets.
- Policy 2.6.5 - Balance tree retention, replacement, or compensation for their ecological value with consideration to access to sunlight and significant public views.
- Policy 2.6.13 - Identify ecologically important assets and develop a strategy to protect and manage these features and the associated ecosystem services they provide.
- Policy 2.6.16 - Protect the remaining old-growth forests in recognition of their ecological importance and values through appropriate regulations and education.

4.0 Financial Implications

There are no financial implications to the District with respect to the proposed bylaw amendments included in this report.

There was consideration of whether the proposed requirements for landscaping plans (i.e., tree density and permeable area calculations) would potentially increase the review time for building permit applications. To resolve this concern and support applicants, staff will prepare a checklist and calculator tool that will simplify and streamline the preparation of landscaping plans for new single-family developments. The capacity to manage these new requirements for building permit applications will be monitored to determine whether additional resources are required to maintain expected levels of service.

Through the procedure outlined in Policy 0188, it is anticipated that existing and future unclaimed security deposits, as well as compensation payments for the protection of the natural environment, will eventually generate a funding source under the Environmental Reserve Fund that can be used to support the ongoing management of the District's natural assets. Additional details on this procedure are provided in the Discussion section of this report.

5.0 Background

5.1 Previous Decisions

Council, at its March 11, 2024, regular meeting, passed the following resolutions:

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1. THAT the Urban Forest Management Plan, attached as Appendix A to the report dated March 1, 2024 titled Urban Forest Management Plan, be approved.
2. THAT staff be directed to incorporate the recommendations in the Urban Forest Management Plan into annual workplans and request supportive funding as part of the annual budget process for the next fifteen years, as well as move ahead with planning a public work session for further community discussion.

Council, at its November 18, 2024, regular meeting, passed the following resolutions:

THAT Council direct that staff focus efforts on actions in 2025 from the Urban Forest Management Plan in the areas of:

1. Managing existing trees by:
 - a) improving tree protection during construction;
 - b) replacement of dead/dying trees on public lands;
 2. Growing urban forest by:
 - a) increasing tree replacement and planting requirements;
 - b) maintaining tree density pre/post construction via the zoning bylaw;
 - c) including provisions for tree replacement within the zoning bylaw;
 - d) implementing a tree give-away/discounted tree program; and
- to bring forward for Council consideration.

5.2 History

This report provides an overview of the proposed bylaw amendments in response to Council resolutions 1(a) and 2(a-c) from the November 18, 2024 regular Council meeting.

The UFMP was adopted in March 2024 and includes actions to address the key issues resulting in tree canopy cover loss to achieve a target tree canopy cover for the District of 52% by 2036. As of 2021, the tree canopy cover was 51%. With bylaw and policy revisions as well as updated best practices, the actions aim to respond to evolving urban forest challenges, such as:

- Canopy cover loss on private property due to development;
- Native forest health challenges related to climate change and pests and diseases;
- Distribution of ecosystem services and lower canopy cover found predominantly in higher density and eastern neighbourhoods; and
- Increasing demand for services and improvements to the District's urban forest management program to ultimately maximize benefits,

minimize risks, and provide a satisfactory level of service at a sustainable cost.

Staff have made progress on the implementation of the UFMP and continue to implement initiatives to protect trees and grow the urban forest on public lands. The intent of the proposed bylaw amendments outlined in this report is to address tree loss on private properties and ensure planting of trees is occurring with new developments to support the District's tree canopy cover target.

6.0 Analysis

6.1 Discussion

The proposed bylaw amendments in the following sections are intended to: (1) strengthen existing bylaws for tree protection, tree replacement, and tree permitting on existing properties; and (2) add new regulations to strengthen tree retention and replacement and landscaping for developing properties. It is important to note that staff will monitor the efficacy of these changes, should they be approved, and adapt when required as well as continue to assess and evaluate other recommendations in the UFMP.

(A) Tree Bylaw

The following amendments are proposed:

- Removal of tree permit exemptions on lands within development permit areas and heritage conservation areas and clarifying the connection between tree permit and development permit requirements for these areas.
- Definitions:
 - Clarification on the definition of “tree cutting” and when a tree permit is required.
 - Updating or adding definitions for “boulevard”, “District Arborist”, “drip line”, “highway”, “retained tree”, “structure”, to be consistent with other bylaws.
 - Adding “District-owned trees” to the Protected Tree list.
 - Specifying that a protected tree includes trees measured at 75 cm DBH as well as any trees greater than this size.
 - Updating definition of “watercourse” to include both permanent and non-permanent watercourses.
 - Updating definition of watercourse protection area to include the area for both permanent and non-permanent watercourses.
- Tree Protection:
 - Clarifying that tree protection barriers are required for all retained trees during construction activities.
 - Clarifying the requirement for a certified arborist to be on site and monitoring when tree protection is removed for construction

activities and the requirement for a post-monitoring report and photos of the re-installed protection.

- Tree Permitting:
 - Indicating that a tree permit is still required for a protected tree that is removed due to imminent danger, as determined by a certified arborist. The permit needs to be obtained following removal.
 - Pruning of a protected tree needs to be completed based on recommendations of a certified arborist.
 - Identifying specific infrastructure damage that would merit tree cutting and when a permit would be considered.
 - Eliminating the ability to remove a protected tree for wildfire risk and that pruning should be considered as the preferred option. Full removal will be specified through a wildfire hazard development permit, if necessary.
 - Allowance for staff to have greater ability to require the relocation of a proposed accessory building or driveway to avoid the removal of a protected tree.
- Replacement Trees:
 - Updating the requirement to plant one replacement tree for every tree removed regardless of reason for removal and requiring a security deposit to ensure removal.
 - Allowing compensation in situations where replanting is not possible as confirmed by a certified arborist (or landscape architect) and approved by the Director.
 - Updating the tree replacement list to align with recommendations in the UFMP (i.e., climate suitable species).
- Adding the ability to divert unclaimed property (based on the procedure in Policy 0188) and compensation payments to the Environmental Reserve Fund, which can be utilized for tree planting on public lands by the District, among other eligible uses.
- Arborist Reports:
 - Clarification of information requirements (e.g., tree risk rating) to be included in an arborist report for a tree permit application.
- Adding a requirement that all debris must be cleaned up on public lands (e.g., boulevards) following completion of tree work and the ability for the District to complete the cleanup, if not done by the resident, and charge back the cost to the resident.

Tree Bylaw No. 4892, 2016 Amendment Bylaw No. 5373, 2025
(Appendix A) reflects the proposed changes.

(B) Zoning Bylaw

A recommendation in the UFMP was to update the Zoning Bylaw to help reach the District's tree canopy cover target, specifically on private lands where the greatest tree canopy loss is observed in relation to redevelopment for new buildings (i.e., land clearing). More specifically, this update would establish a minimum density of trees that must be retained or planted on properties undergoing development or redevelopment. The use of tree density requirements allows the District to: (1) align landscaping requirements with its tree canopy cover target; and (2) incentivize owners to retain existing trees.

To determine the appropriate tree density, it was assumed that a tree species that is medium-sized at maturity (mature crown spread 5 to <10 m) will provide approximately 65 m² in canopy area; therefore, an estimate of approximately 80 trees per hectare would be needed to reach the UFMP's 52% canopy cover target across all lands. In defining the canopy cover target, subtargets were defined based on land classification. For private lands with residential infill of single-family lots), a canopy cover subtarget of 40% was determined, which equates to approximately 62 trees per hectare. To achieve this subtarget for private lands, staff are recommending the following amendments to landscaping requirements for properties where a single-family dwelling is proposed to be built as a first step (typically for multi-family dwellings, there is an associated development permit, which could identify tree density requirements):

- Requirement for a landscape architect/licensed landscape contractor to complete the landscaping plan, which aligns with existing definitions in the bylaw.
- New requirement to plant or retain a certain number of trees on a property post-development based on the tree density per lot size requirement provided in the table in the Zoning Bylaw amendment (**Appendix B**) and to show the number and location of retained and planted trees on the landscape plan as well as necessary soil volumes and spacing to ensure the successful growth of the trees.
- Alignment of landscaping requirements with the Tree Bylaw requirements for tree replacement size and species.
- Updated permeable area requirements beyond the existing permeability requirements for the front yard setback area to also require 30% permeability for the entire lot, which aligns with the assumed permeable area needed for the respective tree density.
- Requirement for a Landscape Architect or Licensed Landscape Contractor to provide a letter of confirmation that all landscaping has been completed as per the bylaw.

Zoning Bylaw No. 4662, 2010 Amendment Bylaw No. 5387, 2025 **(Appendix B)** reflects the proposed changes.

(C) Boulevard Bylaw

For consistency with the Tree Bylaw, the following amendments are proposed:

- Updated definitions of “tree cutting”, “Municipal Tree Contractor”, “Invasive Plant”, and “District” Arborist”.
- Expanding the requirements for a permit or permission to cut hedges in addition to trees, where appropriate.
- Expanding the scope of when a permit may not be issued to include situations where the tree cutting would impact the health of the tree in addition to impacting the character of the boulevard.
- Adding the requirements for replanting where appropriate and as determined by the District Arborist.

Boulevard Bylaw No. 4892, 2016 Amendment Bylaw No. 5374, 2025 **(Appendix C)** reflects the proposed changes.

(D) Environmental Reserve Fund Bylaw

Staff have developed a process through Policy 0188 and Procedure 0189 to release and redirect existing and future unclaimed security deposits that are collected through natural environment development permits and tree permits, to the Environmental Reserve Fund. Deposits are collected to ensure that environmentally sensitive areas are remediated following completion of development and that new trees are planted following removal of trees, where required. If security deposits are unclaimed or the work is not completed as per the permit, the deposits are held by the District. Given the number of security deposits currently being held by the District for tree Policy 0188 and Procedure 0189 were developed to establish procedures for the District to make reasonable efforts to locate and notify owners of their security deposits prior to determining when the security can become “unclaimed property” to then be used for other purposes.

In addition, there are permits that require compensation to be provided to the District where remediation efforts are not possible. The compensation is intended to then be put towards environmental initiatives by the District.

For any unclaimed property or compensation payments held by the District, the following proposed amendments allow a mechanism to redirect these funds to allow for their use by the District for the management of natural assets:

- Adding definitions of “unclaimed property” and “security”.

- Expanding the allowance of other funding sources that can be added to the fund to include compensation payments or security deposits (unclaimed property) from tree permits or development permits for the protection of the natural environment.

Environmental Reserve Fund Bylaw No. 5188, 2022 Amendment Bylaw No. 5388, 2025 (**Appendix D**) reflects the proposed changes.

6.2 Climate Change & Sustainability

Through the Natural Assets inventory, ecosystem services from the urban forest were found to deliver \$606.7 million dollars in total benefits. Trees provide a range of important ecosystem services to benefit the community including a clean water supply, shading (i.e., trees reduce heat gain in summer, heat loss in winter), carbon sequestration, stormwater management (i.e., reduce runoff, water filtration before entering watercourses), adding nutrients to the soil, providing wildlife habitat, as well as recreational and aesthetic benefits. The UFMP is a framework to help guide the sustainable management of the urban forest by addressing impacts from climate change, development, etc. to ensure that trees continue to provide their services to the community.

Public Engagement and Outreach

Two phases of public engagement occurred to develop the UFMP. The first phase was completed in May 2022 and with the objective of gaining an understanding from the community on residents' visions, values, and preferences for an urban forest, their satisfaction with services, and their support for public/private land actions to maintain or grow tree canopy. The feedback from this engagement period helped to develop the UFMP to meet the community's vision for the District's urban forest. The second phase of public engagement occurred in May 2023 with the intent of allowing residents to review the UFMP with the objective of ensuring that the UFMP captures the community's vision for the urban forest as a follow-up to the feedback previously received.

In June 2024, a third phase of public engagement was completed with the objective of prioritizing actions from the UFMP for both private and public lands. The intent was to provide the opportunity for the public to support staff in determining what the community feels is most important to protect and grow the urban forest.

6.3 Other Communication, Consultation, and Research

Staff held two public information sessions with Council to discuss the feedback received during the June 2024 engagement sessions and determine priority actions for the protection of trees on public and private lands.

Following the two Council sessions and upon receipt of Council direction, staff worked with Diamond Head consultants to determine tree density

targets for properties based on lot size and zoning. The results of this analysis supported the Zoning Bylaw amendments proposed in this report.

Staff presented the proposed bylaw amendments to the District Environment Committee on June 3, 2025. The Environment Committee passed the following resolutions for Council consideration (note that as of the time this report was submitted, the Environment Committee had not finalized the meeting minutes with these resolutions):

1. THAT the progress update on the Urban Forest Management Plan be received for information;
2. THAT the Environment Committee endorse the proposed bylaw changes to respond to Council's direction to the implementation of the Urban Forest Management Plan; and
3. THAT this endorsement be forwarded to Council by forming part of a staff report on the proposed bylaw changes to be brought forward for consideration at an upcoming open Council meeting.

7.0 Options

7.1 Recommended Option

That Council give the recommended readings to the proposed bylaws and set the date for the public hearing for the Zoning Bylaw amendment.

7.2 Considered Options


- a) That Council give readings to the proposed bylaws and set an alternate date (to be specified) for a public hearing; or
- b) Defer consideration pending the receipt of additional information (to be specified) to assist in consideration of the proposed bylaws; or
- c) Reject the proposed amendments.

8.0 Conclusion


The UFMP provides short-, medium-, and long-term actions to manage the urban forest and measure progress towards established targets and goals. Through the implementation of the UFMP, the District continues to expand opportunities to protect and grow the private property tree canopy through policy, programs and bylaw regulations. Given the extent of private land in the District, it is essential to ensure the proper management and protection of private trees to meet the District's tree canopy cover target.

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Author: 

Heather Keith, Senior Manager, Climate Action & Environment

Concurrence: 

Michelle McGuire, Senior Manager of Current Planning & Urban Design



Kevin Spooner, Senior Manager, Permits & Inspections and Land Development

Appendices:

- A. Tree Bylaw No. 4892, 2016 Amendment Bylaw No. 5373, 2025
- B. Zoning Bylaw No. 4662, 2010 Amendment Bylaw No. 5387, 2025
- C. Boulevard Bylaw No. 4892, 2016 Amendment Bylaw No. 5374, 2025
- D. Environmental Reserve Fund Bylaw No. 5188, 2022 Amendment Bylaw No. 5388, 2025

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District of West Vancouver

Appendix A

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

Effective Date:

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

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District of West Vancouver

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

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

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

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

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

Part 1 Citation

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

Part 2 Severability

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

Part 3 Amends Part 3 Application of Bylaw

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

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

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

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

Part 4 Amends Part 4 Interpretation

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

4.1 Replacing section 4.1.3 with the following:

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

4.2 In section 4.3, adding the definition of “Boulevard” as:

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

4.3 In section 4.3, replacing the definition of “District Arborist” with the following:

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

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

4.4 In section 4.3, adding the definition of “Drip Line” as:

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

4.5 In section 4.3, adding the definition of “Highway” as:

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

4.6 In section 4.3, replacing the definition of “Protected Tree” with the following:

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

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

4.7 In section 4.3, replacing the definition of “Retained Tree” with the following:

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

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

4.8 In section 4.3, adding the definition of “Structure” as:

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

4.9 In section 4.3, replacing the definition of “Tree” with the following:

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

4.10 In section 4.3, replacing the definition of “Watercourse” with the following:

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

water for less than six months of the year.

- 4.11 In section 4.3, replacing the definition of “Watercourse Protection Area” with the following:

“Watercourse Protection Area” means:

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

Part 5 Amends Part 5 Protection of Trees from Damage

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

- 5.1 Replacing section 5.2.4 in its entirety with:

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

- 5.2 Replacing section 5.3.1 in its entirety with:

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

Part 6 Amends Part 6 Tree Cutting Permits

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

- 6.1 Replacing section 6.2 in its entirety with:

“Section 6.1 does not apply to any tree that presents an imminent danger to persons or property, as certified by an Arborist, but any person who, under the authority of this section, cuts a tree without obtaining a permit must report the cutting of the tree to the Director and apply for a Tree Permit within one business day of cutting the tree and must not remove

the tree from the location at which it was cut until the Director has issued a Tree Permit to authorize such removal.”

6.2 Replacing section 6.3.1 in its entirety with:

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

6.3 Replacing section 6.3.3 in its entirety with:

“a tree impairing, interfering or damaging the normal operation of sewers, drains, water lines, utility lines or other utility infrastructure, or structure, and that the impairment, interference or risk cannot be reduced or removed in any way other than the whole or partial removal of the tree; but for these purposes the accumulation of leaves or needles does not constitute damage, interference, or impairment;”

6.4 Replacing section 6.3.4 in its entirety with:

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

6.5 Replacing section 6.3.5 in its entirety with:

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

6.6 Replacing section 6.5 in its entirety with:

The Director must issue a tree cutting permit under this Part in respect of a tree that does not come within the scope of Section 6.3 and that is

- located within a Permitted Building Envelope and indicated in a building permit.
- 6.7 Moving section 6.6 above section 6.5 and renumbering these sections accordingly.
 - 6.8 Removing the repeated “tree cutting” wording in section 6.7.
 - 6.9 In section 6.8, replace “6.5” with “6.6”.

Part 7 Amends Part 7 Replacement Trees

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

- 7.1 Replacing section 7.1.1 in its entirety with:

Plant one replacement tree with a minimum caliper of 5 cm (deciduous tree) or height of 3 m (coniferous tree) for removal of any protected tree with a replacement tree from Schedule B or a species approved by the Director.
- 7.2 Removing the word “and” from the end of section 7.1.2.
- 7.3 Replacing the “.” from the end of section 7.1.3 with “; and”.
- 7.4 Adding a new section 7.1.4 as follows:

If the planting of a replacement tree(s) in accordance with Section 7.1 is not possible, as confirmed by a certified arborist, landscape architect, or licensed landscape contractor, and approved by the Director, the applicant

shall provide compensation in the amount of \$1,000 per replacement tree to the District to be put into the Environmental Reserve Fund.

Part 8 Amends Part 8 Tree Cutting Permit Procedures

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

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

“Tree Risk Assessment Report with tree risk rating;”

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

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

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

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

Part 9 Amends Part 10 Offence and Penalties

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

9.1 Inserting a new section 10.4 as follows:

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

9.2 Renumbering the subsequent sections accordingly.

9.3 Inserting a new section 10.6 as follows:

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

9.4 Renumbering the subsequent sections accordingly.

Part 10 Amends Schedule B Replacement Tree Species

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

Schedules

Schedule A – Schedule B Replacement Tree Species

READ A FIRST TIME on [Date]

READ A SECOND TIME on [Date]

READ A THIRD TIME on [Date]

ADOPTED by the Council on [Date].

Mayor

Corporate Officer

Schedule A – Schedule B Replacement Tree Species

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

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

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

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

Notes

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



District of West Vancouver

Appendix B

**Zoning Bylaw No. 4662, 2010,
Amendment Bylaw No. 5387, 2025**

Effective Date:

District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5387, 2025

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District of West Vancouver

Zoning Bylaw No. 4662, 2010 Amendment Bylaw No. 5387, 2025

A bylaw to amend landscaping requirements for new residential developments.

Previous amendments: Amendment bylaws 4672, 4677, 4678, 4679, 4689, 4701, 4680, 4710, 4697, 4716, 4712, 4737, 4726, 4736, 4757, 4752, 4767, 4787, 4788, 4784, 4772, 4791, 4805, 4809, 4828, 4854, 4873, 4866, 4895, 4839, 4898, 4927, 4944, 4905, 4974, 4967, 4982, 4962, 4928, 4992, 5001, 5021, 5024, 5028, 5009, 4938, 5044, 5055, 5051, 5068, 5065, 5087, 5069, 5110, 5106, 5132, 5161, 5160, 5013, 5122, 5155, 5169, 5192, 5175, 5171, 5201, 5230, 5081, 5223, 5270, 5281, 5321, 5328, 5338, 5336, 5351, 5361.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for landscaping requirements that ensure trees are retained and replanted on private properties with new residential development;

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

Part 1 Citation

- 1.1 This bylaw may be cited as Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5387, 2025.

Part 2 Severability

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

Part 3 Amends Section 130.16 Site Landscaping

- 3.1 Zoning Bylaw No. 4662, 2010, Section 130.16 (Site Landscaping) is amended by:

3.1.3 Replacing Section (1) in its entirety with:

Every lot on which a new single-family dwelling, with the exception of lots in zones CD1 and CD3, is constructed pursuant to a building permit must be landscaped in accordance with this Section and in accordance with an approved landscaping plan prepared and approved in accordance with this Section.

3.1.4 Deleting Sections 6(b), 6(c), and 6(d) and replacing with the following:

- (b) Be prepared by a Landscape Architect or licensed landscape contractor.
- (c) Indicate by location and species, and DBH, in the case of trees, each tree, shrub or plant to be removed, retained or planted on the lot; identify the retained and planted trees on the lot to meet the quantity required in the table at the end of this section (130.16), and the proposed location of driveways and pedestrian sidewalks;
- (d) Indicate that each tree that counts towards the required number of trees per lot as defined in the table at the end of this section (130.16), is shown as:
 - i) One retained tree >20 cm DBH;
 - ii) One planted tree (5 cm DBH) of a species that is large or medium at maturity (see Schedule B *Tree Replacement Species* of Tree Bylaw No. 4892, 2016);
or
 - iii) Two planted trees (5 cm DBH) of a species that is small at maturity (see Schedule B *Tree Replacement Species* of Tree Bylaw No. 4892, 2016).
- (e) Indicate the percentage of permeable area to meet the specifications in Section (7) and locations of permeable areas on the lot.
- (f) Include the required soil volume and spacing from property lines and structures, for each planted tree in accordance with specifications provided in the latest

edition of the Metro Vancouver Tree Regulations Toolkit, as amended from time to time.

(g) Identify that newly planted trees must meet:

- i) the applicable plant condition and structure requirements set out in the latest edition of the CNLA/CSLA “Canadian Landscape Standard”; and
- ii) the applicable plant condition and structure requirements set out in the latest edition of the CNLA “Canadian Nursery Stock Standard”.

3.1.5 Replacing section (7) in its entirety with the following:

Not less than 30% of the entire lot area for any lots where land use includes a new single-family dwelling, shall be maintained as a vegetated permeable landscaped area and impermeable surfaces and un-vegetated permeable surfaces of each yard adjacent to an open or un-opened public street right-of-way, not including a lane, shall not exceed the greater of:

- a) the area required to provide access from the abutting street to the principal building of the site by means of a pedestrian sidewalk with a maximum width of 1.5 metres, driveway with a maximum width of 4.5 metres, and a sufficient area for turning passenger vehicles in accordance with this Zoning Bylaw; or
- b) 50% of the site area of the yard.

3.1.6 Removing sections (8) and (11) in their entirety and renumbering subsequent sections accordingly.

3.1.7 Replacing newly numbered section (9) in its entirety with the following:

The Director may refuse to approve a landscaping plan that does not comply with this section, or that contemplates the cutting of a

tree that is a protected tree as defined by Tree Bylaw No. 4892, 2016.

3.1.8 Replacing newly numbered section (10) in its entirety with the following:

A certificate of occupancy shall not be issued in respect of a dwelling on a lot to which this section applies, unless:

- a) the landscaping shown on the landscaping plan has been installed to the satisfaction of the Director; and
- b) a Landscape Architect or licensed landscape contractor has provided a letter of confirmation.

3.1.9 Adding the following table at the end of Section 130.16 as:

Table 1 Minimum Number of Trees Required Per Lot.

Row	Lot Area (m ²)	# Trees Required
1	<300	2
2	300-499	3
3	500-699	4
4	700-899	6
5	900-1,099	7
6	1,100-1,299	8
7	1,300-1,499	9
8	1,500-1,699	11
9	1,700-1,899	12
10	1,900-2,099	13
11	2,200-2,299	14
12	2,400-2,499	15
13	2,600-2,699	17
14	2,700-2,899	18
15	For other lot areas, the following formula applies:	$= \frac{62 * \text{lot size (m}^2\text{)}}{10,000 \text{ m}^2 \text{ (1 ha)}}$

READ A FIRST TIME on [Date]

PUBLICATION OF NOTICE OF PUBLIC HEARING on [Date]

PUBLIC HEARING HELD on [Date]

READ A SECOND TIME on [Date]

READ A THIRD TIME on [Date]

ADOPTED by the Council on [Date].

Mayor

Corporate Officer

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District of West Vancouver

Appendix C

**Boulevard Bylaw No. 4886, 2016,
Amendment Bylaw No. 5374, 2025**

Effective Date:

Boulevard Bylaw No. 4886, 2016, Amendment Bylaw No. 5374, 2025

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District of West Vancouver

Boulevard Bylaw No. 4886, 2016, Amendment Bylaw No. 5374, 2025

A bylaw to regulate the use and occupation of highway boulevards.

Previous amendments: Amendment bylaws 5090 and 5131.

WHEREAS the Community Charter prohibits a person from excavating in, causing a nuisance on, obstructing, fouling or damaging any part of a highway, except as permitted by a municipal bylaw;

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for the use and occupation of highway boulevards;

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

Part 1 Citation

- 1.1 This bylaw may be cited as Boulevard Bylaw No. 4886. 2016, Amendment Bylaw No. 5374, 2025.

Part 2 Severability

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

Part 3 Amends Part 4 Definitions

Boulevard Bylaw No. 4886, 2016 Part 4 Definitions is amended by:

3.1 In section 4.1, replacing the definition of “District Arborist” with:

“District Arborist” means a person who:

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

3.2 In section 4.1, replacing the definition of “Invasive Plant” with:

“Invasive Plant” means a specimen of any plant species listed in Schedule A and any other plant species identified in the District’s Invasive Plant Strategy.

3.3 In section 4.1, replacing the definition of “Municipal Tree Contractor” with:

“Municipal Tree Contractor” means a company approved by the District to complete work on trees located on Municipal property.

3.4 In section 4.1, replacing the definition of “Tree Cutting” with:

“Tree cutting” means:

- a) The removal of a tree by any means from the land on which it is growing;
- b) The topping of trees, including the re-topping of trees that have previously been topped; and
- c) The removal of any limb that requires a person to elevate themselves off the ground level to perform the removal, including but not limited to, ascending by ladder, cherry picker, or climbing equipment.

Part 4 Amends Part 5 Landscaping On Boulevards

Boulevard Bylaw No. 4886, 2016 Part 5 Landscaping On Boulevards is amended by:

4.1 Replacing section 5.5 with the following:

Sections 5.3 and 5.4 do not authorize an owner to cut any tree or hedge on a highway or boulevard without obtaining a permit under Part 8.

Part 5 Amends Part 8 Tree Cutting On Highways

Boulevard Bylaw No. 4886, 2016 Part 8 Tree Cutting on Highways is amended by:

5.1 Replacing section 8.1 with:

No person may cut a tree or hedge on a highway or boulevard unless the work has been authorized by a tree cutting permit or written permission by the Director.

5.2 Replacing section 8.2 with:

No person shall be entitled to the issuance of a permit or provided written permission to cut a tree or a hedge on a boulevard or highway if the Director considers that the cutting of the tree or hedge, including without limitation to the re-topping of a tree that has previously been topped or maintenance of a hedge, would not be consistent with the established character of the boulevard and the street of which it forms a part or if the cutting of the tree or hedge is considered to impact the health of the tree or hedge as determined by the District Arborist or Director.

Part 6 Amends Part 9 Tree Cutting Permits and Procedures

Boulevard Bylaw No. 4886, 2016 Part 9 Tree Cutting Permits and Procedures is amended by:

6.1 Inserting a new section 9.4 as follows:

A permit for removal of a tree located on a boulevard of highway may require a replacement tree of a size and species specified by the District Arborist.

6.2 Renumbering the following sections accordingly.

READ A FIRST TIME on [Date]

READ A SECOND TIME on [Date]

READ A THIRD TIME on [Date]

ADOPTED by the Council on [Date].

Mayor

Corporate Officer



District of West Vancouver

Appendix D

**Environmental Reserve Fund
Bylaw No. 5188, 2022,
Amendment Bylaw No. 5388, 2025**

Effective Date:

District of West Vancouver

**Environmental Reserve Fund
Bylaw No. 5188, 2022,
Amendment Bylaw No. 5388, 2025**

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District of West Vancouver

Environmental Reserve Fund Bylaw No. 5188, 2022, Amendment Bylaw No. 5388, 2025

A bylaw to amend the terms of funds that can be put into the Environmental Reserved Fund.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to amend the bylaw to allow transfer of other funding sources to the Environmental Reserve Fund;

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

Part 1 Citation

- 1.1 This bylaw may be cited as Environmental Reserve Fund Bylaw No. 5188, 2022, Amendment Bylaw No. 5388, 2025.

Part 2 Severability

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

Part 3 Amends Part 3 Definitions

Environmental Reserve Fund Bylaw No. 5188, 2022 Part 3 Definitions is amended by:

- 3.1 Adding the definition of “Security” as:

“Security” means cash or an unconditional, irrevocable letter of credit issued by a bank or credit union with a business office in the District.

3.2 Adding the definition of “Unclaimed Property” as:

“**Unclaimed Property**” means unclaimed property as defined by the *Unclaimed Property Act*, SBC 1999 c. 48.

Part 4 Amends Part 4 Terms of the Environmental Reserve Fund

Environmental Reserve Fund Bylaw No. 5188, 2022 Part 4 Terms of the Environmental Reserve Fund is amended by:

4.1 Replacing subsection 4.1(c) as follows:

“Any grants or funding received by the District from an external source for the purposes as defined under Section 4.2 Use of the Fund;”

4.2 Inserting a new subsection 4.1(d) as follows:

“Any Security collected pursuant to Tree Bylaw No. 4892, 2016 which becomes Unclaimed Property, and is held for prescribed period required to be treated as income, as set out in the *Unclaimed Property Regulation*, B.C. Reg. 463/99;”

4.3 Inserting a new subsection 4.1(e) as follows:

“Any Security collected pursuant to Development Procedures Bylaw No. 4940, 2017 required in relation to a development permit for:

- i. Wildfire hazard areas (NE1);
- ii. Foreshore areas (NE2);
- iii. Watercourse protection and enhancement areas (NE13); or
- iv. Future Neighbourhoods (U8 and U8.1),

which becomes Unclaimed Property, and is held for a prescribed period required to be treated as income, as set out in the *Unclaimed Property Regulation*, B.C. Reg. 463/99;”

4.4 Inserting a new subsection 4.1(f) as follows:

“Any Compensation provided for replacement trees pursuant to Tree Bylaw No. 4892, 2016;”

4.5 Inserting a new subsection 4.1(g) as follows:

“Any Compensation provided for habitat loss pursuant to development permit area guidelines NE 13, U8, and U8.1; and”

4.6 Renumbering the subsections of 4.1 accordingly.

READ A FIRST TIME on [Date]

READ A SECOND TIME on [Date]

READ A THIRD TIME on [Date]

ADOPTED by the Council on [Date].

Mayor

Corporate Officer

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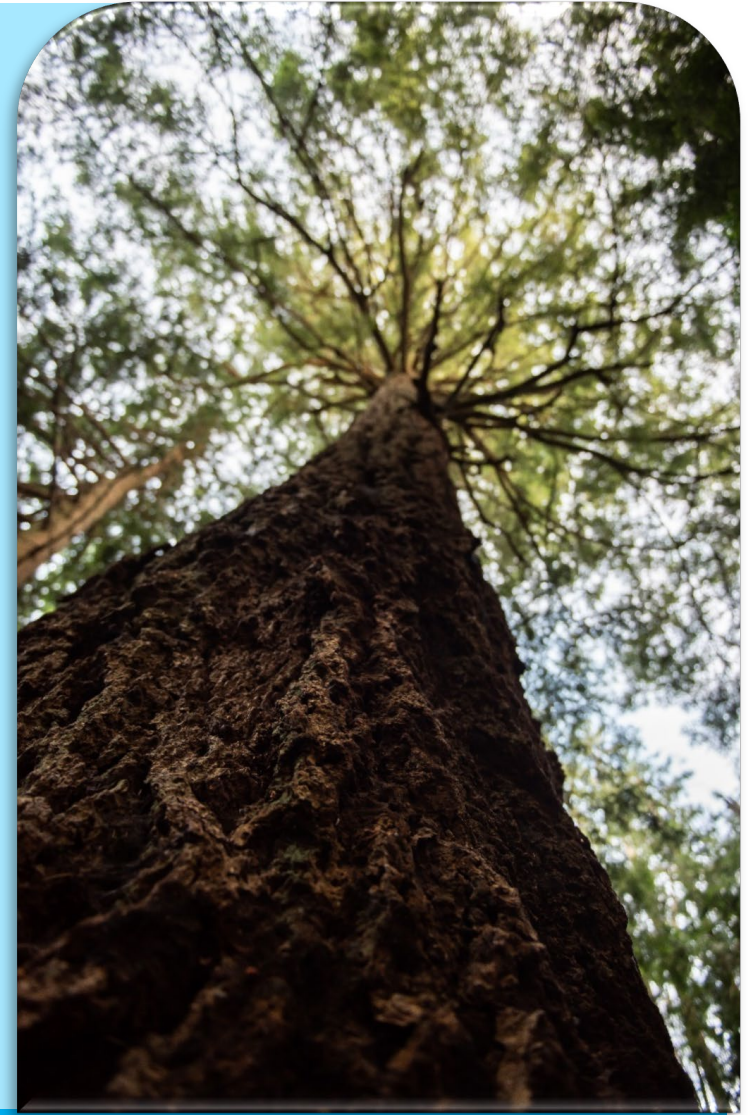
Proposed Bylaw Amendments for the Implementation of the Urban Forest Management Plan

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September 15, 2025

Presentation Outline

1. Background
2. Council Direction
3. Proposed Bylaw Amendments
 - Tree Bylaw
 - Zoning Bylaw and Tree Density
 - Boulevard Bylaw
 - Environmental Reserve Fund Bylaw
4. Recommendations



1 Background

Background

- 2021 state of the urban forest - tree canopy cover of 51%, loss of 2% from 2018.
- March 2024 - UFMP approved:
 - Established a canopy cover target of 52% by 2036 (15-year timeline).
 - Includes 59 actions to maintain and grow canopy cover.
 - Short-term actions focus on addressing canopy loss on private property due to development.
- Objectives of proposed bylaw amendments:
 1. Strengthen existing regulations for tree protection, tree replacement, and tree permitting on existing properties.
 2. Add new regulations to strengthen tree retention and replacement for developing properties.



2 Council Direction

Council Direction

Nov 18/24 - THAT Council direct that staff focus efforts on actions in 2025 from the Urban Forest Management Plan in the areas of:

1. Managing existing trees by:
 - a) improving tree protection during construction;
 - b) replacement of dead/dying trees on public lands;
 2. Growing urban forest by:
 - a) increasing tree replacement and planting requirements;
 - b) maintaining tree density pre/post construction via the zoning bylaw;
 - c) including provisions for tree replacement within the zoning bylaw;
 - d) implementing a tree give-away/discounted tree program; and
- to bring forward for Council consideration.

3 Proposed Bylaw Amendments

Tree Bylaw

Objective – strengthen tree protection and tree replacement requirements.

Definitions:

- Updating or adding definitions for “tree cutting”, “boulevard”, “District Arborist”, “drip line”, “highway”, “retained tree”, “structure”, “watercourse”, and “watercourse protection area” to be consistent with other bylaws.
- Adding “District-owned trees” to Protected Tree list.
- Specifying that a protected tree includes trees measured at 75 cm DBH as well as any trees greater than this size.

Tree Protection:

- Tree protection barriers for all retained trees on/off property property.
- Arborist monitoring when tree protection removed for construction and post-monitoring report/photos required.

Tree Bylaw (continued)

Tree Permitting:

- Tree permit required for protected tree removed due to imminent danger.
- Pruning of protected tree based on recommendations from arborist.
- Identifying infrastructure damage that would merit a tree cutting permit.
- Eliminating the ability to remove a protected tree for wildfire risk.
- Allowance for staff to have greater ability to require relocation of an accessory building or driveway to avoid the removal of any protected trees.

Replacement Trees:

- One replacement tree for every tree removed with security deposit.
- Allowing compensation payment where replanting is not possible.
- Updating tree replacement list.

Zoning Bylaw

Objective - align landscaping requirements for new single-family dwellings with tree canopy cover target:

- Requirement of a landscape architect/licensed landscape contractor to complete and sign off on landscaping plan.
- Clarification on details to be provided on landscaping plan (planted/retained trees, spacing, soil volume, permeable area).
- New - plant or retain trees on a property post-development based on required tree density per lot size.
- New - require 30% permeable area for the entire lot to align with permeable area needed for respective tree density.

Tree Density – How it Works

- District-wide canopy cover target - 52% (80 trees per hectare).
- Single family residential canopy cover subtarget – 40% (62 trees per hectare).
- Based on a medium sized tree at maturity provides ~65 m² canopy area.
- Developing properties - plant or retain trees to achieve target tree density based on lot size with combination of:
 - Retained trees >20 cm DBH.
 - Planted trees that are medium or large size at maturity.



Boulevard Bylaw

Objective – alignment with Tree Bylaw:

- Updating definitions of “tree cutting”, “Municipal Tree Contractor”, “Invasive Plant”, and “District Arborist”.
- Requiring a permit or permission to cut hedges.
- Expanding scope of when a permit may not be issued to also consider impacts to health of tree.
- Adding requirement for replanting where appropriate and as determined by the District Arborist.

Environmental Reserve Fund Bylaw

Objective – allow redirection of funds collected for the protection of the natural environment, to the Environmental Reserve Fund:

- Adding definitions of “unclaimed property” and “security”.
 - Allowing other funding sources (compensation payments or “unclaimed” security deposits) from tree permits or natural environment development permits to be put into Reserve.
- Use funds for natural asset management in the District.

4 Recommendations

Recommendations

THAT Council:

- Give the recommended readings to the proposed bylaws; and
- Set the date for the public hearing for the Zoning Bylaw amendment.

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