

## District of West Vancouver

### Arborist Report Rev 1.1 for:

6544 Royal Ave, 6388 & 6390 Douglas Street  
West Vancouver, BC



**Published Date:** March 22, 2024

**Submitted by:**

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March 22, 2024

Sabina Sander  
Divine Villas  
#142-33771 George Ferguson Way  
Abbotsford, BC V2S-2M5

**RE: Arborist Report for 6544 Royal Ave, 6388 & 6390 Douglas St., West Vancouver**

Dear District of West Vancouver,

Please accept our submission for an Arborist Report for the West Vancouver addresses: 6544 Royal Ave, 6388 & 6390 Douglas Street. An arborist report is needed for the protection of trees during the development of the Property. This report includes everything required within the District of West Vancouver's Tree-bylaw (Tree Bylaw No. 4892, 2016)<sup>1</sup>. An Environmental Development Report is not needed as the property is not located within the setbacks of a watercourse.

Frontera Forest Solutions, Inc. ([www.fronterasolutions.ca](http://www.fronterasolutions.ca)) is a forestry consulting company located in North Vancouver BC. We specialize in wildfire prevention and preparedness as well as vegetation and urban forest management. We are a diverse team of qualified professionals focusing on the areas of forest wildfire management and prevention. We have prepared this Arborist report so that it follows guidance and direction from various publications as well as the principles and direction from the larger scientific community.

Frontera Forest Solutions, Inc is available at any time to discuss the contents of this Arborist Report and can be reached by phone or email.

Sincerely,



Noah Sullivan

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<sup>1</sup>[https://westvancouver.ca/sites/default/files/bylaws/4892%20TREE%20BYLAW%204892%202016%20%28CONSOLIDATED%20UP%20TO%20AMENDMENT%20BYLAW%205089%202020%29\\_0.pdf](https://westvancouver.ca/sites/default/files/bylaws/4892%20TREE%20BYLAW%204892%202016%20%28CONSOLIDATED%20UP%20TO%20AMENDMENT%20BYLAW%205089%202020%29_0.pdf)

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## **1.0 QUALIFIED PROFESSIONAL EXPERIENCE**

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Noah Sullivan is a certified ISA Certified Arborist (#314141) and Forester in Training (FIT #6409). Noah Sullivan is a certified Wildlife Danger Tree Assessor (#8914) and has his ISA Tree Risk Assessor Qualification. Frontera's District of West Vancouver (DWV) Business Number is: 00215561.

## **2.0 PROPERTY DESCRIPTION**

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In September 2023, Frontera Forest Solutions Inc. ('Frontera') was retained by Divine Villas (the 'Client') to complete an Arborist report for 6544 Royal Ave (PID 008-236-372), 6388 and 6390 Douglas Street (PIDs 005-640-121; Figure 1) (the 'Development Area'), located within the District of West Vancouver. Note that 6388 and 6390 Douglas Street are a duplex and therefore have two house numbers, but occupy one parcel. In total, the Proposed Development extends over two parcels. Existing homes on the property will be demolished prior to the commencement of work.

#### Property Information

Report Generated: 9/21/2023 8:15:48 AM

Address:	6544 ROYAL AVENUE	BCAA Neighbourhood:	HORSESHOE BAY
Folio:	01-0293	PID:	008-236-372
Legal Desc:	LOT 1 BLOCK 39 DISTRICT LOT 430 PLAN VAP2103		
BCAA Legal Desc:	PLAN VAP2103 DISTRICT LOT 430 BLOCK 39 LOT 1	Date Built:	1928-06

#### Assessment Information

Year	Gross Land	Gross Improvements	Gross Assesment	NET Assesment	Tax Levy
2023	\$1,777,000	\$56,500	\$1,833,500	<b>\$1,833,500</b>	\$4,627
2022	\$1,484,000	\$61,700	\$1,545,700	<b>\$1,545,700</b>	\$3,961
2021	\$1,301,000	\$63,100	\$1,364,100	<b>\$1,364,100</b>	\$4,009
2020	\$1,225,000	\$65,500	\$1,290,500	<b>\$1,290,500</b>	\$3,778
2019	\$1,532,000	\$59,800	\$1,591,800	<b>\$1,591,800</b>	\$4,011

#### Zoning Information

Actual Use Code:	034	DUPLEX - NON-STRATA UP/DOWN	Manual Use Code:	2092	2 STY SFD-AFTER 1930-STD
Zoning:	RG-3	Single Family Residential			

#### Waste Information

Recycling Service:	MF-BB	MULTI-FAMILY CURBSIDE BLUE BOX SERVICE
Garbage Day Code:	2D	TUESDAY DARK



*This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.*

**Figure 1:** Property Report from the DWV WestMap for 6544 Royal Ave., including PID, Zoning, and legal parcel attributes.

#### Property Information

Report Generated: 9/21/2023 8:15:38 AM

Address:	6388 DOUGLAS STREET	BCAA Neighbourhood:	HORSESHOE BAY
Folio:	01-0294	PID:	005-640-121
Legal Desc:	LOT 2 BLOCK 39 DISTRICT LOT 430 PLAN VAP2103		
BCAA Legal Desc:	PLAN VAP2103 DISTRICT LOT 430 BLOCK 39 LOT 2	Date Built:	1928-06

#### Assessment Information

Year	Gross Land	Gross Improvements	Gross Assesment	NET Assesment	Tax Levy
2023	\$1,777,000	\$68,500	\$1,845,500	<b>\$1,845,500</b>	\$4,657
2022	\$1,484,000	\$70,000	\$1,554,000	<b>\$1,554,000</b>	\$3,982
2021	\$1,301,000	\$72,300	\$1,373,300	<b>\$1,373,300</b>	\$4,036
2020	\$1,225,000	\$75,900	\$1,300,900	<b>\$1,300,900</b>	\$3,809
2019	\$1,532,000	\$82,400	\$1,614,400	<b>\$1,614,400</b>	\$4,068

#### Zoning Information

Actual Use Code:	033	DUPLEX - NON-STRATA SIDE BY SIDE OR FRONT/BACK	Manual Use Code:	2092	2 STY SFD-AFTER 1930-STD
Zoning:	RG-3	Single Family Residential			

#### Waste Information

Recycling Service:	MF-BB	MULTI-FAMILY CURBSIDE BLUE BOX SERVICE
Garbage Day Code:	2D	TUESDAY DARK



*This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.*

**Figure 2:** Property Report from the DWV WestMap for 6388 Douglas St., including PID, Zoning, and legal parcel attributes.

## SITE AND DEVELOPMENT DESCRIPTION

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The Development Area is comprised of two parcels and is designated as RG-3 'Single Family Residential'<sup>2</sup>. Presently there are two existing structures on 6544 Royal Ave. and 6388 & 6390 Douglas St. These buildings will be demolished. The Proposed Development includes three row homes: a duplex, a quad plex and a triplex (Figure 2). A driveway has been proposed to allow access to each row home. The property is on a gentle grade which will be leveled. The Development Area does not require an Environmental Development Permit Report (EDP) as it is not within setbacks of a watercourse. Additionally, the Development Area is not within the Wildfire Hazard Development Permit Area and therefore does not require a Wildfire Hazard Assessment Report.

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<sup>2</sup>[https://westvancouver.ca/sites/default/files/bylaws/ZONING\\_BYLAW\\_4662\\_SECTION\\_200\\_SINGLE\\_FAMILY\\_DWELLING\\_ZONE\\_S%20%285%29.pdf](https://westvancouver.ca/sites/default/files/bylaws/ZONING_BYLAW_4662_SECTION_200_SINGLE_FAMILY_DWELLING_ZONE_S%20%285%29.pdf)



Figure 3: The Proposed Row Homes within the bounds of the Development Area (Courtesy of MA Architecture).



## REPRESENTATIVE PHOTOS OF THE PROPERTY

The below photographs illustrate tree and characteristics of the Property and surrounding areas at current conditions before re-development.



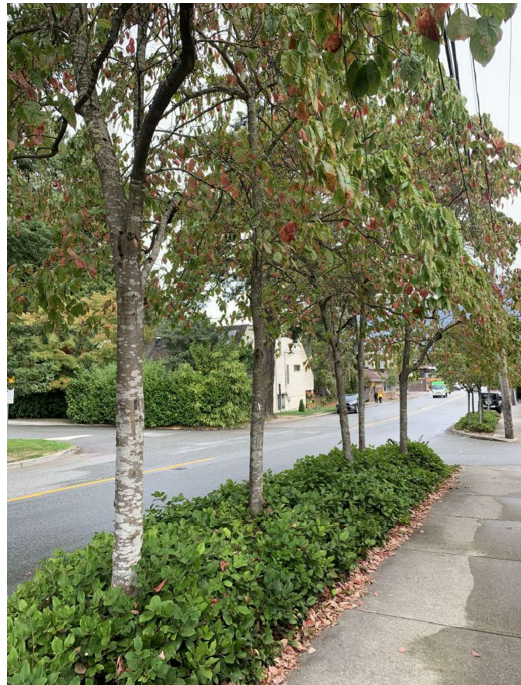
a) Large diameter cedar that will be retained.



b) Municipal Cherry tree which will be retained (Tree 11).



c) Topped trees bordering the Property.



d) Row of boulevard Dogwoods that must be protected.

### 2.1.1 FIELD METHODOLOGY

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The qualified professional assessed the entire property and surrounding land on September 18, 2022. The qualified professional conducted a site visit and catalogued tree characteristics and location. The weather on this day was overcast. The site visit consisted of a walkthrough of the property to identify which trees (legally protected or not by Tree Bylaw No. 4892, 2016) could be potentially impacted by the proposed land development. Following this step, the arborist then assigned tree IDs, assessed and photographed each of the identified trees. The arborist collected/assigned the following data for each tree (both protected and unprotected):

- Tree ID,
- Location,
- Common Name/Scientific Name,
- Diameter at breast height (DBH),
- Live Crown Ratio % (LCR),
- Condition,
- Comments,
- Retention Suitability (poor, fair, excellent),
- Retain/Remove, and
- Tree Protection Zone (TPZ).

Location was classified as either on-site, off-site, co-owned tree or City tree (on municipal land). Trees were measured if DBH was greater than 10 cm and the tree was catalogued by the professional surveyor. Diameter at breast height was measured at 1.4 m above ground level on high side. Live Crown Ratio is the percentage of the crown length to the total tree height, to find this the arborist used the following formula:  $(\text{Length of crown} / \text{Total tree height}) * 100$ . The condition of each tree was first based on visual assessment and recording of any tree defects as well as an assessment of the overall risk rating for each tree. The overall risk rating was based on the likelihood of failure, impact, and consequence. Protected tree (Y/N) refers to whether the tree is legally protected by Tree Bylaw No. 4892, 2016 (the Bylaw). Tree Bylaw No. 4892 protects trees on private land with DBH greater than 75 centimeters, specific species with DBH greater than 20 cm DBH, and trees within the riparian.

To calculate the CRZ, the arborist used the following formula:  $8 * \text{DBH} + 0.5 * \text{DBH}$ . The TPZ is based on Tree Bylaw No. 4892, 2016, the arborist used the following formula:  $6 * \text{DBH}$ . Additionally, DBH was calculated for trees with multiple stems through the following formula:  $\text{DBH largest stem} + \text{sum}(1/2 * \text{DBH all other stems})$ .

### 2.1.2 RESULTS OF FIELD ASSESSMENT

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During the field assessment, the arborist measured 20 trees identified by the Professional Surveyor on or directly adjacent to the Development Area which were greater than 10 cm DBH. Of these, nine trees are fully on the property, and eleven were off-property municipal trees. Municipal trees are protected by the Boulevard Bylaw. On-property Trees 15-20 are conifers that have all been topped to create a hedge row between the two properties. The trees have poor growth form and some chlorosis and rot caused by the stress of previous pruning. Tree 8 is a large diameter (136 cm DBH) red cedar that needs



to be removed to allow for sidewalk construction. Trees 1 and 13 are laurel hedges which are considered invasive under Schedule A and therefore should be removed. Additionally, there is a significant amount of English ivy, and Himalayan blackberry On-Property which should be removed as per Schedule A invasive species guidance.



**Figure 4:** Overview map of surveyed trees and respective management decisions within the Development Area.

**Table 1:** Assessed trees during site visit and associated tree data collected.

Tree ID	Tree Location	Common Name	Scientific Name	DBH (cm)	Height (m)	CRZ (cm)	TPZ (cm)	Tree Risk Rating	CBH (m)	LCR (%)	Protected or Large-diameter Tree (Y/N)	On/Off Property or Co-owned	Management
1	6544 Royal	Laurel	<i>Prunus laurocerasus</i>	22.5	5	180.0	135.0	Safe	0	100%	N	On	Remove
2	Municipal	Dogwood	<i>Cornus spp.</i>	14.1	5	112.8	84.6	Safe	2	86%	Y	Off	Retain
3	Municipal	Dogwood	<i>Cornus spp.</i>	13.5	5	108.0	81.0	Safe	2	85%	Y	Off	Retain
4	Municipal	Dogwood	<i>Cornus spp.</i>	12.9	5	103.2	77.4	Safe	2	84%	Y	Off	Retain
5	Municipal	Dogwood	<i>Cornus spp.</i>	11.2	d5	89.6	67.2	Safe	2	82%	Y	Off	Retain
6	Municipal	Dogwood	<i>Cornus spp.</i>	14.9	5	119.2	89.4	Safe	2	87%	Y	Off	Retain
7	Municipal	Big leaf maple	<i>Acer macrophyllum</i>	36.0	9	288.0	216.0	Safe	0.5	99%	Y	Off	Remove
8	Municipal	Western red cedar	<i>Thuja plicata</i>	136.0	16	1088.0	816.0	Safe	2	99%	Y	Off	Retain
9	Municipal	Laurel	<i>Prunus laurocerasus</i>	26.0	7	208.0	156.0	Safe	0	100%	Y	Off	Remove
10	Municipal	Lilac	<i>Syringa spp.</i>	15.0	6	120.0	90.0	Safe	1	93%	Y	Off	Remove
11	Municipal	Cherry	<i>Prunus spp.</i>	40.8	7	326.4	244.8	Safe	3	93%	Y	Off	Retain
12	Municipal	Magnolia	<i>Magnolia spp.</i>	17.8	8	142.4	106.8	Safe	2.5	86%	Y	Off	Retain
13	6388 Douglas	Laurel	<i>Prunus laurocerasus</i>	-	7	-	-	Safe	0	100%	N	On	Remove
14	6388 Douglas	Western hemlock	<i>Tsuga heterophylla</i>	26.8	12	214.4	160.8	Safe	2.5	91%	N	On	Retain
15	6388 Douglas	Western hemlock	<i>Tsuga heterophylla</i>	51.0	8	408.0	306.0	Safe	2.5	95%	N	On	Remove
16	6388 Douglas	Western hemlock	<i>Tsuga heterophylla</i>	27.4	8	219.2	164.4	Safe	2.5	91%	N	On	Remove
17	6388 Douglas	Western hemlock	<i>Tsuga heterophylla</i>	24.1	8	192.8	144.6	Safe	2.5	90%	N	On	Remove

Tree ID	Tree Location	Common Name	Scientific Name	DBH (cm)	Height (m)	CRZ (cm)	TPZ (cm)	Tree Risk Rating	CBH (m)	LCR (%)	Protected or Large-diameter Tree (Y/N)	On/Off Property or Co-owned	Management
18	6388 Douglas	Western hemlock	<i>Tsuga heterophylla</i>	15.4	8	123.2	92.4	Safe	2.5	84%	N	On	Remove
19	6388 Douglas	Western hemlock	<i>Tsuga heterophylla</i>	15.2	8	121.6	91.2	Safe	2.5	84%	N	On	Remove
20	6388 Douglas	Western red cedar	<i>Thuja plicata</i>	50.8	9	406.4	304.8	Safe	2.5	95%	N	On	Remove

## 3.0 TREE MANAGEMENT

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The qualified professional communicated with the Property owner to verify the details regarding the proposed construction activities, including machinery, machine access and digging operations. This section discusses the specifications and requirements for the Property's individual tree management, including:

- Tree removals and retention,
- Tree Root Protection,
- Construction Phase Tree Protection Measures,
  - On-site arborist visitation
- Tree Replacement.

### 3.1.1 TREE REMOVALS AND TREE RETENTION

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Trees were recommended for removal under the following conditions:

- Trees directly within or overlapping the proposed building and driveway/walkway footprints must be removed for construction.
- Trees that are not protected and in proposed landscaping area and will be significantly impacted by construction activities.
- Invasive species that have been identified in the District's Invasive Plants Strategy.
- Trees with poor growth form.

In total 11 trees will be removed. 7 trees are unprotected on-property trees. Three (Trees 7, 9, 10) are protected by DWV Boulevard Bylaw. There is precedent for the removal of protected municipal trees. Trees 7, 10, and 11 will be removed for the development of a sidewalk in accordance with OCP requirements for new developments. Tree 9 will be removed as it is an English laurel which is considered an invasive species in the DWV's Schedule A.

On-Property tree removals include the removal of Trees 13-20. Tree 13 is an invasive English Laurel, and therefore its removal is justified under DWV's invasive species initiative. Tree 14 is being removed to allow for the development of the proposed Duplex. Trees 15-20 have all been topped and have poor growth form. The client plans on removing these trees to make way for a driveway and home which are permitted actions under the DWV Tree Bylaw.

The following trees are protected under the Boulevard Bylaw: Trees 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, & 12. Seven municipal trees (Trees 2, 3, 4, 5, 6, 8, 11 & 12) will be retained.

### 3.1.2 TREE PROTECTION ZONE

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The tree protection zone (TPZ) is based on the Critical Root Zone (CRZ). Any protected trees that have a CRZ that could be negatively impacted by the construction or development activities must receive tree protection. CRZ distances mapped as buffers are illustrated in *Figure 4* Figure 5 and are listed in Table 1.

Tree 2, 3, 4, 5, 6, 8, 11, & 12 must have tree protection zones installed. These trees are protected by the Boulevard Bylaw and therefore **require** protection.

Tree 14 should also have a tree protection zone installed to prevent the tree from being hazardous and causing harm. Damage to root system or bole of the tree may cause failure and damage to health or property. If the tree is damaged during construction the arborist should be notified so that a hazard assessment may be conducted, and management decisions made. However, tree protection is not required given Tree 14 is not protected by municipal Bylaw.

**The consulting arborist shall meet with the project team in advance of the proposed construction to discuss construction methods that will minimize tree impacts.** Should construction encounter significant rooting within these CRZs, the consulting arborist will need to be notified and possibly alternative construction methods will need to be employed.





Figure 5 Retained trees and their respective TPZs.

### 3.1.3 CONSTRUCTION PHASE TREE PROTECTION MEASURES

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#### TREE BARRIER INSTALLATION

Due to impact to CRZs, seven trees will require fence barrier installation before the commencement of any of the proposed land development works. Fence barriers shall be erected at the distance stated in the TPZ column found in *Table 1* (see also Figure 4). These trees include:

#### Required:

- #2 – Dog wood- 6544 Royal
- #3 – Dog wood- 6544 Royal
- #4 – Dog wood- 6544 Royal
- #5 – Dog wood- 6544 Royal
- #6 – Dog wood- 6544 Royal
- #8 – Western Red Cedar- Municipal
- #11 – Cherry – 6544 Royal
- #12– Cherry- 6388 Douglas

#### Recommended

Tree fence barriers will consist of fencing in accordance with West Vancouver's tree protection fencing standard outlined in the Tree Bylaw No. 4892, 2016: Schedule A<sup>3</sup>, which states:

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

A person who has installed a tree protection barrier, as per Tree Bylaw No. 4892, 2016: Section 5.3, must:

1. Ensure that no construction activity occurs within the tree protection barrier except to the extent that those activities are monitored by an Arborist for the duration of any required construction activities impeded by the tree protection barrier. A letter of commitment must be submitted by the Arborist undertaking the responsibility of monitoring the activities.

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<sup>3</sup>[https://westvancouver.ca/sites/default/files/bylaws/4892%20TREE%20BYLAW%204892%202016%20%28CONSOLIDATED%20UP%20TO%20AMENDMENT%20BYLAW%205089%202020%29\\_0.pdf](https://westvancouver.ca/sites/default/files/bylaws/4892%20TREE%20BYLAW%204892%202016%20%28CONSOLIDATED%20UP%20TO%20AMENDMENT%20BYLAW%205089%202020%29_0.pdf)

2. Arrange for inspection by the District Arborist prior to carrying out or authorizing any work described in Section 5.2 of the Tree Bylaw;
3. Keep the area within the tree protection barrier-free of all construction materials, litter, and debris throughout the course of the work;
4. Maintain the tree protection barrier in good condition until the work has been completed and the District Arborist has authorized the removal of the barrier; and
5. Remove any tree protection barrier from a boulevard or municipal park within 14 days of being authorized to do so, and leave the boulevard or park in a clean and tidy condition.

### **3.1.4 ON-SITE MONITORING DURING CONSTRUCTION**

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As stated above, Trees 2, 3, 4, 5, 6, 8, & 12 will require on-site monitoring by the arborist. This type of monitoring by an arborist will ensure significant roots are not damaged and document any root disturbance that occurs. If roots greater than 5 cm are encountered, surrounding areas will be excavated with hand tools and roots pruned with cutting tools. Pruning should be undertaken on trees if necessary to avoid tear outs and large wounds caused by heavy machinery. The arborist will assess tree impacts and recommend measures to minimize root damage. The Arborist must submit a letter of commitment to the district about the monitoring activities.

It is especially important that Tree 8 be monitored during development. This tree is a large DBH Western Red Cedar on Municipal land. The District has expressed its explicit will to retain the tree. If any work is to occur within the tree protection zone a certified arborist must be on-site to supervise works.

If pruning does occur the following measures will be taken to ensure tree health and safety:

1. No more than 15% of the crown should be reduced.
2. Pruning should include crown cleaning to reduce the likelihood of overhead hazards during and after construction.
3. All climbing done for the purpose of pruning should be done spurless to avoid damage to the cambium.
4. Careful use of a bucket truck to avoid breaking branches with the boom.

Furthermore, construction activities may alter soil hydrology and site drainage. Soil moisture conditions in tree protection areas shall be monitored and measures are taken to maintain natural soil moisture conditions if necessary. This may require watering trees or restoring proper drainage.

### **3.1.5 TREE REPLACEMENT REQUIREMENTS**

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There are no requirements for replacement trees as none of the trees to be removed are protected under Tree Bylaw No. 4892, 2016. However, it is recommended that the Client replants to contribute to the aesthetic value of the neighbourhood and development. It is recommended that deciduous trees with low-growth forms are planted such as camellias or magnolias. Additionally, the Client should avoid replanting near powerlines.

### 3.1.6 PERMIT REQUIREMENTS

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The Development requires a tree-cutting permit for the removal of four trees Tree 7, 8, 9, & 10 which are protected under the Boulevard Bylaw No. 4886, 2016. The removal of these trees is justified given the development of driveway and sidewalk in accordance with the District of West Vancouver's defined development objectives stated in the OCP. No on-property trees being removed are protected and therefore do not require a permit for removal. If 2, 3, 4, 5, & 6 must be removed the Client must consult with the certified arborist and the District's arborist.

### 3.1.7 SUMMARY

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The client is seeking permission from the District of West Vancouver to remove four Boulevard trees during the development of the 6544 Royal and 6388 Douglas Development. The two trees will be removed to allow for the construction of a driveway. The client is seeking permission from the neighbor to remove one shared tree. Additionally, eight on-property trees will be removed that are not designated as protected by the District of West Vancouver.

The Client must install tree protection prior to the commencement of work. Tree 2, 3, 4, 5, 6, 8, & 12 are protected by the Boulevard Bylaw and must have tree protection installed to avoid impacting roots during development. All operations that do occur in the tree protection zone require on-site supervision.

### 3.1.8 OUTSTANDING WORK AND NEXT STEPS

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The client needs to take the following actions to get permits for tree removals on the property.

1. Apply for a tree-cutting permit with the District of West Vancouver for the pruning and removal of trees in the boulevard adjacent to the property<sup>4</sup>.
2. Get permission from the neighbour to remove protected trees.
3. Retain a tree works company certified by the DWV and listed in the Appendix.
4. Install TPZ for trees 2, 3, 4, 5, 6, 8, & 12 under supervision by the certified Arborist.
5. Prior to the commencement of work the certified arborist should review the TPZ with contractors. Additionally, If/when there is an intrusion into the TPZ that must occur during construction the certified arborist should supervise work.
6. The Certified Arborist should provide a comfort letter as part of the DP submission guaranteeing supervision and compliance in accordance with the Bylaw.

## 4.0 LIMITATIONS OF RESULTS

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### 4.1.1 LIMITATIONS OF THIS ASSESSMENT

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This Assessment is based on the circumstances and observations as they existed at the time of the site inspection of the Property and the trees situate thereon by Frontera and upon information provided by the Client to Frontera. The opinions in this Assessment are given based on observations made and using

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<sup>4</sup> <https://westvancouver.ca/environment/trees/tree-cutting-permits/tree-cutting-permits-boulevards>

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 Assessment are valid only as at the date any such testing, observations and analysis took place and no guarantee, warranty, representation or opinion is offered or made by Frontera as to the length of the validity of the results, observations, recommendations and analysis contained within this Assessment. As a result, the Client shall not rely upon this Assessment, save and except for representing the circumstances and observations, analysis and recommendations that were made as at the date of such inspections. It is recommended that the trees discussed in this Assessment should be re-assessed periodically.

#### **4.1.2 PROFESSIONAL RESPONSIBILITY**

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In carrying out this Assessment, Frontera and any Assessor appointed for and on behalf of Frontera to perform and carry out the Assessment have exercised a reasonable standard of care, skill and diligence as would be customarily and normally provided in carrying out this Assessment. The Assessment has been made using accepted arboricultural techniques. These include a visual examination of each tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of insect attack, discolored foliage, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the current or planned proximity of property and people. Except where specifically noted in the Assessment, none of the trees examined on the property were dissected, cored, probed, or climbed and detailed root crown examinations involving excavation were not undertaken.

While reasonable efforts have been made to ensure that the trees recommended for retention are healthy, no guarantees are offered, or implied, that these trees or all parts of them will remain standing. It is professionally impossible to predict with absolute certainty the behaviour of any single tree or group of trees, or all their component parts, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential to fall, lean, or otherwise pose a danger to property and persons in the event of adverse weather conditions, and this risk can only be eliminated if the tree is removed.


#### **4.1.3 THIRD-PARTY LIABILITY**

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This Assessment was prepared by Frontera exclusively for the Client. The contents reflect Frontera's best assessment of the trees and plants situated on the Property in light of the information available to it at the time of preparation of this Assessment. Any use that a third party makes of this Assessment, or any reliance on or decisions made based upon this Assessment, are made at the sole risk of any such third parties. Frontera accepts no responsibility for any damages or loss suffered by any third party or by the Client as a result of decisions made or actions based upon the use or reliance of this Assessment by any such party.

## 5.0 SIGNATURE

Shall be signed by a qualified professional.

<b>Noah Sullivan</b>	
ISA Certified Arborist (PN-8086A) and TRAQ certified.	SIGNATURE
	<b>March 22, 2024</b>
	DATE

## 6.0 APPENDIX 1

### TREE CONTRACTORS APPROVED FOR WORK ON DISTRICT OF WEST VANCOUVER PROPERTY

Company	Contact	Address	Firm has a Certified Utility Arborist
1. Acer Tree Services Ltd.	Mosen Zadeh 604.715.4822 acertree@telus.net	1401 Crown Street North Vancouver, BC V7J 1G4	
2. Bartlett Tree Experts	Scott Suffron / Darrin Silcox 604.322.1375 ssuffron@bartlett.com dsilcox@bartlett.com	3081 Norland Ave Burnaby, BC V5B 3A9	
3. Burley Boys Tree Service Ltd.	Erik Helssen 604.926.8733 office@burleyboys.com	737 Burley Drive, West Vancouver, BC V7T 1Z7	✓
4. Coast Arborist	Sean Kerr 604.924.2052 sean@coastarborist.com	3942 Brockton Cresc. North Vancouver, BC V7G 2K9	
5. Davey Tree Expert Co. of Canada, Limited	Steve Mccarthy 604.525.2503 Steve.Mccarthy@davey.com	Unit 1210 550 Sherling Place Port Coquitlam, BC V3B 0J6	✓
6. DC Tree Services Ltd.	John Clayton 778.990.0646 dctree@shaw.ca	467 East 2nd Street North Vancouver, BC V7L 1C9	✓
7. Devine Tree Services Ltd. Db Devine Arboricultural Solutions	Tiger Devine 778.389.1317 info@devinearboriculture.ca	4515 Welwyn Street Vancouver, BC V5N 3Z3	
8. Diamond Head Tree Care	Paul Desbiens / Trevor Cox 604.733.4886 paul@diamondheadconsulting.com Trevor@diamondheadconsulting.com	3559 Commercial Street Vancouver, BC V5N 4E8	✓
10. NGS Contracting Ltd.	Neil Grundy 604.788.4500 ngstree@gmail.com	829 14th Street East North Vancouver, BC V7L 2P5	✓
11. Silverback Treeworks Ltd.	Andrew Hooper 604.312.7399 info@silverbacktreeworks.com	PO Box 3028 Garibaldi Highlands, BC V0N 1T0	