

December 9, 2022

FOI No: 2022-23

VIA EMAIL – **Redacted S. 22**

Dear **Redacted S. 22**;

Re: Request for Records
Freedom of Information and Protection of Privacy Act

The City of White Rock has reviewed your request for access to the following records pursuant to the Freedom of Information and Protection of Privacy Act (the “Act”):

- *1. Records, if any, establishing that the requirement for a Tree Assessment Report is not required prior to the public hearing.*
- *2. Any tree assessment received (other than that which was disclosed to the public as part of the public hearing package), together with any meeting notes, internal memorandum, external correspondence, consultant reports and text messages concerning tree protection and in particular any documents in support of the statements on page 166 of the public hearing package concerning “iterations of review and revision” and “staff have been working...greatest level of tree retention”.*
- *3. Please provide any records or documents showing or concerning “off-site trees” as that term is defined in the Tree Protection Bylaw.*
- *4. All records prepared or reviewed by Staff concerning the stand of trees as a stand of trees.*
- *5. All records concerning the proposal to place replacement trees on the rooftop.*
- *6. Any draft CSDP, or similar, including records discussing or detailing construction or construction management plans for the project as relates to the parkade, the retaining wall, replacement trees and structural support for replacement trees on the rooftop.*
- *7. Please include in the search any correspondence of the requested nature between members of Council and the developer or the developer’s representatives.*

Access to these records is available. However, some of the information in the records is exempted from the disclosure requirement of the Act. I have severed the exempted information so that I could disclose the remaining information to you as attached.

The severed information is excepted from disclosure under section 22 of the Act. Severing under section 22 is necessary to avoid disclosing third-party personal information without permission.

Corporate Administration
P: 604.541.2212 | F: 604.541.9348

City of White Rock
15322 Buena Vista Avenue, White Rock BC, Canada V4B 1Y6

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www.whiterockcity.ca

I did inquire in regard to notations on some of the emails where they refer to links and it was noted that they are links to information that would have been provided in the file information package that can be found at the following: [Information Package](#).

Please contact our office if you have any questions or concerns.

I thank you for your patience as we worked through this file.

Sincerely,

A handwritten signature in black ink that reads "Arthur".

Tracey Arthur
Director of Corporate Administration

If you believe that the City of White Rock has been unreasonable in its handling of your request, you may ask the Information and Privacy Commissioner to review our response. You have 30 days from receipt of this notice to request a review by writing to:

Office of the Information and Privacy Commissioner
3rd Floor, 756 Fort Street
Victoria BC V8W 1H2

Should you decide to request a review, please provide the Commissioner's office with:

1. your name, address, and telephone number;
2. a copy of this letter;
3. a copy of your original request sent to the City of White Rock; and
4. the reasons or grounds upon which you are requesting the review.

ARBORIST REPORT

PROJECT:

VDZ-VIDAL ST.

SITE ADDRESS:

**14937 THRIFT AVE.
&
1441 / 1443-45 / 1465 VIDAL ST.
WHITE ROCK, B.C.**

CLIENT:

WEST STONE GROUP

PROJECT #

DP2018-59

PREPARED BY:

VDZ + A Consulting Inc.

**Suite 1, 20177 97 Avenue
Langley, BC V1M 4B9**

PROJECT ARBORIST

Austin Peterson

ISA Certified Arborist PN 1570A
ISA Tree Risk Assessment Qualified

November 5, 2018

1st Revision – May 8, 2019

2nd Revision – May 15th, 2019



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Background

VDZ + A Consulting Inc. was contracted by West Stone Group to prepare an ISA Certified Arborist Tree Report for the properties at 14937 Thrift Avenue & 1441 / 1443-45 / 1465 Vidal Street, White Rock, B.C.

Assignment

VDZ + A Consulting Inc. have been retained by the client to prepare a report to assess the tree(s) located at Address Surrey, BC. The Project Arborist, Austin Peterson, performed a site review entailing identification and visual assessment of the tree(s) on site. A tree survey of all off-site trees was completed by the client or representative(s).

The Project Arborist will provide recommendations for the retention or removal of tree(s) on this site based on the existing site conditions and the proposed use of the site. Mitigation of development impact on the tree(s) has been considered as part of the tree assessment process.

Limits of the Assignment

Austin Peterson's observations were limited to one site visit on October 16, 2018. No tissue or soil samples were sent to a lab for identification or analysis. VDZ + A Consulting Inc. located the trees using existing landmarks and onsite navigation.

Testing and Analysis

Austin Peterson used visual tree assessment and mallet sounding to test the trees' health, condition and risk level.

Purpose and Use of Report

The purpose of this report is to assist the property owner in compliance with the City of White Rock Tree Management Bylaw, 2008, No. 1831.

Site Review



Fig. 1 – Aerial view of property (WROMS)

Proposed Site Development

The development of a new high-rise buildings.

Environmental Description

ISA Certified Arborist Austin Peterson of VDZ + A Consulting Inc. conducted a site review and evaluation of the trees located at the above referenced property on October 16, 2018.

The site consists of four residential lots, three of which have existing houses. All four lots have established landscapes composed of mature trees and shrubs. The southernmost lot is a single family residential home that fronts onto Thrift Avenue. It is joined via the north property line to the first three lots proceeding up the west side of Vidal Street. From Thrift Avenue, Vidal Street inclines north. To the west lay an assortment of low-rise multifamily residences and to the north is a newer high-rise development.



There are no seasonal creeks that transect the property.

There is no evidence of raptors nests, osprey nests or heron colonies on the site. Removal of trees however between March 15 – August 15 (date subject to change depending on seasonal nesting behavior and therefore must be confirmed with City of Maple Ridge) will require a bird nesting survey. This is as prescribed by the federal Migratory Birds Convention Act (MBCA), 1994 and Section 34 of the BC Wildlife Act. It is the responsibility of the owner/developer to ensure they are in compliance with the city's regulations governing nesting birds on sites where development is occurring.

Off-site Trees – There are private off-site trees associated with this project.

Municipal Trees – There are City of White Rock trees associated with this project.

Trees Straddling the Property Line – There are trees straddling the property line associated with this project.

Tree Preservation Summary

All the trees identified on the Tree Retention/Removal Plan and within the Tree Assessment Data Table have been given their Retention/Removal recommendation on a preliminary basis. Final recommendations will be based upon design/construction and grading details.

Long-term tree preservation success is dependent on minimizing the impact caused during pre-construction clearing operations, construction and post construction activities. Best efforts must be made to ensure the Tree Protection Zone remains undisturbed.

Ongoing monitoring of retained trees through the development process and implementation of mitigating works (watering, mulching, etc.) is essential for success.



Table 1 - Tree Assessment Data:

Tree #	Tag #	Common Name <i>Botanical Name</i>	Located on the Survey	DBH (m.)	C-Rad (m.)	LCR (%)	Comments	Retain / Remove
Comments written for 376 and OS2-OS8, in italics, have been transferred from the BC Plant Health Care Inc. Arborist Report for Tree Root Mapping, dated March 18, 2019.								
The following trees are located on 14937 Thrift Avenue.								
01	370	English holly <i>Ilex aquifolium</i>	Yes	-	-	-	Listed as an invasive species by City of White Rock. Dash ("-") indicates the arborist was not required measure this species. WITHIN BUILDING FOOTPRINT	Remove
02	371	English holly <i>Ilex aquifolium</i>	Yes	-	-	-	Listed as an invasive species by City of White Rock. Dash ("-") indicates the arborist was not required measure this species. WITHIN BUILDING FOOTPRINT	Remove
The following trees are located on 1441 Vidal Street.								
03	373	Threadleaf false-cypress <i>Chamaecyparis pisifera f. filifera</i>	Yes	0.16 0.17 0.18	3.00	60	Fair form and structure. TRUNK – Growing directly adjacent to the foundation of the existing house. WITHIN BUILDING FOOTPRINT	Remove
The following trees are located on 1465 Vidal Street.								
04	374	Crimson King Norway maple <i>Acer platanoides</i> 'Crimson King'	Yes	0.42	4.70	80	Fair form and structure. CROWN – Previously side pruned for utility line clearance. WITHIN PARKADE FOOTPRINT	Remove
05	375	Common lilac <i>Syringa vulgaris</i>	No	0.10 0.10 0.11	3.00	30	HANDPLOTTED Poor form and structure. TRUNK – Multi-stem from base. WITHIN PARKADE FOOTPRINT	Remove



Tree #	Tag #	Common Name <i>Botanical Name</i>	Located on the Survey	DBH (m.)	C-Rad (m.)	LCR (%)	Comments	Retain / Remove
06	376	Red alder <i>Alnus rubra</i>	Yes	0.31 0.40 0.41	6.50	90	Fair form and structure. TRUNK – (3) stems from base. Decay present in one stem (0.50 meters in length). Natural lean east. <i>BC Plant Health Care root radar results: Poor structure with multiple trunks and decay. Conflict with proposed development.</i> WITHIN PARKADE FOOTPRINT	Remove
07	377	Flowering plum <i>Prunus cerasifera</i>	No	0.13 0.18 0.27	5.50	80	HANDPLOTTED Fair form and structure. WITHIN PARKADE FOOTPRINT	Remove
08	378	Mountain ash <i>Sorbus aucuparia</i>	No	0.10 0.11 0.14	4.50	80	HANDPLOTTED Fair form and structure. WITHIN BUILDING FOOTPRINT	Remove
09	379	Japanese maple <i>Acer palmatum</i>	No	0.09 0.11 0.11	4.00	75	HANDPLOTTED Fair form and structure. WITHIN LIKELY EXCAVATION ZONE	Remove
10	380	Mountain ash <i>Sorbus aucuparia</i>	No	0.10 0.11 0.11	2.50	40	HANDPLOTTED Fair form and structure. CROWN – Shade suppressed on north and east sides. WITHIN PARKADE FOOTPRINT	Remove
11	381	Vine maple <i>Acer circinatum</i>	No	0.14 0.15 0.18	4.00	80	HANDPLOTTED Fair form and structure. WITHIN LIKELY EXCAVATION ZONE	Remove
12	382	Bitter cherry <i>Prunus emarginata</i>	No	0.14 0.15 0.21	4.00	80	HANDPLOTTED Fair form and structure. WITHIN LIKELY EXCAVATION ZONE	Remove
The following trees are located offsite.								
Trees OS 1 – OS 8 were inspected visually from a distance. DBH figures have been estimated by the Project Arborist and dripline numbers have been measured from the subject property(s) line/fence.								



Tree #	Tag #	Common Name <i>Botanical Name</i>	Located on the Survey	DBH (m.)	C-Rad (m.)	LCR (%)	Comments	Retain / Remove
OS 01	No tag	Douglas-fir <i>Pseudotsuga menziesii</i>	Yes	0.23	3.50	90	Good form and structure. TRUNK – Located within (0.25 meters) of retaining wall on two sides. WITHIN LIKELY EXCAVATION ZONE	Retain
OS 02	No tag	Paper birch <i>Betula papyrifera</i>	Yes	0.55	-	-	Good form and structure. CROWN – Dripline extends 3.0 meters onto subject property. The dash ("-") signifies the arborist did not have enough access to get an accurate measurement. <i>BC Plant Health Care root radar results: Feeder roots detected in the 0-20 cm depth range. The tree is about 6 meters from the proposed development. Critical Root Zone does not enter the subject lot. Arborist oversight recommended for the excavation at Property Line for the installation of the proposed retaining wall / landscape feature.</i>	Retain



Tree #	Tag #	Common Name <i>Botanical Name</i>	Located on the Survey	DBH (m.)	C-Rad (m.)	LCR (%)	Comments	Retain / Remove
OS 03	No tag	Douglas-fir <i>Pseudotsuga menziesii</i>	No	0.95	-	75	<p>HANDPLOTTED Good form and structure. OS 03 – OS 05 are part of a larger grouping of trees with approximately 6.0 meter dripline(s) that extend to subject property line. ROOTS – Interconnected within grouping and likely extending onto subject property. The dash (“-”) signifies the arborist did not have enough access to get an accurate measurement.</p> <p><i>BC Plant Health Care root radar results: Feeder roots detected in the 0 – 20 cm depth range. The tree is about 8 meters from the proposed development. Critical Root Zone does not enter the subject lot. Arborist oversight recommended for the excavation at Property Line for the installation of the proposed retaining wall / landscape feature.</i></p>	Retain



Tree #	Tag #	Common Name <i>Botanical Name</i>	Located on the Survey	DBH (m.)	C-Rad (m.)	LCR (%)	Comments	Retain / Remove
OS 04	No tag	Douglas-fir <i>Pseudotsuga menziesii</i>	Yes	0.50	-	75	<p>HANDPLOTTED Good form and structure. OS 03 – OS 05 are part of a larger grouping of trees with approximately 6.0 meter dripline(s) that extend to subject property line. ROOTS – Interconnected within grouping and likely extending onto subject property. The dash (“-”) signifies the arborist did not have enough access to get an accurate measurement.</p> <p><i>BC Plant Health Care root radar results: Assessment blocked by a shed. Roots may grow towards the shed. About 24% of Critical Root Zone will be impacted. Retain with no cut at Property Line. Design a point-footing retaining wall with suspended beams. Arborist oversight recommended for the excavation at Property Line for the installation of the proposed retaining wall / landscape feature.</i></p>	Retain



Tree #	Tag #	Common Name <i>Botanical Name</i>	Located on the Survey	DBH (m.)	C-Rad (m.)	LCR (%)	Comments	Retain / Remove
OS 05	No tag	Douglas-fir <i>Pseudotsuga menziesii</i>	Yes	0.60	-	60	<p>HANDPLOTTED</p> <p>Good form and structure. OS 03 – OS 05 are part of a larger grouping of trees with approximately 6.0 meters dripline(s) that extend to subject property line. ROOTS – Interconnected within grouping and likely extending onto subject property. The dash (“-”) signifies the arborist did not have enough access to get an accurate measurement.</p> <p><i>BC Plant Health Care root radar results: May have structural, lateral, and feeder roots growing towards the east in the 0 – 20 cm depth range. About 27% of Critical Root Zone will be impacted. Retain with no cut at Property Line. Design a point-footing retaining wall with suspended beams. Arborist oversight recommended for the excavation at Property Line for the installation of the proposed retaining wall / landscape feature.</i></p>	Retain
OS 06	No tag	Douglas-fir <i>Pseudotsuga menziesii</i>	Yes	90	-	75	<p>Good form and structure. CROWN – Dripline extends 3.5 meters onto subject property. The dash (“-”) signifies the arborist did not have enough access to get an accurate measurement.</p> <p><i>BC Plant Health Care root radar results: The tree is about 6 meters from the proposed development. Critical Root Zone does not enter the subject lot. Arborist oversight recommended for the excavation at Property Line for the installation of the proposed retaining wall / landscape feature.</i></p>	Retain



Tree #	Tag #	Common Name <i>Botanical Name</i>	Located on the Survey	DBH (m.)	C-Rad (m.)	LCR (%)	Comments	Retain / Remove
OS 07	No tag	Western redcedar <i>Thuja plicata</i>	Yes	60	-	75	<p>Good form and structure. CROWN – Dripline extends 3.8 meters onto subject property. The dash (“-”) signifies the arborist did not have enough access to get an accurate measurement.</p> <p><i>BC Plant Health Care root radar results: May have structural, lateral, and feeder roots growing towards its southeast in the 0 – 20 cm depth range. About 6% of Critical Root Zone may be impacted. Arborist oversight recommended for the excavation at Property Line for the installation of the proposed retaining wall / landscape feature.</i></p>	Retain
OS 08	No tag	Douglas-fir <i>Pseudotsuga menziesii</i>	Yes	95	-	50	<p>Good form and structure. CROWN – Dripline extends 7.0 meters onto subject property. The dash (“-”) signifies the arborist did not have enough access to get an accurate measurement.</p> <p><i>BC Plant Health Care root radar results: Assessment blocked by Tree 376 and shrubs. About 25% of Critical Root Zone will be impacted. Retain with no cut at Property Line. Design a point-footing retaining wall with suspended beams. Arborist oversight recommended for the excavation at Property Line for the installation of the proposed retaining wall / landscape feature.</i></p>	Retain
Trees OS 9 – OS 11 form the edge of a larger grouping of private off-site trees.								
OS 9	No tag	Douglas-fir <i>Pseudotsuga menziesii</i>	Yes	0.66	6.0	50	Good form and structure.	Retain
OS 10	No tag	Western redcedar <i>Thuja plicata</i>	Yes	0.36	4.0	80	<p>Fair form and structure. TRUNK – Previously topped.</p>	Retain



Tree #	Tag #	Common Name <i>Botanical Name</i>	Located on the Survey	DBH (m.)	C-Rad (m.)	LCR (%)	Comments	Retain / Remove
OS 11	No tag	Western redcedar <i>Thuja plicata</i>	Yes	0.36	4.0	80	Fair form and structure. TRUNK – Previously topped.	Retain
The following trees are straddling the City of White Rock property.								
SH 01	No tag	Common privet hedge <i>Ligustrum vulgare</i>	Yes	-	1.30	-	Height = 2.2M The dash ("-") signifies the arborist did not have enough access to get an accurate measurement. Shared with 14937 Thrift Ave.	Retain
SH 02	No tag	Boxwood hedge <i>Buxus Sempervirens</i>	Yes	-	1.00	-	Height = 2.0M The dash ("-") signifies the arborist did not have enough access to get an accurate measurement. Shared with 14937 Thrift Ave.	Retain
SH 03	No tag	Common privet hedge <i>Ligustrum vulgare</i>	Yes	-	1.5	-	Height = 2.5M The dash ("-") signifies the arborist did not have enough access to get an accurate measurement. Shared with 14937 Thrift Ave.	Retain
SH 04	No tag	English laurel <i>Prunus laurocerasus</i>	Yes	-	2.2	-	Height = 5.0M The dash ("-") signifies the arborist did not have enough access to get an accurate measurement. Shared with 1441 Vidal St.	Retain
SH 05	No tag	English laurel <i>Prunus laurocerasus</i>	Yes	-	1.80	-	Height = 3.5M The dash ("-") signifies the arborist did not have enough access to get an accurate measurement. Shared with 1443-45 Vidal St.	Retain
SH 06	372	Cherry <i>Prunus spp.</i>	Yes	0.58	5.50	30	Growing within the SH 04 hedge. Shared with 1441 Vidal St.	Retain
The following trees belong to the City of White Rock.								
C 1	No tag	Pyramidalis hedge <i>Thuja occidentalis</i> 'Pyramidalis'	Yes	-	1.0	-	HANDPLOTTED Height = 6.0M The dash ("-") signifies the arborist did not have enough access to get an accurate measurement.	Retain



Tree #	Tag #	Common Name <i>Botanical Name</i>	Located on the Survey	DBH (m.)	C-Rad (m.)	LCR (%)	Comments	Retain / Remove
C 2	No tag	Mixed hedge	No	-	2.50	-	HANDPLOTTED Height = 6.0M The dash ("-") signifies the arborist did not have enough access to get an accurate measurement.	Retain



APPENDIX A – GLOSSARY OF KEY TERMS

Abutment: A structure built to support the lateral pressure of an arch or span, e.g., at the ends of a bridge.

Adapted Trunk Diameter Method: This method uses the trees age and tolerance to construction damage to determine the factor that will be multiplied by the diameter to provide a sufficient tree protection zone given these factors.

Age: The relative age (young, intermediate, mature) within the particular stand of trees or forest.

Algae: Is a simple, nonflowering plant (includes seaweeds and many single-celled forms). They do contain chlorophyll (but lack true stems, roots, and vascular tissue)

ALR: The Agricultural Land Reserve in which agriculture is recognized as the priority.

Bole: The stem or trunk of a tree.

Chlorotic: Yellowing of plant tissues caused by nutrient deficiency &/or pathogen.

Co-dominant Leaders: Forked dominant stems nearly the same size in diameter, arising from a common junction.

Co-dominant Within Stand: Individual tree whose height is generally equal to trees (regardless of species) within the same stand.

Compaction: Compression of the soil that breaks down soil aggregates and reduces soil volume and total pore space, especially macropore space.

Conk: A fungal fruiting structure typically found on trunks and indicating internal decay.

Dead Standing: A tree that has died but is still standing erect.

DBH: The Diameter of the tree at 1.40 meters above the ground.

Dominant Within Stand: Individual tree whose height is significantly greater than adjacent trees (regardless of species) within the same stand.

C-rad: Crown radius, is the dripline measured from the edge of the trunk to the outermost branches of the crown.

CRT: Critical Root Zone

CRZ: Critical Root Zone - The area between the trunk and to the end of the Drip Line.

Fair: Healthy but has some defects such as co-dominant trunk, dead branches.

Feeder Roots: The smaller roots responsible for water and nutrient absorption and gas exchange. These roots can extend far beyond the Drip Line (or outer canopy) of the tree.

Fungus (singular) / Fungi (plural): Unicellular, multicellular or syncytial spore-producing organisms that feed on organic matter (including molds, yeast, mushrooms and toadstools)

Girdling Root: Root that encircles all or part of the trunk of a tree or other roots and constricts the vascular tissue and inhibits secondary growth and the movement of water.

Good: Good form and structure, healthy with no defects.

Hazardous: Significant hazard exists with a high risk of immediate failure; which could result in serious damage to property or



person(s).

Height: Height of tree is approximate.

LCR: Live Crown Ratio – The ratio of crown length to total tree length.

Level 1 Limited Visual Assessment: Limited visual assessment looking for obvious defects such as, but not limited to dead trees, large cavity openings, large dead or broken branches, fungal fruiting structures, large cracks, and severe leans.

Level 2 Basic Visual Assessment: Detailed visual inspection (aboveground roots, trunk, canopy) of tree(s) may include the use of simple tools to perform assessment (i.e. sounding mallet, trowel, measuring tape, binoculars). The assessment does not include advanced resistance drilling of trunk.

Level 3 Advanced Assessment: To provide detailed information about specific tree parts, defects, targets, or side conditions. May include aerial inspection, resistance drilling of tree parts, laboratory diagnosis of fungal or plant tissue.

Mildew: Is a minute powdery or web-like fungi (of different colours) that is found on diseased or decaying substances.

Moss: A small, green, seedless plant that grows on stones, trees or ground.

No Disturbance Zone: $(\text{Trunk Diameter} \times 6) + \text{Trunk Radius} + (60 \text{ cm excavation zone})$. For example, a 50-cm diameter tree would have a No Disturbance Zone = 3.85 meters measured from the edge of the trunk.

Poor: multiple defects, disease, poor structure and or form, root and or canopy damage.

Phloem: Plant vascular tissue that transports sugar and growth regulators. Situated on the inside of the bark, just outside the cambium. Is bidirectional (transports up and down). Contrast with xylem.

Phototropic: Growth toward light source or stimulant.

Retain & Monitor: Monitor health and condition of tree every 12 months for signs of deterioration.

Root Crown: Also, called the root collar, it includes the flare at the base of the trunk and the initial roots that develop below the trunk. These roots generally taper and subdivide rapidly to form the root system of the tree.

SPEA: Streamside Protection and Enhancement Area

Spiral Decline: The health and condition of the tree is deteriorating.

Sub-dominant Within Stand: Individual tree whose height is significantly less than adjacent trees (regardless of species) within the same stand.

Suppressed: Individual tree whose growth, health and condition is negatively impacted by adjacent tree(s).

TPZ: Tree Protection Zone - The area between the trunk and the Tree Protection Barrier.

Wildlife Tree: A tree or a group of trees that are identified to be retained to provide future wildlife habitat. Wildlife habitat can exist in tree risks (cavities, dead snags, broken tops). Often times the tree risk to potential targets (people & property) is reduced by removing that part of the tree posing the risk of failure, but the tree (or portion of) is retained to provide future habitat.

Witches Broom: A dense mass of shoots growing from a single point, with the resulting structure resembling a broom or a bird's nest.

Xylem: Thin overlapping cells that helps provide support and that conducts water and nutrients upward from the roots all the way to the leaves.

APPENDIX B – PHOTOS



Fig. 2 - View facing south along Vidal Street to Thrift Avenue.



Fig. 3 – Off-site Douglas-fir tree



Fig. 4 – Tree 03 growing within S4



Fig. 5 – View of Trees OS2 – OS8



Fig. 6 – Stand of off-site conifers located directly west of 1441/1443-45/1465 Vidal Street.



Fig. 7 – View facing north/northwest. OS 9 – OS 11 make up part of the edge of a larger grouping of conifers.



Fig. 8 – Alternate view of Trees OS 9 – OS 11

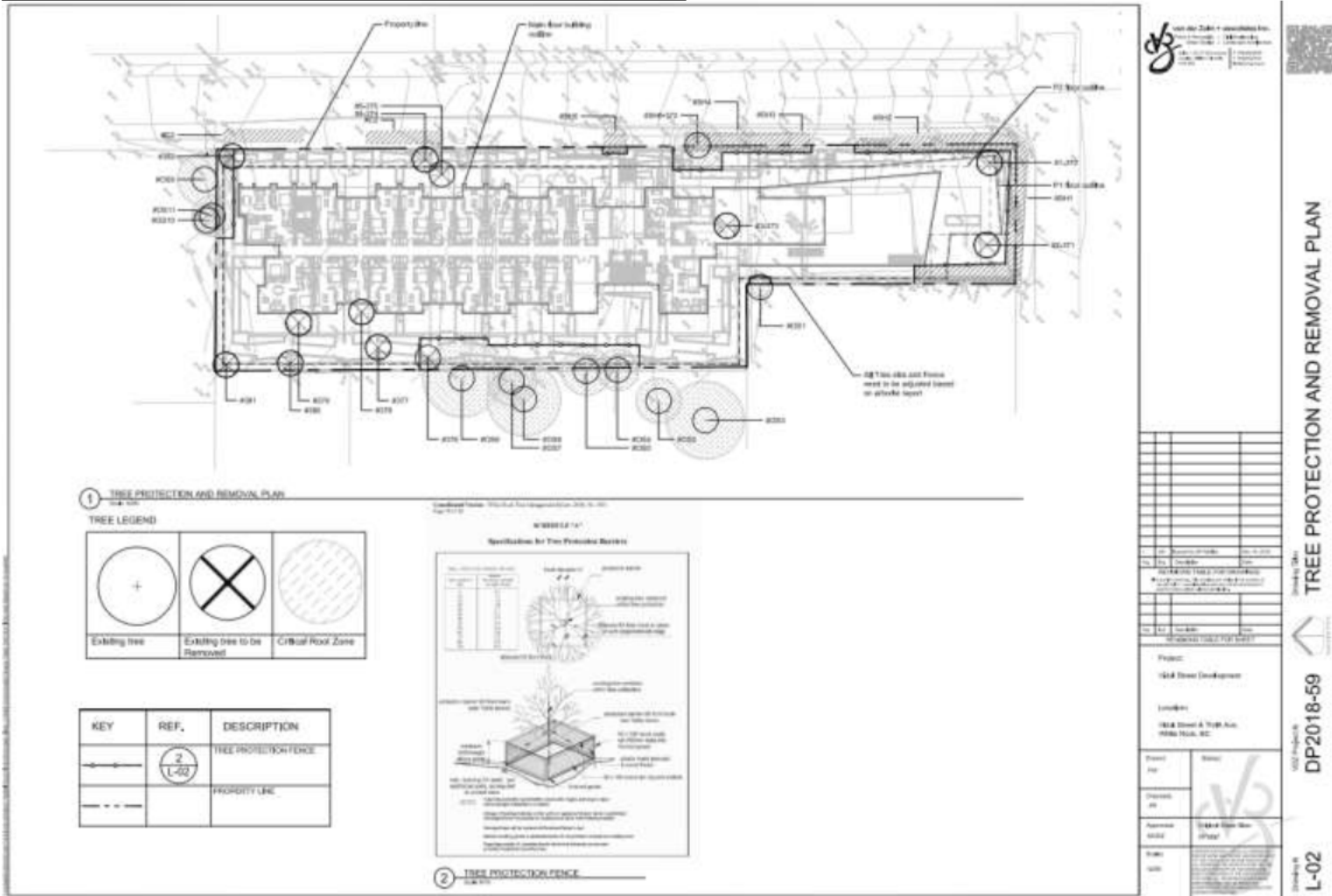


Fig. 9 – Red alder located on 1465 Vidal Street.





APPENDIX C – TREE RETENTION AND REMOVAL PLAN



TREE PROTECTION AND REMOVAL PLAN

DP2018-59

L-02



APPENDIX D – CONSTRUCTION ACTIVITY AROUND TREE PROTECTION ZONE

Tree Protection Fencing

Specifications for Tree Protection Barriers

TRUNK DIAMETER (DM)	MINIMUM PROTECTION DISTANCE (M FROM TRUNK)
X	6X
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3.0
55	3.3
60	3.6
75	4.5
90	5.0
100	6.0

max. spacing 2m apart, use additional posts, as required to protect trees

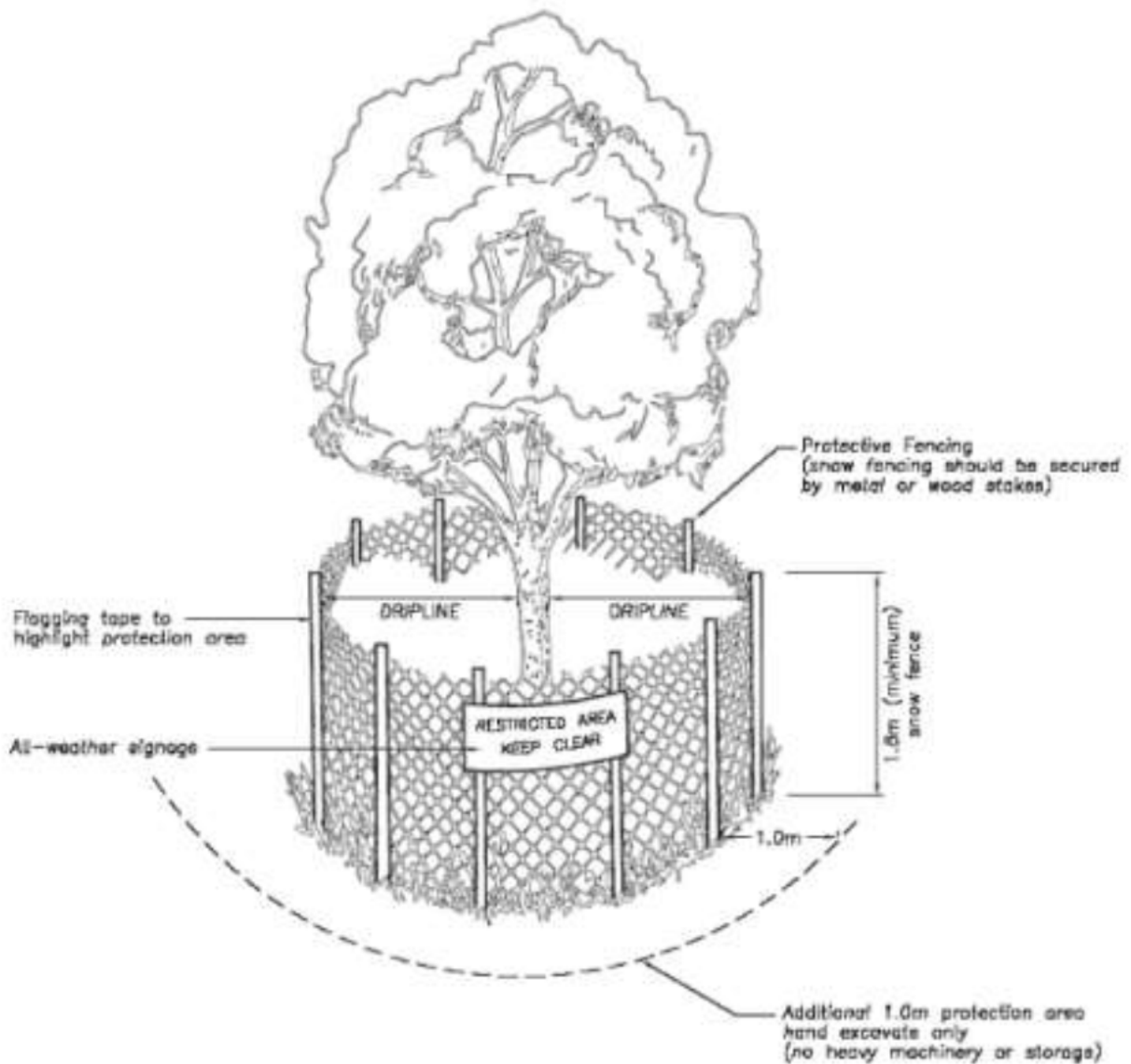
NOTES

- Install tree protection barrier before construction begins and keep in place until landscape installation is complete.
- Storage of building materials & litter within or against protection barrier is prohibited. Developer/Owner responsible for maintenance within Tree Protection Barrier.
- Damaged trees will be replaced at Developer/Owner's cost.
- Maintain existing grades at protection barrier for all protected retained and existing trees.
- Regrading outside of protection barrier should not adversely compromise protected retained and existing trees.

TREE PROTECTION

How do I safely retain trees on, or adjacent to, the property?

Prior to construction activity you should erect temporary fencing at the dripline of the tree to protect the roots and canopy.





General Requirements and Limitations for Operations Within the Tree Protection Zone

- The Contractor shall not engage in any construction activity within the Tree Protection Zone (TPZ) without the approval of the Project Arborist including: operating, moving or storing equipment; storing supplies or materials; locating temporary facilities including trailers or portable toilets and shall not permit employees to traverse the area to access adjacent areas of the project or use the area for lunch or any other work breaks. Permitted activity, if any, within the Tree Protection Zone maybe indicated on the drawings along with any required remedial activity as listed below.
- In the event that construction activity is unavoidable within the Tree Protection Zone, notify the Project Arborist and submit a detailed written plan of action for approval. The plan shall include: a statement detailing the reason for the activity including why other areas are not suited; a description of the proposed activity; the time period for the activity, and a list of remedial actions that will reduce the impact on the Tree Protection Zone from the activity. Remedial actions shall include but shall not be limited to the following:
- In general, demolition and excavation within the drip line of trees and shrubs shall proceed with extreme care either by the use of hand tools, directional boring and/or Air Spade. If any excavation work is required within the Tree Protection Zone (TPZ), the Project Arborist must be present during excavation, and a trench should be 'hand dug' to a depth of 60 cm outside the Drip Line, to uncover any potential roots. The Project Arborist should cleanly prune roots and recommend the appropriate treatment for any structural roots encountered.
- Knife excavation where indicated or with other low impact equipment that will not cause damage to the tree, roots soil.
- When encountered, exposed roots, 1 inches and larger in diameter shall be worked around in a manner that does not break the outer layer of the root surface (bark). These roots shall be covered in Wood Chips and shall be maintained above permanent wilt point at all times. Roots one inch and larger in diameter shall not be cut without the approval of the Project Arborist. Excavation shall be tunnelled under these roots without cutting them. In the areas where roots are encountered, work shall be performed and scheduled to close excavations as quickly as possible over exposed roots.
- Tree branches that interfere with the construction may be tied back or pruned to clear only to the point necessary to complete the work. Other branches shall only be RETAINED when specifically indicated by the Project Arborist. Tying back or trimming of all branches and the cutting of roots shall be in accordance with accepted arboriculture practices (ANSI A300, part 8) and be performed under supervision of the Project Arborist.
- Do not permit foot traffic, scaffolding or the storage of materials within the Tree Protection Zone.
- Protect the Tree Protection Zone at all times from compaction of the soil; damage of any kind to trunks, bark, branches, leaves and roots of all plants; and contamination of the soil, bark or leaves with construction materials, debris, silt, fuels, oils, and any chemicals substance. Notify the Project Arborist of any spills, compaction or damage and take corrective action immediately using methods approved by the Project Arborist.



APPENDIX E – LIMITATIONS

This report is valid for the day the trees were reviewed. This report is not to be re-printed, copied, published or distributed without prior approval by VDZ + A Consulting Inc.

Sketches, diagrams and photographs contained in this report being intended as visual aids, should not be construed as engineering reports or legal surveys.

Only the subject tree(s) was inspected and no others. This report does not imply or in any other way infer that other trees on this site or near this site are sound and healthy.

The tendency of trees or parts of trees to fall due to environmental conditions and internal problems are unpredictable. Defects are often hidden within the tree or underground. The project arborist has endeavored to use his skill, education and judgment to assess the potential for failure, with reasonable methods and detail. It is the owner's responsibility to maintain the trees and inspect the trees to reasonable standards and to carry out recommendations for mitigation suggested in this report.



APPENDIX F - REFERENCES

Bond, Jerry & Buchanan, Beth (2006) *Best Management Practices: Tree Inventories*, International Society of Arboriculture, Champaign, IL.

Dunster, Dr. Julian (2003) *Preliminary Species Profiles for Tree Failure Assessment*. ISA Pacific Northwest Chapter, Silverton, OR, USA

Dunster, Dr. Julian & Edmonds, Dr. R. (2014) *Common Fungi Affecting Pacific Northwest Trees*, ISA Pacific Northwest Chapter, Silverton, OR, USA

Fite, Kelby & Smiley, E. Thomas (2016) *Best Management Practices: Managing Trees During Construction*, International Society of Arboriculture, Champaign, IL.

Sibley, David Allen (2009) *The Sibley Guide to Trees*. Alfred A. Knopf, New York, NY

Smiley, E.T., Matheny, N., Lilly, S. (2011) *Best Management Practises: Tree Risk Assessment*. International Society of Arboriculture, Champaign, IL.

From: [Alanna Claffey](#)
To: [Greg Newman](#)
Subject: 2020 03 16 Comments Sheet (19-011) - 1441 Vidal St (Second Circ)
Date: April 8, 2020 10:51:59 AM
Attachments: [2020 03 16 Comments Sheet \(19-011\) - 1441 Vidal St \(Second Circ\).docx](#)

Hello,

Please see attached noted for the landscape drawings. Nothing major, they just forgot to add some TMP info that will be imperative for the installation contractors.

Thank you.

Alanna

DEVELOPMENT PROPOSAL APPLICATION – COMMENT SHEET

[Second Circulation – March 16, 2020]

The City of White Rock has received a development proposal application for the below-listed property. An information sheet, along with all applicable submission material, is attached in the relevant Project Folder on Tempest. Each department is requested to review the development proposal application request and provide written comment based on their department's responsibility. If no comments are received, it will be assumed that your department's interests are unaffected.

PROJECT NAME	1441 VIDAL ST. MULTI (2019)
PROJECT NUMBER	PRJ-000232
REFERENCE NO.	19-011
COMMENTS DUE	April 3, 2020

PROPOSAL	Rezone and consolidate the subject properties to a Comprehensive Development zone to allow for a 129-unit residential building, all rental tenure. A Major Development Permit (both Form and Character and Environmental – Ravine Lands and Significant Trees) is also required.
CIVIC ADDRESS	14937 THRIFT AVE, AND 1441, 1443-45, 1465 VIDAL STREET

DEPARTMENT	Landscaping Plan
COMMENTS:	
<p>Page L-02 shall include the following language:</p> <p>Tree Protection Notes:</p> <ol style="list-style-type: none"> 1. All work around protected trees to be conducted as per municipal Tree Management Permit and Bylaws. 2. ALL work within the tree protection zone is to be approved and supervised by on site certified arborist. 3. Monthly inspections and follow up memo style reports are to be submitted to the City of White Rock for the preservation of offsite significant trees. 	

Debbie Johnstone

From: Alanna Claffey
Sent: July 13, 2020 11:21 AM
To: Greg Newman
Subject: RE: 1441 Vidal Street (ZON/MJP) (19-011) - Third Submission

Hi Greg,

Can you please confirm if the parkade is notched out around the offsite protected trees? I see the building design to incorporate the tree canopy and want to confirm the parkade is as well.

Alanna Claffey

Arboricultural Technician, City of White Rock

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2143 | Fax: 604.541.2153 | www.whiterockcity.ca



BIRD NESTING SEASON begins March 15th. Tree Cutting Permits may be subject to the Migratory Birds Convention Act and BC Wildlife Act.

From: Greg Newman <GNewman@whiterockcity.ca>
Sent: Tuesday, July 07, 2020 8:57 AM
To: Trevor Welsh <TWelsh@whiterockcity.ca>; Hiep Lo <HLo@whiterockcity.ca>; Alanna Claffey <AClaffey@whiterockcity.ca>
Cc: Athena von Hausen <AvonHausen@whiterockcity.ca>; Rosaline Choy <RChoy@whiterockcity.ca>; Edward Wolfe <ewolfe@whiterockcity.ca>
Subject: 1441 Vidal Street (ZON/MJP) (19-011) - Third Submission

Hey guys,

We've received the third submission for the project at 1441 Vidal Street. The submission includes the following items, provided in response to the attached interdepartmental comments:

- Revised Architectural Drawings;
- Revised Geotechnical Report;
- Revised Traffic Study;
- Code Compliance Memo; and
- Revised Landscape Plan

The materials are saved in the "Application Package" (Third Submission) within the Tempest Circulation folder (link here: <\\Sql2\tempestattachments\LIVE\PROSPERO\PL\ZON\ZON00013\Circulation> and attached).

Could you please review the materials against the Interdepartmental Comments where your Department has some interest / responsibility and provide me with additional comments by **July 21, 2020 (two weeks)**? If there is a required response please be really clear in what you need the applicant to provide or change, referring to any related technical/industry standard) so I can work with you and them accordingly.

Any questions feel free to give me a call.

Thanks very much,

Greg

Greg Newman, MCIP, RPP

Manager of Planning, City of White Rock

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2142 | www.whiterockcity.ca



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Debbie Johnstone

From: Alanna Claffey
Sent: April 6, 2020 11:06 AM
To: Greg Newman
Subject: RE: 1441 Vidal Street (Second Submission)

Hi Greg,

My notes and feedback comments were submitted on March 16th. Please let me know if you have any questions.

Thank you,

Alanna Claffey

Arboricultural Technician, City of White Rock

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2143 | Fax: 604.541.2153 | www.whiterockcity.ca



BIRD NESTING SEASON begins March 15th. Tree Cutting Permits may be subject to the Migratory Birds Convention Act and BC Wildlife Act.

From: Greg Newman <GNewman@whiterockcity.ca>
Sent: Monday, March 16, 2020 9:31 AM
To: Trevor Welsh <TWelsh@whiterockcity.ca>; Steve Whitton <SWhitton@whiterockcity.ca>; Rosaline Choy <RChoy@whiterockcity.ca>; Dustin Abt <DAbt@whiterockcity.ca>; Ralph Volkens <RVolkens@whiterockcity.ca>; Alanna Claffey <AClaffey@whiterockcity.ca>; Phil Lemire <plemire@whiterockcity.ca>
Subject: 1441 Vidal Street (Second Submission)

Hey guys,

We have now received a complete response to our first round of technical comments regarding the proposed apartment development at 1441 Vidal Street. I have uploaded the materials to the "Circulation" folder in Tempest (link attached – see "Second Submission" within the "Application Package" folder). I've also put the technical studies and response letter into the PLANNING folder on the shared (Public) network (see link: <K:\Public\PLANNING\1441 Vidal Street Application Package> – see zipped "... Second Submission" folder).

Could you please review the materials against your initial comments (attached for ease of access) and provide updated comments by **April 3, 2020** (comment sheet attached)? I've also attached the response letter from the applicant. I may schedule this file for our next interdepartmental meeting so we can discuss any potential issues as a team (stay tuned on date).

If you have any issues accessing the application materials let me know,

Thanks in advance,

Greg

Greg Newman, MCIP, RPP

Manager of Planning, City of White Rock

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2142 | www.whiterockcity.ca



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Debbie Johnstone

From: Alanna Claffey
Sent: November 8, 2021 12:21 PM
To: Greg Newman
Subject: RE: 1441 Vidal Report

Hello Greg,

The revised arborist report still says the offsite large trees have been handplotted as the property legal survey from 2018 has not included all of OS3-OS8 Douglas fir trees. It is required and prudent to demonstrate the exact percentage of roots protected or potentially calculated for loss when revising the plans.

Other than I have no concerns.

Regards,

Alanna Claffey, ISA 1669A, TRAQ

Arboricultural Technician, City of White Rock

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2143 | Fax: 604.541.2153 | www.whiterockcity.ca



From: Greg Newman <GNewman@whiterockcity.ca>
Sent: Friday, November 05, 2021 4:01 PM
To: Alanna Claffey <AClaffey@whiterockcity.ca>; Emma DeMelo <EDeMelo@whiterockcity.ca>
Subject: RE: 1441 Vidal Report

Hi Alanna,

We did get a revised Arborist Report in March of 2020 (attached); also attached is our first round of interdepartmental comments. The purpose of bringing this forward again to LUPC is to see if they (Council) is at all supportive of the project in it's new form (four storeys down from six with fewer units) >> the ADP has also recently recommended denial so I'm trying to avoid spending a lot of time on a Bylaw if Council is going to say no to the project. Before presenting this to ADP I'd asked for your thoughts on methods to protect trees through construction. I forget the term you used but I did communicate this to the Panel. Also attached is a topographic survey and the most recent Landscape Plans if that helps.

Let me know if you're not able to open the attachments as this email is a bit wonky. If you don't have capacity to review let me know and I'll summarize the content to get it in front of Council.

Greg _____ << File: 2019 07 15 Topographic Survey (19-011) - 1441 Vidal Street.pdf >>

Greg Newman, MCIP, RPP

Acting Director, Planning and Development Services, City of White Rock

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2142 | www.whiterockcity.ca

<< OLE Object: Picture (Device Independent Bitmap) >>

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<< File: 2019 09 10 Interdepartmental Comments (19-011) 1441 Vidal Street.pdf >>

<< File: 2020-03-13 - Arborist Report.pdf >>

From: Alanna Claffey <AClaffey@whiterockcity.ca>
Sent: November 5, 2021 3:38 PM
To: Emma DeMelo <EDeMelo@whiterockcity.ca>
Cc: Greg Newman <GNewman@whiterockcity.ca>
Subject: RE: 1441 Vidal Report

Hello,

Sorry Emma, I cannot complete anything in the report that you requested.

I had previously requested and advised in 2019 that we required a revised arborist report from day one as trees have been "hand-plotted" which is unacceptable and proves inaccuracy. I see no new reports from VDZ.

Regards,

Alanna Claffey, ISA 1669A, TRAQ

Arboricultural Technician, City of White Rock

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2143 | Fax: 604.541.2153 | www.whiterockcity.ca

<< OLE Object: Picture (Device Independent Bitmap) >>

From: Emma DeMelo <EDeMelo@whiterockcity.ca>
Sent: Tuesday, November 02, 2021 4:26 PM
To: Alanna Claffey <AClaffey@whiterockcity.ca>
Cc: Greg Newman <GNewman@whiterockcity.ca>
Subject: 1441 Vidal Report

Hi Alanna,

Linked [here](#) is the report that I mentioned for 1441 Vidal Street. I've pasted a tree management section from a previous report that you can use as a reference in the report. Here is a link to the project file where you can find the arborist report: <K:\Departments\DS\Development Apps\2019\3390-20 - MULTI\3390-20 19-011 ZON&MJP Complete File 1441 Vidal Street>

Greg, I've got the sections that you noted in your email mostly complete, some key areas like the proposed vs. revised section may need more detail.

Thanks, and see you both on Friday!

Emma De Melo
Planning Intern, City of White Rock

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2142 | www.whiterockcity.ca

<< OLE Object: Picture (Device Independent Bitmap) >>

PROJECT: **VIDAL STREET DEVELOPMENT**

SITE ADDRESS: 14937 Thrift Ave & 1441/1443-45/1465 Vidal Street, White Rock, BC

CLIENT: **WESTSTONE GROUP**
10090 152ND St.
Surrey, BC, V3R 8X8

VDZ PROJECT # DP2018-59

SITE REVIEW DATE(s): October 16, 2018
September 15, 2020
July 8, 2022

PREPARED BY: **VDZ+A Consulting Ltd.**
102 – 355 Kingsway
Vancouver, BC
V5T 3J7

PROJECT ARBORIST: **D. Glyn Romaine**
ISA Certified Arborist PN 7929A
TRAQ

FORMER PROJECT ARBORIST: **KELLY KOOME**
ISA Certified Arborist PN 5962A
ISA Tree Risk Assessment Qualified Certified
Wildlife Danger Tree Assessor #P2546

Original Report November 5, 2018
Revision 1 May 8, 2019
Revision 2 September 23, 2020 – A.L.
Revision 3 July 11, 2022 – D.G.R. - Updated Survey.



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INTRODUCTION

ASSIGNMENT

VDZ + A Consulting Inc. (VDZ) have been retained by the client to prepare an arborist report to assess the tree(s) located at 14937 Thrift Avenue & 1441 / 1443-45 / 1465 Vidal Street, White Rock, BC. VDZ arborists performed site reviews entailing identification and visual assessment of the tree(s) on-site. A tree survey of all off-site trees was completed by the client or representative(s).

The Project Arborist will provide recommendations for the retention of tree(s) based on the existing site conditions and the proposed use of the site. Mitigation of development impact on the tree(s) has been considered as part of the tree assessment process.

LIMITS OF THE ASSIGNMENT

VDZ's observations were limited to site visits on October 16, 2018, September 15, 2020, and July 8, 2022. No tissue or soil samples were sent to a lab for identification or analysis. VDZ + A Consulting Inc. located the trees using existing landmarks and onsite navigation.

TESTING AND ANALYSIS

VDZ arborists used visual tree assessment and mallet sounding to test the trees' health, condition, and risk level.

PURPOSE AND USE OF REPORT

The purpose of this report is to assist the property owner in compliance with the White Rock Tree Protection Bylaw, 2021 No. 2407.



SITE DESCRIPTION

SITE REVIEW

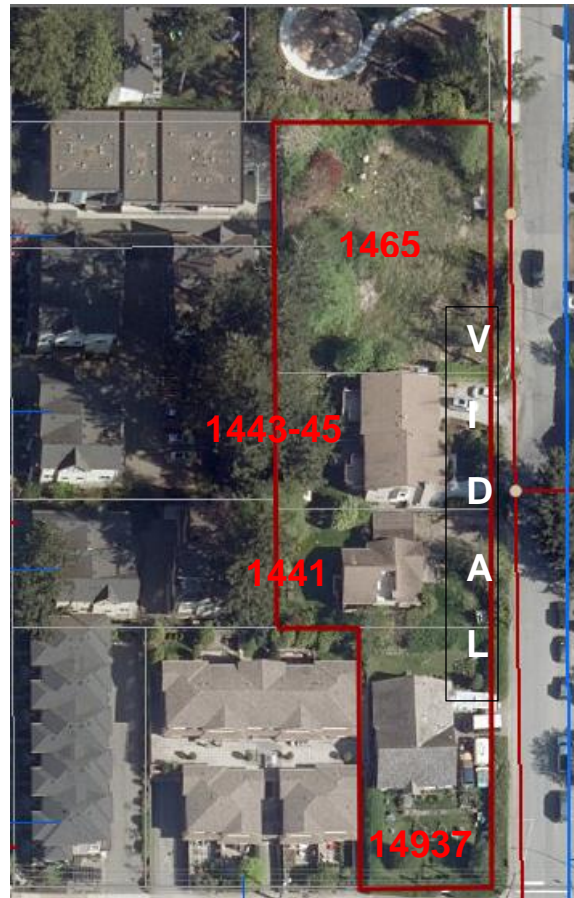


Fig. 1 – Aerial view of property (WROMS)

PROPOSED SITE DEVELOPMENT

The demolition of existing structure and the development of midrise multi-family residential building.

ENVIRONMENTAL DESCRIPTION

ISA Certified Arborist Austin Peterson of VDZ + A Consulting Inc. conducted a site review and evaluation of the trees located at the above referenced property on October 16, 2018. A site review was also conducted September 15th, 2020 by Kelly Koome and on July 8, 2022 by Glyn Romaine

The site consists of four residential lots, three of which have existing houses. All four lots have established landscapes composed of mature trees and shrubs. The southernmost lot is a single-



family residential home that fronts onto Thrift Avenue. It is joined via the north property line to the first three lots proceeding up the west side of Vidal Street. From Thrift Avenue, Vidal Street inclines north. To the west lay an assortment of low-rise multifamily residences and to the north is a newer high-rise development.

There are no seasonal creeks that transect the property.

There is no evidence of raptors nests, osprey nests or heron colonies on the site. Removal of trees however between March 15 – August 15 (date subject to change depending on seasonal nesting behavior and therefore must be confirmed with City of Maple Ridge) will require a bird nesting survey. This is as prescribed by the federal Migratory Birds Convention Act (MBCA), 1994 and Section 34 of the BC Wildlife Act. It is the responsibility of the owner/developer to ensure they are in compliance with the city's regulations governing nesting birds on sites where development is occurring.

Off-site Trees – There are private off-site trees associated with this project.

Municipal Trees – There are City of White Rock trees associated with this project.

Trees Straddling the Property Line – There are trees straddling the property line associated with this project

TREE PRESERVATION SUMMARY

All the Trees identified on the Tree Retention/Removal Plan and within the Tree Assessment Data Table have been given their Retention/Removal recommendation on a preliminary basis. Final recommendations will be based upon design/construction and grading details.

Long-term tree preservation success is dependent on minimizing the impact caused during pre-construction clearing operations, construction, and post construction activities. Best efforts must be made to ensure the Tree Protection Zone remains undisturbed.

Ongoing monitoring of retained trees through the development process and implementation of mitigating works (watering, mulching, etc.) is essential for success. Once excavation starts, the consulting arborist needs to be contacted to monitor the work that is done near the trees.

TREE HEALTH CARE PLAN DURING CONSTRUCTION

To ensure continued health of the protected trees during construction, the following is recommended:

1. Remove dead, dying, and diseased branches prior to the start of construction.
2. Install tree protection barriers per bylaw specifications.



3. Regular weekly watering of trees between June 1 – October 1.
4. Application of wood chips within the tree protection zone (1-3 inches).
5. Monthly monitoring of protected trees by assigned Arborist.

Retained protected trees will require supplemental watering on a weekly basis (weather dependent), as well as the application of wood chips or mulch to the tree protection zone within the tree protection barriers. Wood chips are preferred to ensure porous movement through soil and protection from compaction during construction. The mulch or wood chip height should not exceed the root collar (not to exceed 10cm) to avoid moisture retention concentrated on the stem. In addition to the City's requirements, recommendations include the pruning of dead or dying limbs, if applicable, prior to construction for worker safety, as well as monthly monitoring of the trees by an Arborist to ensure the health and well-being of the protected trees.

As there are off-site trees with driplines that extend into the subject property, there may be interconnected root systems within the grouping (OS9-OS11) which likely extend onto the property. BC Plant Health Care Root Radar results determined the roots of tree 06 has poor structure and multiple trunks with decay. In addition, OS2-OS6 have feeder or structural roots which grow towards the property. Any work done within the critical root zone will need to be monitored by the arborist. Any retention wall should be maintained to avoid root disruption and destabilization.

SUMMARY OF FINDINGS

- Tree 03, grows adjacent to foundation of the existing house
- Tree 04, noticeable pruning completed prior to visit. Potentially for utility clearance.
- Tree 06 noticeable decay on single stem of the multi-stemmed tree.
- OS 02-OS 08, dripline extends to/over subject property line. Root radar used to assess root systems. Will need an arborist present to monitor excavation on the property line, and during installation of the proposed retaining wall / landscape features.
- Tree 05 suffered a failed limb prior to September 15th, 2020 visit.
- Tree protection fencing requires repairs and placing for all protected trees prior to any land clearing activities.
- Knotweed was observed at 1441 Vidal. This should be managed, and all plant parts must be disposed of separately.
- Significant amount of Scots broom onsite – to be kept separate from other vegetation debris upon removal.
- Hypodermic needles were observed at 1445 Vidal.



TABLE 1

TREE #	TAG #	COMMON NAME BOTANICAL NAME	LOCATED ON THE SURVEY	DBH (cm)	Crown Radius (m)	LCR (%)	COMMENTS	RETAIN / REMOVE
Comments written for 376 and OS2-OS8, in italics, have been transferred from the BC Plant Health Care Inc. Arborist Report for Tree Root Mapping, dated March 18, 2019.								
The following trees are located on 14937 Thrift Avenue.								
01	370	English holly <i>Ilex aquifolium</i>	Yes	-	-	-	Listed as an invasive species by City of White Rock. Dash ("-") indicates the arborist was not required to measure this species. WITHIN BUILDING FOOTPRINT	Remove
02	371	English holly <i>Ilex aquifolium</i>	Yes	-	-	-	Listed as an invasive species by City of White Rock. Dash ("-") indicates the arborist was not required to measure this species. WITHIN BUILDING FOOTPRINT	Remove
The following trees are located on 1441 Vidal Street.								
03	373	Threadleaf false-cypress <i>Chamaecyparis pisifera</i> 'Filifera'	Yes	54 (17,18,19)	3.0	60	Fair form and structure. TRUNK – Growing directly adjacent to the foundation of the existing house. WITHIN BUILDING FOOTPRINT	Remove
The following trees are located on 1465 Vidal Street.								
04	374	Crimson King Norway maple <i>Acer platanoides</i> 'Crimson King'	Yes	44	5.1	80	DBH measured at 1 m. Fair form and structure. CROWN – Previously side pruned for utility line clearance. Previously topped. WITHIN PARKADE FOOTPRINT	Remove



TREE #	TAG #	COMMON NAME <i>BOTANICAL NAME</i>	LOCATED ON THE SURVEY	DBH (cm)	Crown Radius (m)	LCR (%)	COMMENTS	RETAIN / REMOVE
05	375	Common lilac <i>Syringa vulgaris</i>	No	31 (10,10,11)	3.0	30	HANDPLOTTED Poor form and structure. TRUNK – Multi-stem from base. Single limb failure since original visit. WITHIN PARKADE FOOTPRINT	Remove
06	376	Red alder <i>Alnus rubra</i>	Yes	114 (42,41,31)	9.4	80	Fair form and structure. TRUNK – 3stems from base. Decay present in one stem (0.5 meters in length). Rope girdling eastern trunk, previous tear-out on western trunk. Natural lean east. <i>BC Plant Health Care root radar results: Poor structure with multiple trunks and decay. Conflict with proposed development.</i> WITHIN PARKADE FOOTPRINT	Remove
07	377	Flowering plum <i>Prunus cerasifera</i>	No	62 (15,18,29)	5.8	80	HANDPLOTTED Fair form and structure. CROWN: Heavy ivy up trunk into crown. Some dieback at branch ends. WITHIN PARKADE FOOTPRINT	Remove
08	378	Mountain ash <i>Sorbus aucuparia</i>	No	38 (11,12,15)	4.5	80	HANDPLOTTED Fair form and structure. CROWN: Heavy ivy up trunk into crown. Some dieback at branch ends. WITHIN BUILDING FOOTPRINT	Remove

TREE ASSESSMENT



TREE #	TAG #	COMMON NAME <i>BOTANICAL NAME</i>	LOCATED ON THE SURVEY	DBH (cm)	Crown Radius (m)	LCR (%)	COMMENTS	RETAIN / REMOVE
09	379	Japanese maple <i>Acer palmatum</i>	No	36 (10, 13, 13)	5.6	75	HANDPLOTTED Fair form and structure. TRUNK: Ivy up trunk. WITHIN LIKELY EXCAVATION ZONE	Remove
10	380	Mountain ash <i>Sorbus aucuparia</i>	No	37 (11, 13, 13)	4.5	40	HANDPLOTTED Fair form and structure. CROWN – Shade suppressed on north and east sides. TRUNK: Ivy up trunk. WITHIN PARKADE FOOTPRINT	Remove
11	381	Vine maple <i>Acer circinatum</i>	No	51 (15, 16, 20)	4.0	80	HANDPLOTTED Fair form and structure. TRUNK: Multi-stemmed. Ivy up trunk. WITHIN LIKELY EXCAVATION ZONE	Remove
12	382	Bitter cherry <i>Prunus emarginata</i>	No	54 (16, 16, 22)	4.5	80	HANDPLOTTED Fair form and structure. Multi-stemmed. CROWN: Dieback on one stem. WITHIN LIKELY EXCAVATION ZONE	Remove
13	435	Fruiting cherry. <i>Prunus sp.</i>	No	31	4.3	50	Good form and structure TRUNK: Ivy up trunk. WITHIN LIKELY EXCAVATION ZONE	Remove



TREE #	TAG #	COMMON NAME <i>BOTANICAL NAME</i>	LOCATED ON THE SURVEY	DBH (cm)	Crown Radius (m)	LCR (%)	COMMENTS	RETAIN / REMOVE
14	300	Crimson King Norway maple <i>Acer platanoides</i> 'Crimson King'	No	23	5.5	60	Good form and structure TRUNK: Ivy up trunk. WITHIN LIKELY EXCAVATION ZONE	Remove
The following trees are located offsite.								
Trees OS 1 – OS 8 were inspected visually from a distance. DBH figures have been estimated by the Project Arborist.								
OS 01	No tag	Douglas-fir <i>Pseudotsuga menziesii</i>	Yes	25	3.5	90	Good form and structure. TRUNK – Located within (0.25 meters) of retaining wall on two sides. Tree Protection Barrier (TPB) required. Arborist supervision required during excavation and any construction activities within 1.5 m of the dripline.	Retain
OS 02	No tag	Paper birch <i>Betula papyrifera</i>	Yes	55	8.0	50	Good form and structure. CROWN – Dripline extends 3.0 meters onto subject property. <i>BC Plant Health Care root radar results: Feeder roots detected in the 0-20 cm depth range. The tree is about 6 meters from the proposed development. Critical Root Zone does not enter the subject lot. Arborist oversight recommended for the excavation at Property Line for the installation of the proposed retaining wall / landscape feature.</i> Tree Protection Barrier (TPB) required. Arborist supervision required during excavation and any construction activities within 1.5 m of the dripline.	Retain

TREE ASSESSMENT



TREE #	TAG #	COMMON NAME BOTANICAL NAME	LOCATED ON THE SURVEY	DBH (cm)	Crown Radius (m)	LCR (%)	COMMENTS	RETAIN / REMOVE
OS 03	No tag	Douglas-fir <i>Pseudotsuga menziesii</i>	Yes	95	6.0	75	<p>Good form and structure.</p> <p>OS 03 – OS 05 are part of a larger grouping of trees with approximately 6.0 meter dripline(s) that extend to subject property line.</p> <p>ROOTS – Interconnected within grouping and likely extending onto subject property.</p> <p><i>BC Plant Health Care root radar results:</i> <i>Feeder roots detected in the 0 – 20 cm depth range. The tree is about 8 meters from the proposed development. Critical Root Zone does not enter the subject lot. Arborist oversight recommended for the excavation at Property Line for the installation of the proposed retaining wall / landscape feature.</i></p> <p>Tree Protection Barrier (TPB) required. Arborist supervision required during excavation and any construction activities within 1.5 m of the dripline.</p>	Retain
OS 04	No tag	Douglas-fir <i>Pseudotsuga menziesii</i>	Yes	50	5.8	75	<p>Good form and structure.</p> <p>OS 03 – OS 05 are part of a larger grouping of trees with approximately 6.0 meter dripline(s) that extend to subject property line.</p> <p>ROOTS – Interconnected within grouping and likely extending onto subject property.</p> <p><i>BC Plant Health Care root radar results:</i> <i>Assessment blocked by a shed. Roots may grow towards the shed. About 24% of Critical Root Zone will be impacted. Retain with no cut at Property Line. Design a point-footing retaining wall with suspended beams. Arborist oversight recommended for the excavation at Property Line for the installation of the proposed retaining wall / landscape feature.</i></p> <p>Tree Protection Barrier (TPB) required. Arborist supervision required during excavation and any construction activities within 1.5 m of the dripline.</p>	Retain

TREE ASSESSMENT



TREE #	TAG #	COMMON NAME BOTANICAL NAME	LOCATED ON THE SURVEY	DBH (cm)	Crown Radius (m)	LCR (%)	COMMENTS	RETAIN / REMOVE
OS 05	No tag	Douglas-fir <i>Pseudotsuga menziesii</i>	Yes	60	8.0	60	<p>Good form and structure.</p> <p>OS 03 – OS 05 are part of a larger grouping of trees with approximately 6.0 meters dripline(s) that extend to subject property line.</p> <p>ROOTS – Interconnected within grouping and likely extending onto subject property.</p> <p><i>BC Plant Health Care root radar results:</i> May have structural, lateral, and feeder roots growing towards the east in the 0 – 20 cm depth range. About 27% of Critical Root Zone will be impacted. Retain with no cut at Property Line. Design a point-footing retaining wall with suspended beams. Arborist oversight recommended for the excavation at Property Line for the installation of the proposed retaining wall / landscape feature.</p> <p>Tree Protection Barrier (TPB) required. Arborist supervision required during excavation and any construction activities within 1.5 m of the dripline.</p>	Retain
OS 06	No tag	Douglas-fir <i>Pseudotsuga menziesii</i>	Yes	90	8.8	75	<p>Good form and structure.</p> <p>CROWN – Dripline extends 3.5 meters onto subject property.</p> <p><i>BC Plant Health Care root radar results:</i> The tree is about 6 meters from the proposed development. Critical Root Zone does not enter the subject lot. Arborist oversight recommended for the excavation at Property Line for the installation of the proposed retaining wall / landscape feature.</p> <p>Tree Protection Barrier (TPB) required. Arborist supervision required during excavation and any construction activities within 1.5 m of the dripline.</p>	Retain



TREE #	TAG #	COMMON NAME BOTANICAL NAME	LOCATED ON THE SURVEY	DBH (cm)	Crown Radius (m)	LCR (%)	COMMENTS	RETAIN / REMOVE
OS 07	No tag	Western redcedar <i>Thuja plicata</i>	Yes	60	6.2	60	<p>Good form and structure. CROWN – Dripline extends 3.8 meters onto subject property.</p> <p><i>BC Plant Health Care root radar results: May have structural, lateral, and feeder roots growing towards its southeast in the 0 – 20 cm depth range. About 6% of Critical Root Zone may be impacted. Arborist oversight recommended for the excavation at Property Line for the installation of the proposed retaining wall / landscape feature.</i></p> <p>Tree Protection Barrier (TPB) required. Arborist supervision required during excavation and any construction activities within 1.5 m of the dripline.</p>	Retain
OS 08	No tag	Douglas-fir <i>Pseudotsuga menziesii</i>	Yes	95	9.1	50	<p>Good form and structure. CROWN – Dripline extends 7.0 meters onto subject property.</p> <p><i>BC Plant Health Care root radar results: Assessment blocked by Tree 376 and shrubs. About 25% of Critical Root Zone will be impacted. Retain with no cut at Property Line. Design a point-footing retaining wall with suspended beams. Arborist oversight recommended for the excavation at Property Line for the installation of the proposed retaining wall / landscape feature.</i></p> <p>Tree Protection Barrier (TPB) required. Arborist supervision required during excavation and any construction activities within 1.5 m of the dripline.</p>	Retain
Trees OS 9 – OS 13 form the edge of a larger grouping of private off-site trees.								
OS 9	6346	Douglas-fir <i>Pseudotsuga menziesii</i>	Yes	67	6.0	50	<p>Good form and structure. TRUNK: Crook at 16 m.</p> <p>Tree Protection Barrier (TPB) required. Arborist supervision required during excavation and any construction activities within 1.5 m of the dripline.</p>	Retain



TREE #	TAG #	COMMON NAME BOTANICAL NAME	LOCATED ON THE SURVEY	DBH (cm)	Crown Radius (m)	LCR (%)	COMMENTS	RETAIN / REMOVE
OS 10	6411	Western redcedar <i>Thuja plicata</i>	Yes	38	4.7	80	Fair form and structure. CROWN: Sheared on south side. TRUNK – Previously topped. Tree Protection Barrier (TPB) required. Arborist supervision required during excavation and any construction activities within 1.5 m of the dripline.	Retain
OS 11	6336	Western redcedar <i>Thuja plicata</i>	Yes	38	4.7	80	Fair form and structure. CROWN: Sheared on south side. TRUNK – Previously topped. Tree Protection Barrier (TPB) required. Arborist supervision required during excavation and any construction activities within 1.5 m of the dripline.	Retain
OS12	6332	Douglas-fir <i>Pseudotsuga menziesii</i>	Yes	41	6.9	80	Good form and structure. Crown: Previous shearing or clearance pruning on south side. Minor flagging. ROOTS: Large exposed roots. Tree Protection Barrier (TPB) required. Arborist supervision required during excavation and any construction activities within 1.5 m of the dripline.	Retain
OS13	6334	Douglas-fir <i>Pseudotsuga menziesii</i>	Yes	71	7.1	80	Good form and structure. Trunk: Resinosis. Tree Protection Barrier (TPB) required. Arborist supervision required during excavation and any construction activities within 1.5 m of the dripline.	Retain



TREE #	TAG #	COMMON NAME BOTANICAL NAME	LOCATED ON THE SURVEY	DBH (cm)	Crown Radius (m)	LCR (%)	COMMENTS	RETAIN / REMOVE
The following trees are straddling the City of White Rock property.								
SH 01	No tag	Common privet hedge <i>Ligustrum vulgare</i>	Yes	-	1.3	100	Height = 2.2M Shared with 14937 Thrift Ave. Indirect conflict with civil sidewalk upgrades and proposed street trees. Written permission required from City to remove.	Remove
SH 02	No tag	Boxwood hedge <i>Buxus Sempervirens</i>	Yes	-	1.0	100	Height = 2.0M Shared with 14937 Thrift Ave. Indirect conflict with civil sidewalk upgrades and proposed street trees. Written permission required from City to remove.	Remove
SH 03	No tag	Common privet hedge <i>Ligustrum vulgare</i>	Yes	-	1.5	100	Height = 2.5M Shared with 14937 Thrift Ave. Indirect conflict with civil sidewalk upgrades and proposed street trees. Written permission required from City to remove.	Remove
SH 04	No tag	English laurel <i>Prunus laurocerasus</i>	Yes	-	2.2	100	Height = 5.0M Shared with 1441 Vidal St. Indirect conflict with civil sidewalk upgrades and proposed street trees. Written permission required from City to remove.	Remove



TREE #	TAG #	COMMON NAME BOTANICAL NAME	LOCATED ON THE SURVEY	DBH (cm)	Crown Radius (m)	LCR (%)	COMMENTS	RETAIN / REMOVE
SH 05	No tag	English laurel <i>Prunus laurocerasus</i>	Yes	-	1.8	100	Height = 3.5M Shared with 1443-45 Vidal St. Indirect conflict with civil sidewalk upgrades and proposed street trees. Written permission required from City to remove.	Remove
SH 06	372	Cherry <i>Prunus spp.</i>	Yes	59	5.5	30	Growing within the SH 04 hedge. Fair condition. CROWN: Some dieback. Shared with 1441 Vidal St. Indirect conflict with civil sidewalk upgrades and proposed street trees. Written permission required from City to remove.	Remove
The following trees belong to the City of White Rock.								
C 1	No tag	Pyramidalis hedge <i>Thuja occidentalis</i> 'Pyramidalis'	Yes	-	1.0	100	HANDPLOTTED Height = 6.0M Indirect conflict with civil sidewalk upgrades and proposed street trees. Written permission required from City to remove.	Remove
C 2	No tag	Mixed hedge	No	-	2.5	100	HANDPLOTTED Height = 6.0M Indirect conflict with civil sidewalk upgrades and proposed street trees. Written permission required from City to remove.	Remove



TREE REPLACEMENT SUMMARY

Onsite & Straddling:

Size	To be Removed	Replacement Trees Required
Undersized (<20cm dbh), (hedges, invasive holly)	5	0
≤ 50cm dbh	7	14
51-65cm dbh	5	15
66-75cm dbh	0	0
76-85cm dbh	0	0
>85cm dbh	1	6
Total	20	35

Offsite City:

Size	To be Removed	Replacement Trees
(<30cm dbh) (hedges)	2	0
≤ 50cm dbh	0	0
51-65cm dbh	0	0
66-75cm dbh	0	0
76-85cm dbh	0	0
>85cm dbh	0	0
Total	2	0

TREE PROTECTION AND REPLACEMENT SECURITIES

Tree Protection securities:

Size of Tree Retained	Securities
Dbh ≤ 50cm	\$3,000.00 per retained tree
Dbh of 51-65cm	\$4,500.00 per retained tree
Dbh > 65cm	\$10,000 per retained tree

Tree Replacement securities:

Size Tree Removed*	Replacement Ratio	Securities / Cash-in-lieu (\$1,500 per replacement tree)
≤ 50cm dbh	2:1	\$3,000
51-65cm dbh	3:1	\$4,500
66-75cm dbh	4:1	\$6,000
76-85cm dbh	5:1	\$7,500
>85cm dbh	6:1	\$9,000

PHOTOS



Fig. 2 - View facing south along Vidal Street to Thrift Avenue.



Fig. 3 – Off-site Douglas-fir tree



Fig. 4 – Tree 03 growing within S4



Fig. 5 – View of Trees OS2 – OS8



Fig. 6 – Stand of off-site conifers located directly west of 1441/1443-45/1465 Vidal Street.



Fig. 7 – View facing north/northwest. OS 9 – OS 11 make up part of the edge of a larger grouping of conifers.



Fig. 8 – Alternate view of Trees OS 9 – OS 11



Fig. 9 – Red alder (376) located on 1465 Vidal Street.

PHOTOS – September 15, 2020



Fig. 9 – View facing east on 1465 Vidal st, tree protection fencing damaged. Needs repair.

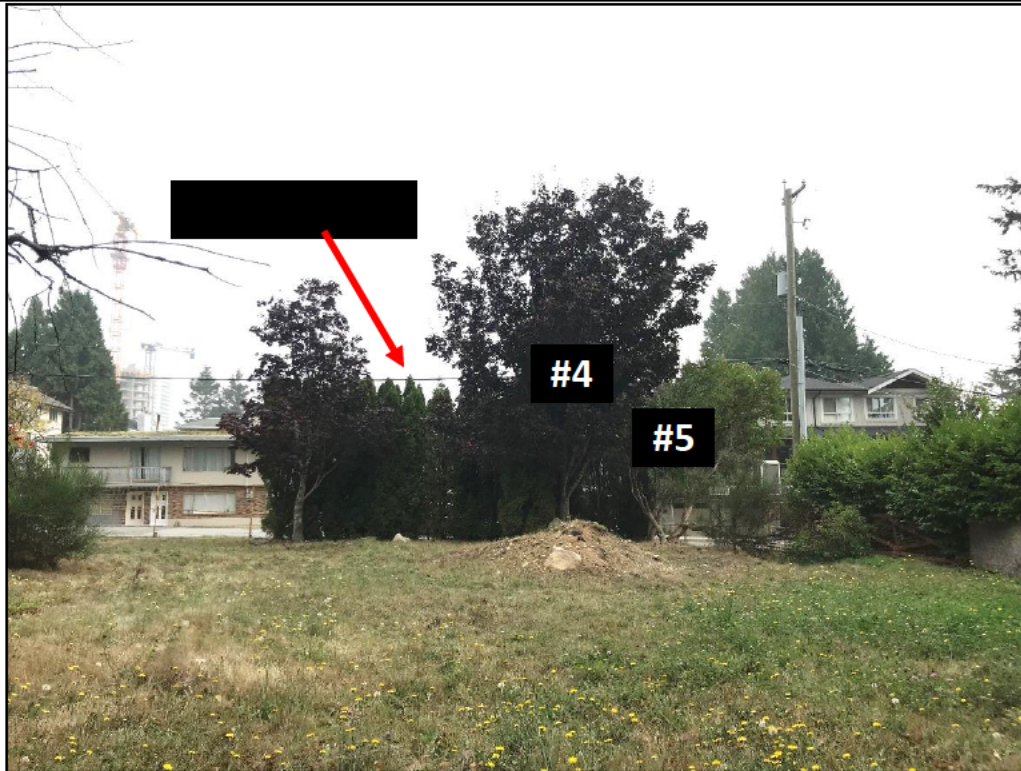




Fig. 10 – View facing east. Southeast corner of 1445 Vidal st. C2 hedge, #4 norway maple, and #5 lilac.



Fig. 11 – Northwest corner of 1465 Vidal.



Fig. 12 – Looking south from 1443-45 Vidal St.



Fig. 13 – Tree #5, failed limb.



Fig. 14 – Pruning of tree branches along east property line, 1465, 1443-45.



Fig. 15 – North property line of 1441 Vidal St, east corner.



Fig. 16 – North property line of 1441 Vidal St, west corner.



CONSTRUCTION ACTIVITY AROUND TREE PROTECTION ZONE

TREE PROTECTION FENCING

Specifications for Tree Protection Barriers

TRUNK DIAMETER (CM)	MINIMUM PROTECTION DISTANCE (M FROM TRUNK)
X	6X
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3.0
55	3.3
60	3.6
75	4.5
90	5.0
100	6.0

NOTES

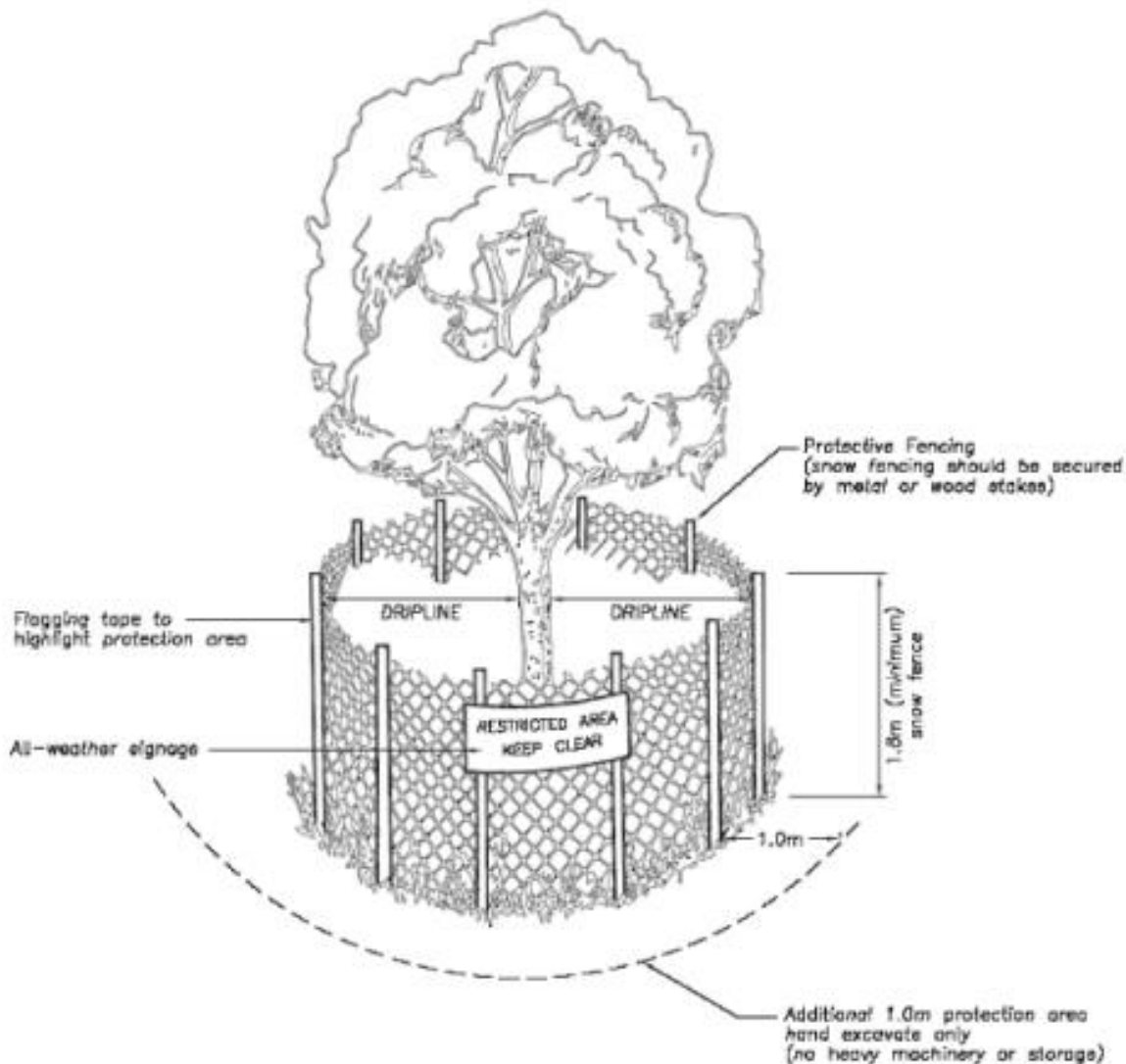
- Install tree protection barrier before construction begins and keep in place until landscape installation is complete.
- Storage of building materials & litter within or against protection barrier is prohibited. Developer/Owner responsible for maintenance within Tree Protection Barrier.
- Damaged trees will be replaced at Developer/Owner's cost.
- Maintain existing grades at protection barrier for all protected retained and existing trees.
- Regrading outside of protection barrier should not adversely compromise protected retained and existing trees.



TREE PROTECTION

How do I safely retain trees on, or adjacent to, the property?

Prior to construction activity you should erect temporary fencing at the dripline of the tree to protect the roots and canopy.





GENERAL REQUIREMENTS AND LIMITATIONS FOR OPERATIONS WITHIN THE TREE PROTECTION ZONE

- The Contractor shall not engage in any construction activity within the Tree Protection Zone (TPZ) without the approval of the Project Arborist including: operating, moving or storing equipment; storing supplies or materials; locating temporary facilities including trailers or portable toilets and shall not permit employees to traverse the area to access adjacent areas of the project or use the area for lunch or any other work breaks. Permitted activity, if any, within the Tree Protection Zone maybe indicated on the drawings along with any required remedial activity as listed below.
- If construction activity is unavoidable within the Tree Protection Zone, notify the Project Arborist and submit a detailed written plan of action for approval. The plan shall include: a statement detailing the reason for the activity including why other areas are not suited; a description of the proposed activity; the time period for the activity, and a list of remedial actions that will reduce the impact on the Tree Protection Zone from the activity. Remedial actions shall include but shall not be limited to the following:
 - In general, demolition and excavation within the drip line of trees and shrubs shall proceed with extreme care either using hand tools, directional boring and/or Air Spade. If any excavation work is required within the Tree Protection Zone (TPZ), the Project Arborist must be present during excavation, and a trench should be 'hand dug' to a depth of 60 cm outside the Drip Line, to uncover any potential roots. The Project Arborist should cleanly prune roots and recommend the appropriate treatment for any structural roots encountered.
 - Knife excavation where indicated or with other low impact equipment that will not cause damage to the tree, roots soil.
 - When encountered, exposed roots, 1 inches and larger in diameter shall be worked around in a manner that does not break the outer layer of the root surface (bark). These roots shall be covered in Wood Chips and shall be maintained above permanent wilt point at all times. Roots one inch and larger in diameter shall not be cut without the approval of the Project Arborist. Excavation shall be tunnelled under these roots without cutting them. In the areas where roots are encountered, work shall be performed and scheduled to close excavations as quickly as possible over exposed roots.
 - Tree branches that interfere with the construction may be tied back or pruned to clear only to the point necessary to complete the work. Other branches shall only be RETAINED when specifically indicated by the Project Arborist. Tying back or trimming of all branches and the cutting of roots shall be in accordance with accepted arboriculture practices (ANSI A300, part 8) and be performed under supervision of the Project Arborist.
- Do not permit foot traffic, scaffolding or the storage of materials within the Tree Protection Zone.
- Protect the Tree Protection Zone at all times from compaction of the soil; damage of any kind to trunks, bark, branches, leaves and roots of all plants; and contamination of the soil, bark or leaves with construction materials, debris, silt, fuels, oils, and any chemicals substance. Notify the Project Arborist of any spills, compaction or damage and take corrective action immediately using methods approved by the Project Arborist



GLOSSARY OF KEY TERMS

Abutment: A structure built to support the lateral pressure of an arch or span, e.g., at the ends of a bridge.

Adapted Trunk Diameter Method: This method uses the trees age and tolerance to construction damage to determine the factor that will be multiplied by the diameter to provide a sufficient tree protection zone given these factors.

Age: The relative age (young, intermediate, mature) within the particular stand of trees or forest.

Algae: Is a simple, nonflowering plant (includes seaweeds and many single-celled forms). They do contain chlorophyll (but lack true stems, roots, and vascular tissue)

ALR: The Agricultural Land Reserve in which agriculture is recognized as the priority.

Bole: The stem or trunk of a tree.

Chlorotic: Yellowing of plant tissues caused by nutrient deficiency &/or pathogen.

Co-dominant Leaders: Forked dominant stems nearly the same size in diameter, arising from a common junction.

Co-dominant Within Stand: Individual tree whose height is generally equal to trees (regardless of species) within the same stand.

Compaction: Compression of the soil that breaks down soil aggregates and reduces soil volume and total pore space, especially macropore space.

Conk: A fungal fruiting structure typically found on trunks and indicating internal decay.

Dead Standing: A tree that has died but is still standing erect.

DBH: The Diameter of the tree at 1.40 meters above the ground.

Dominant Within Stand: Individual tree whose height is significantly greater than adjacent trees (regardless of species) within the same stand.

C-rad: Crown radius, is the dripline measured from the edge of the trunk to the outermost branches of the crown.

CRZ: Critical Root Zone - means the area of land surrounding the trunk of a tree contained within a radius equal to the DBH of the tree multiplied by six (6), or one (1) metre beyond the drip line of the tree, whichever is greater.

Fair: Healthy but has some defects such as co-dominant trunk, dead branches.



Feeder Roots: The smaller roots responsible for water and nutrient absorption and gas exchange. These roots can extend far beyond the Drip Line (or outer canopy) of the tree.

Fungus (singular) / Fungi (plural): Unicellular, multicellular or syncytial spore-producing organisms that feed on organic matter (including molds, yeast, mushrooms and toadstools)

Girdling Root: Root that encircles all or part of the trunk of a tree or other roots and constricts the vascular tissue and inhibits secondary growth and the movement of water.

Good: Good form and structure, healthy with no defects.

Hazardous: Significant hazard exists with a high risk of immediate failure; which could result in serious damage to property or person(s).

Height: Height of tree is approximate.

LCR: Live Crown Ratio – The ratio of crown length to total tree length.

Level 1 Limited Visual Assessment: Limited visual assessment looking for obvious defects such as, but not limited to dead trees, large cavity openings, large dead or broken branches, fungal fruiting structures, large cracks, and severe leans.

Level 2 Basic Visual Assessment: Detailed visual inspection (aboveground roots, trunk, canopy) of tree(s) may include the use of simple tools to perform assessment (i.e. sounding mallet, trowel, measuring tape, binoculars). The assessment does not include advanced resistance drilling of trunk.

Level 3 Advanced Assessment: To provide detailed information about specific tree parts, defects, targets, or side conditions. May included aerial inspection, resistance drilling of tree parts, laboratory diagnosis of fungal or plant tissue.

Mildew: Is a minute powdery or web-like fungi (of different colours) that is found on diseased or decaying substances.

Moss: A small, green, seedless plant that grows on stones, trees or ground.

No Disturbance Zone: $(\text{Trunk Diameter} \times 6) + \text{Trunk Radius} + (60 \text{ cm excavation zone})$. For example, a 50-cm diameter tree would have a No Disturbance Zone = 3.85 meters measured from the edge of the trunk.

Poor: multiple defects, disease, poor structure and or form, root and or canopy damage.

Phloem: Plant vascular tissue that transports sugar and growth regulators. Situated on the inside of the bark, just outside the cambium. Is bidirectional (transports up and down). Contrast with xylem.

Phototropic: Growth toward light source or stimulant.



Retain & Monitor: Monitor health and condition of tree every 12 months for signs of deterioration.

Root Crown: Also, called the root collar, it includes the flare at the base of the trunk and the initial roots that develop below the trunk. These roots generally taper and subdivide rapidly to form the root system of the tree.

SPEA: Streamside Protection and Enhancement Area

Spiral Decline: The health and condition of the tree is deteriorating.

Sub-dominant Within Stand: Individual tree whose height is significantly less than adjacent trees (regardless of species) within the same stand.

Suppressed: Individual tree whose growth, health and condition are negatively impacted by adjacent tree(s).

TPZ: Tree Protection Zone - The area between the trunk and the Tree Protection Barrier.

Wildlife Tree: A tree or a group of trees that are identified to be retained to provide future wildlife habitat. Wildlife habitat can exist in tree risks (cavities, dead snags, broken tops). Often times the tree risk to potential targets (people & property) is reduced by removing that part of the tree posing the risk of failure, but the tree (or portion of) is retained to provide future habitat.

Witches Broom: A dense mass of shoots growing from a single point, with the resulting structure resembling a broom or a bird's nest.

Xylem: Thin overlapping cells that helps provide support and that conducts water and nutrients upward from the roots all the way to the leaves.



LIMITATIONS

This report is valid for the day the trees were reviewed. This report is not to be re-printed, copied, published, or distributed without prior approval by VDZ + A Consulting Inc.

Sketches, diagrams, and photographs contained in this report being intended as visual aids, should not be construed as engineering reports or legal surveys.

Only the subject tree(s) was inspected and no others. This report does not imply or in any other way infer that other trees on this site or near this site are sound and healthy.

The tendency of trees or parts of trees to fall due to environmental conditions and internal problems are unpredictable. Defects are often hidden within the tree or underground. The project arborist has endeavored to use his skill, education, and judgment to assess the potential for failure, with reasonable methods and detail. It is the owner's responsibility to maintain the trees and inspect the trees to reasonable standards and to carry out recommendations for mitigation suggested in this report.

REFERENCES

Bond, Jerry & Buchanan, Beth (2006) *Best Management Practices: Tree Inventories*, International Society of Arboriculture, Champaign, IL.

Dunster, Dr. Julian (2003) *Preliminary Species Profiles for Tree Failure Assessment*. ISA Pacific Northwest Chapter, Silverton, OR, USA

Dunster, Dr. Julian & Edmonds, Dr. R. (2014) *Common Fungi Affecting Pacific Northwest Trees*, ISA Pacific Northwest Chapter, Silverton, OR, USA

Fite, Kelby & Smiley, E. Thomas (2016) *Best Management Practices: Managing Trees During Construction*, International Society of Arboriculture, Champaign, IL.

Sibley, David Allen (2009) *The Sibley Guide to Trees*. Alfred A. Knopf, New York, NY

Smiley, E.T., Matheny, N., Lilly, S. (2011) *Best Management Practices: Tree Risk Assessment*. International Society of Arboriculture, Champaign, IL.

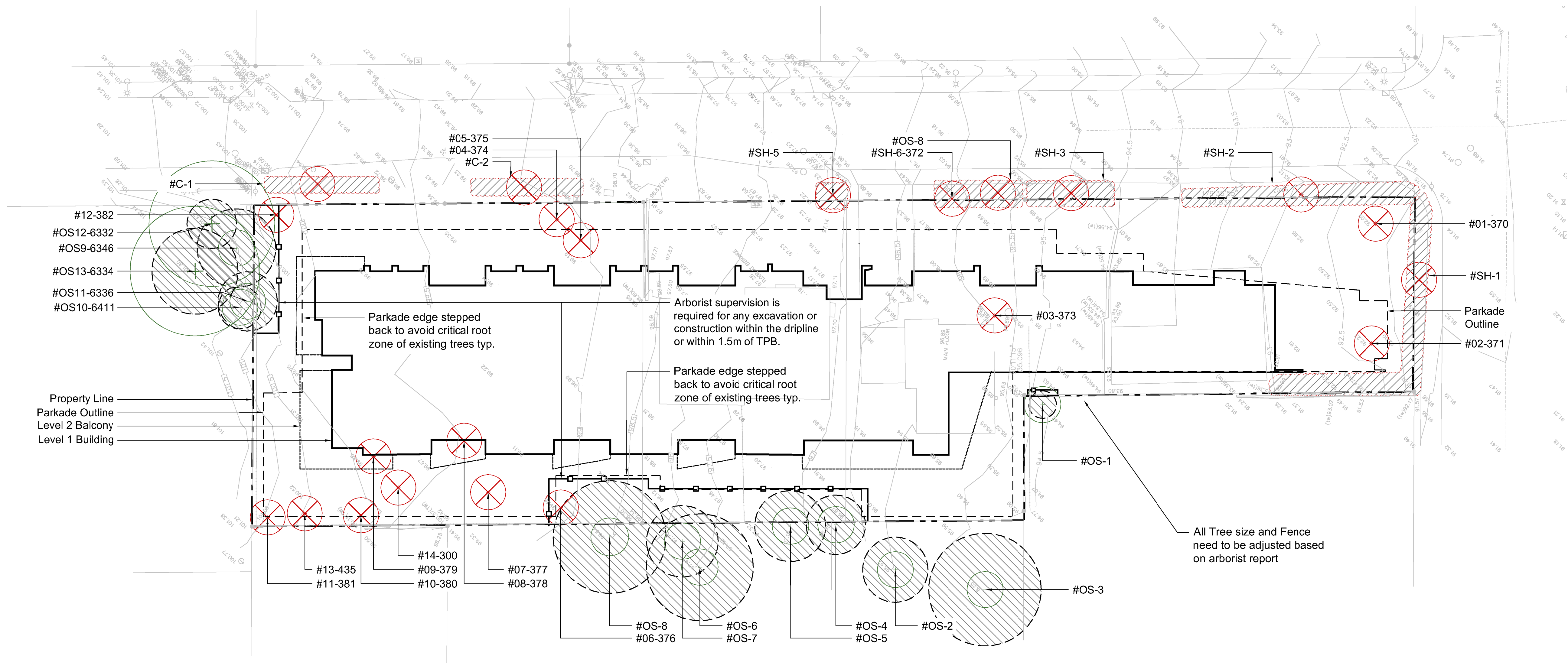
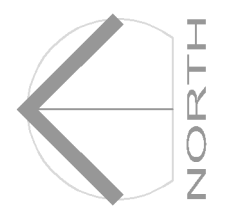


TREE MANAGEMENT PLAN

See attached Tree Mangement Plan

Original size: 24x36

Print as 11x17 for foldout



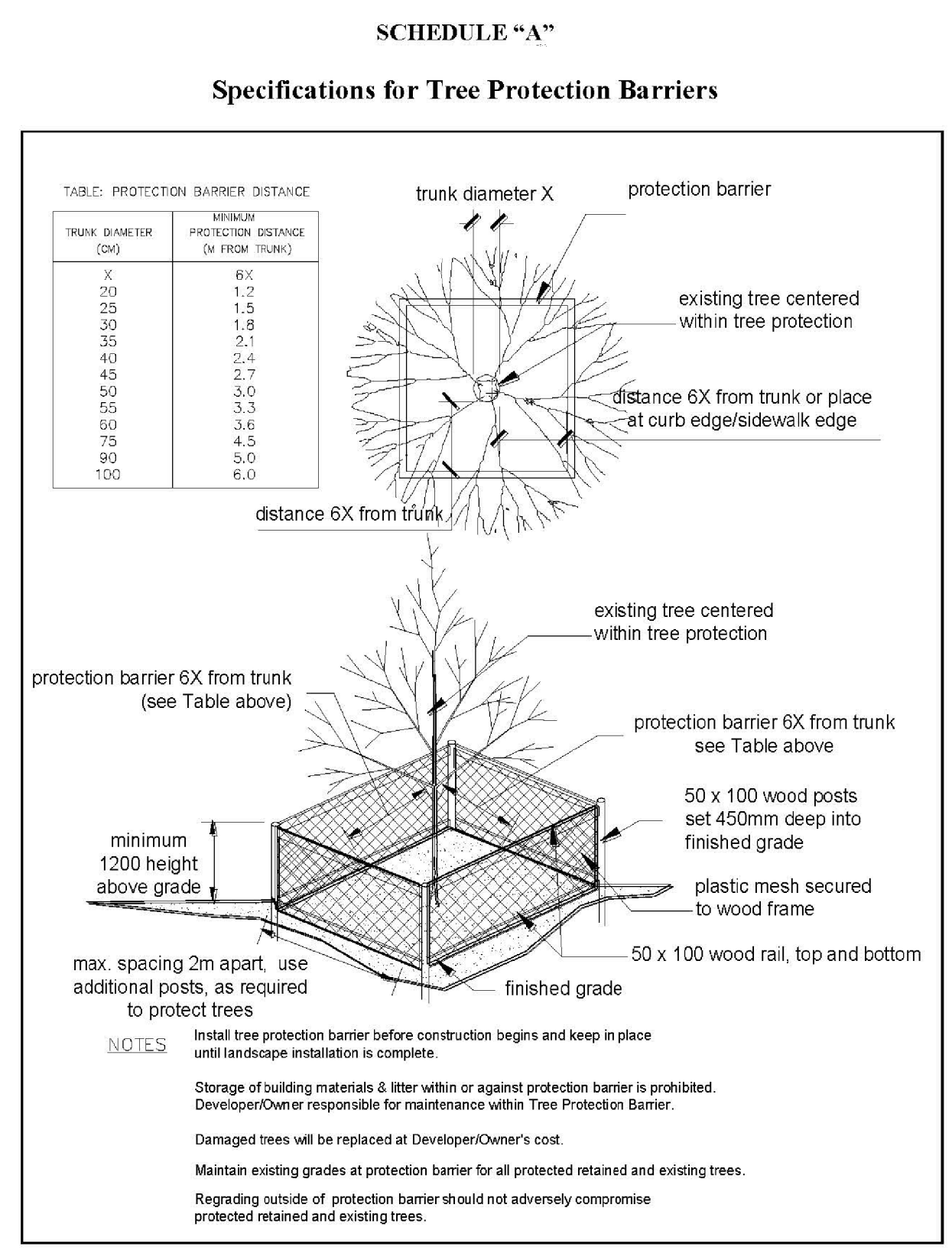
1 TREE PROTECTION AND REMOVAL PLAN
 Scale 1:250

Consolidated Version - White Rock Tree Management Bylaw, 2008, No. 1831
 Page 18 of 18

LEGEND

Existing Tree to be Retained CRZ: Critical Root Zone CR: Crown Radius	Existing Tree to be Removed	Tree Protection Fencing	

Tree Tag Legend
 XX - Tag number
 C-XX - Munciple tree
 OS-XX - Off-site tree
 SH-XX - Straddling tree. Written permission required from owner to remove trees.



Note:
 1. Contact Arborist (Glyn Romaine, 604 841 9977, glyn@vdz.ca) for inspection 72 hrs prior to any grading or excavation within the tree protection zone. (typ) If during excavation it is found that it cannot be completed without severing roots that are critical to the trees health or stability it may be necessary to remove additional trees.
 2. Read this plan together with the arborist report prepared by VDZ+A.
 3. An additional 1m setback is shown for all hand-plotted trees to be retained
 4. If Stump Grinding is to occur in close proximity to trees which are to be retained then it is requested stumps to be removed under Arborist supervision.
 5. It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
 *Locating TPZ Fencing
 *Locating Work Zone and Machine access corridors where required
 *Reviewing the Report with the project foreman or site supervisor.

2 TREE PROTECTION FENCE
 Scale NTS

No.	By:	Description	Date
12	SH	Issued for Planning Review	May 31, 2022
11	SH	Issued for DP	Oct 18, 2021
10	SH	Response to ADP Comments	July 23, 2021
9	ET	Re-Issued for ADP	June 4, 2021
8	LJ	Issued for ADP	March 9, 2021
7	SH	Issued for Coordination	Feb. 26, 2021
6	SH	Issued for Coordination	Dec. 23, 2020
5	SH	Issued for Coordination	Oct. 6, 2020
4	SH	Issued for DP	June 25, 2020
3	SH	Issued for DP	March 6, 2020
2	SH	Issued for DP	May 24, 2019
1	JW	Issued for DP Review	Nov 16, 2018

REVISIONS TABLE FOR DRAWINGS
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No.	By:	Description	Date
4	KM	Arborist Report Revision	Sept 23rd, 2020
3	SH	Arborist Report Revision	Feb 4, 2020
2	SH	Arborist Report Revision	June 18, 2019
1	SH	Arborist Report Revision	May 15, 2019

REVISIONS TABLE FOR SHEET

Project:
 Vidal Street Development

Location:
 Vidal Street & Thrift Ave,
 White Rock, BC

Drawn: FW	Stamp:
Checked: JW	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:250	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS/DRAWINGS MUST BE PRIOR TO CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Z:\PROJECTS\DEVELOPMENT PERMITS\DP2018-59 VIDAL STREET\DRAWINGS\SHEETS\L-02 TREE PROTECTION AND REMOVAL PLAN.DWG

From: [Alanna Claffey](#)
To: [Greg Newman](#)
Subject: Example language for the conditions around trees and parkade
Date: July 27, 2020 3:03:19 PM
Attachments: [shotcrete design.jpg](#)
[T vs L footing design.jpg](#)
[image001.jpg](#)
[2014 08 08 Arborist Report \(TMP 14-024\) - 1467-1519 Vidal Street.pdf](#)

Hi Greg,

Please see below language I used for a WesGroup Development on Braid Street- New West.

- There shall be a minimum no disturbance setback, measured from the property line, of _____metres.

The setback zone shall be fenced off to City standards prior to commencement of any other site work including demolition.

Within that setback zone there shall be no:

- raising or lowering of the existing soil grades
- no excavation or trenching into existing soil grades
- no storage of any materials of any form
- no discharge or storage of any waste materials of any form, liquid or solid.

- Any below ground excavation at or beyond the four metre mark shall be vertical or battered except that

the top of any slope batter shall daylight beyond the ___ metre setback zone and associated fence.

A vertical cut face may be shotcreted if required by the geotechnical engineer. The specification for shotcrete

shall be a layer of 6mm polythene installed with at least 50 cm laying on the ground up to the cut face edge, and

a vertical drape of polythene of least two metres down the cut face. The polythene can be weighted down on top

with rocks, lumber, or sandbags. If required steel mesh can be pinned in place on top of the polythene. The

intent is to a) prevent leaching of concrete materials into the soil profile and b) help to retain soil moisture in

the soil profile by reducing lateral water flows. See diagram 1. *Insert Shotcrete design.

Also, see the arborist reports for 1497 Vidal .

[Alanna Claffey](#)

Arboricultural Technician, City of White Rock

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

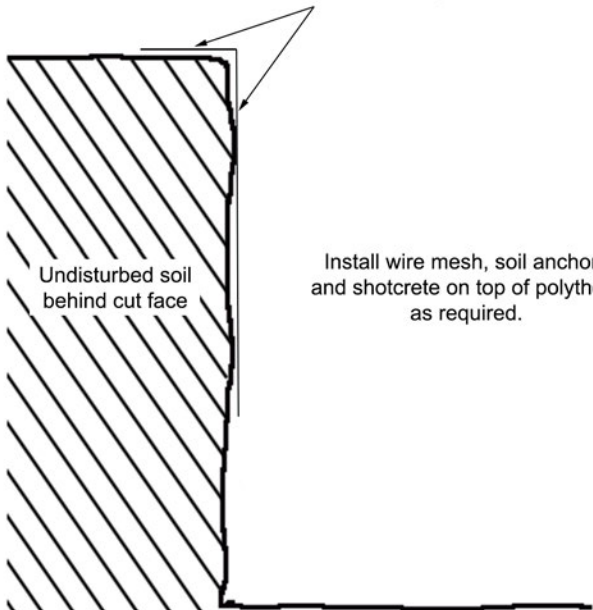
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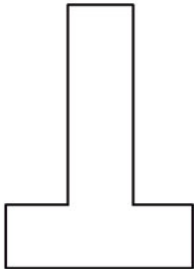
BIRD NESTING SEASON begins March 15th. Tree Cutting Permits may be subject to the Migratory Birds Convention Act and BC Wildlife Act.

Shotcrete design detail for tree roots.

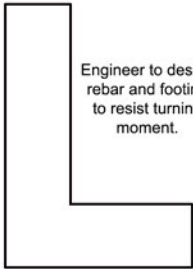
6mm polythene
draped over cut face.
Minimum 50 cm on horizontal plane.
Minimum 2 metres on vertical plane.



Modified footing design to
avoid loss of soil volume
for tree roots.



Standard T footing



Engineer to design
rebar and footing
to resist turning
moment.

Standard L footing

TREE RETENTION ASSESSMENT REPORT

LAND DEVELOPMENT APPLICATION PURPOSES

Report Date: **April 24, 2013** Rev #: **3** **August 8, 2014**
ACL File: **13133**
Project Details: **Mariners Reach - Beverly
Proposed Re-Development
Vidal Street White Rock BC**
Municipal Proj. Ref.:
Prepared For: **Attn.: Michael Sangera
Cressey Development Group
Suite 800 – 925 West Georgia Street
Vancouver, BC V6C 3L2**

BACKGROUND

Arbortech Consulting has been retained to undertake a detailed study of the existing trees located on and within close proximity to the above noted site to determine their current condition, and to make preservation and protection recommendations in context to the proposed development. Staff from this office visited the site on March 15 2013 and August 5, 2014 to inspect the trees and site conditions. The topographic survey plan, the civil engineering plan, the proposed architectural layout plan, and the landscape design for this development project have been provided for our use in completing this report. The purpose of this study is to;

- Determine the present (pre-development) condition of the existing tree resource and compile an inventory that meets the municipal requirements for reporting,
- Determine which trees are viable for retention consideration,
- Determine if any off-site trees are expected to be impacted from construction,
- Guide the approval and design revision process to the extent possible so that tree retention and tree replacement objectives are achieved, and
- Specify tree protection and impact mitigation recommendations for implementation in the construction phase.

The tree condition data and tree retention recommendations are compiled herein and on the enclosures. This report should be read in conjunction with the attached reference documents.

METHODOLOGY

Pursuant to the applicable municipal regulations, and using our standardized inventory and analysis procedures, the existing trees on the site have been assessed using Visual Tree Assessment (VTA) procedures. In the VTA we observe the tree for presence of signs or symptoms of defect or health issues. It is important to note that the majority of tissue as well as the entire root system of a tree are fully hidden within the tree or the ground, and that trees have adaptive growth characteristics that can mask defects. The VTA method is limited to relying on the outward signs for the presence of defects. At the owners' discretion, certain high valued trees

may benefit from additional detailed examination and testing before final decisions regarding the treatment of a tree are made.

Trees have been marked with a serial numbered tag as referenced in this report, and for future reference within the approval and construction phases of the project. Photos were taken and are used herein and/or kept on file.

This study is not a tree risk assessment, however we have considered the structural and health condition of the subject trees to determine their suitability for retention in context to the proposed land use.

The proposed construction works are expected to cause site changes that either directly conflict with existing trees, or will significantly alter the growing environment of other trees. This tree retention study considers our arboricultural assessment of the expected tree survivorship based on the anticipated impacts from construction. With an objective to maximize tree preservation, we have considered the feasibility of implementing design changes, and the possible use of innovative construction materials and methods for the protection of suitable and valuable trees.

In our study, we have used our experience and reviewed the design drawings to anticipate all tree related impacts from;

- **geo-technical** needs (i.e. soil and site preparation works required),
- **civil engineering** needs (i.e. re-grading, underground servicing, road construction),
- **architectural** design elements (i.e. foundations, buildings, driveways, and amenities), and
- **landscape** design elements (i.e. hard surfaces, retaining walls, re-grading, soil placement, planting holes for new plants and trees, etc.).

It is the responsibility of each design consultant to consider the tree protection restrictions and special measures that may be recommended herein and on the attachments, in relation to their field of expertise, and to confirm that the protection zones and restrictions can reasonably be achieved.

PROPOSED LAND USE

On this site, the proposed development consists of the demolition of the existing townhouses and construction of a new multi-family development over an underground parking structure. The associated re-grading of the lands, the construction of new roads and underground services/utilities, and the construction of the buildings/driveways and related amenities will result in comprehensive disturbance across the northern two-thirds of the site.

With due consideration of the suitability findings, tree retention opportunities on this site are restricted and limited to the perimeter of the site in general, and in the southern one-third of the site where an amenity landscape area is proposed.

TREE RETENTION ASSESSMENT FINDINGS

ON-SITE TREES:

The size, type and condition of the subject trees are detailed in the attached Tree Inventory and Assessment List. The locations and the designated treatment of the subject trees are detailed on the attached Tree Management Drawing.

Our findings are summarized as below:

Trees to be retained are generally in groves in the perimeter of the property. The scope and impact of construction is manageable in those areas. Certain zones where hard landscape and excavation are in close proximity to the retained trees, special measures will be required. The tree protection guidelines should be considered in the detailed design phase, and further coordination with this office is required to review those designs and during construction.

Table 1. Tree Retention and Removal Quantities by Condition
(Includes trees in Road boulevards fronting the site)

CONDITION	RETAIN	REMOVE	TOTAL
UNSUITABLE A tree that is unsuitable for retention in the proposed land use due to advanced health decline or presence of significant structural defects.	0	7	7
MARGINAL A tree that has a moderate defect that makes it unlikely to survive anticipated site changes if retained singly, but may be considered for retention conditional to special measures and/or in conjunction with other adjacent trees.	9	9	18
SUITABLE A tree in fair, good or excellent condition with no overt or identifiable significant defects based on VTA, and well suited for consideration of retention.	12	12	24
TOTALS	21	28	49

Table 2. Tree Retention and Removal Quantities by Species

SPECIES	RETAIN	REMOVE	TOTAL
Grand fir (<i>Abies grandis</i>)	1	0	1
Japanese maple (<i>Acer palmatum</i>)	0	4	4
Cherry (<i>Prunus</i>)	0	1	1
Douglas-fir (<i>Pseudotsuga menziesii</i>)	17	19	36
Western redcedar (<i>Thuja plicata</i>)	3	4	7
TOTALS	21	28	49

OFF-SITE PRIVATE TREES:

During our review we have noted off-site trees located in close proximity to the site, and described as Douglas-firs of similar age class as the site trees. No off-site trees are determined to be impacted so severely that they are recommended for removal, however tree protection is required within the subject site in order to avoid impacts to their root systems.

TREE REPLACEMENT

A tree replacement planting strategy will be developed by the landscape architect to achieve an appropriate planting density in consideration of proper arboricultural standards, other landscape objectives, and to meet city requirements.

SUMMARY RECOMMENDATIONS

Of the 49 trees considered, 21 trees are proposed to be retained and protected. A total of 28 trees are proposed to be removed to accommodate the development. We have also found that 10 off-site trees will require protection measures within the site. Tree protection measures are outlined on the attached drawing for design reference purposes and for implementation during construction. Tree replacement for this project will be designed by others.

It should be noted that tree retention will only be successful if the trees can be protected to meet and respect the alignments and restrictions within the Tree Protection Zones (TPZ) as detailed on the Tree Management Drawing attached. Since our plan is based on designs that were available at the time of writing, and those designs may be subject to revision, the advancement of those designs to "Issued for Construction" status will require coordination with our findings.

Considering the findings herein, the management of existing trees within the proposed development project is summarized as follows:

1. All applicable design drawings for this project must be coordinated to fully comply with the tree protection specifications as shown on the Tree Management Drawing (attached). Inclusion of this drawing and report in the project specifications is strongly recommended.
2. All contractors, subcontractors and trades undertaking any scope of construction on the project that could impact the trees should be made aware of the restrictions and responsibilities for tree retention and any special measures required, and coordinate their work activities accordingly.
3. Retain and Protect 21 on-site trees within the development.
4. Seek a tree cutting permit from the municipality to allow the removal of 28 trees as per the details in the report sections above.
5. Make provision for replacement trees to suit city requirements, and/or to meet the compensation requirements for any required replacement trees that may not be able to be accommodated within the development site.
6. The demolition of any existing structures and hard-surfacing within the TPZs should be carried out with low impact methodologies and under the supervision of the project arborist. Restoration to soft landscape conditions may be specified.
7. Implement tree protection measures and/or other treatments specified during each phase of site preparation and construction in compliance with the Tree Management Drawing and pursuant to municipal regulations or requirements.
8. Coordinate with this office and the municipality during the land clearing phase to ensure proper identification of the retained trees and that protection measures are compliant.

ASSUMPTIONS AND LIMITING CONDITIONS

- This report was prepared for and on the behalf of the client as addressed herein, and it is intended solely for their use, and in its entirety. Arbortech Consulting and its agents shall not accept any liability derived from the partial, unintended, unauthorized or improper use of this report. Upon receipt of payment on account in full, this report becomes the property of the client.
- This report is restricted only to the subject trees as detailed in this report. Except as stated herein, no other trees were inspected or assessed as part of the work related to the preparation of this report.
- The accuracy and ownership of the locations of trees, property lines and other site features were not verified by Arbortech Consulting. We do not warrant that third party information as correct. Third party information provided to the consultant may have been relied upon in the formation of the opinion of the consultant in the preparation of this report, and that information is assumed to be true and correct.
- The use of maps, sketches, photographs and diagrams are intended only as a reference for the readers' use in understanding the contents and findings of this report, and are not intended as a representation of fact.
- Approvals from a municipality and/or senior government agencies may be required in relation to certain recommendations and/or treatments provided in this report. The owner is responsible to make application for, pay related fees and costs for, and meet all requirements and conditions for the issuance of such permits, approvals or authorizations.

CERTIFICATION

I certify to the best of my knowledge or belief, that:

- staff from this firm have performed site inspection(s) on the date(s) as stated herein,
- the findings are based on information known to the consultant at that time,
- the statements of fact determined by the consultant are true and correct,
- certain unverified information supplied by the client may have been relied upon in determining the findings, and
- this report is limited only by the assumptions and limiting conditions as stated herein, and the findings are based upon the opinion of the consultant in relation to his/her professional analysis.

The qualifications of the author can be provided upon request. Thank you for choosing Arbortech Consulting for your project needs. If there are any questions regarding this report, please contact the undersigned.



Norman Hol,
Consulting Arborist

ISA Certified Arborist #PN-0730,
Qualified Tree Risk Assessor #0076,
Qualified Wildlife and Danger Tree Assessor (Parks and Recreation Module)

Direct: **604 813 9194**
Email: **norm@aclgroup.ca**

Enclosures; *Tree Inventory List, Tree Management Drawing*

TREE INVENTORY AND ASSESSMENT LIST



Notes to Reader:

- Tag #** denotes the tag affixed to the tree for reference in report and on drawing. See drawing or figure for locations
- Loc** denotes the ownership of a tree, if applicable (i.e. **City, Off-Site, Shared, ESA**), based on the survey provided. See report for details.
- Ht** and **Spr** denote the height and spread (radius of crown) of the tree in metres as measured or estimated by the assessor if applicable
- Site** denotes the Growing Site (**Open, Row, Grove, Stand**), see report for details. Height and Spread are not applicable for Grove or Forest Stand trees
- Dbh** denotes the diameter of the trunk measured at 1.4 m above grade or as per arboricultural standards (i.e. for multi stem trees)
- Cond** denotes health and structural rating using Visual Tree Assessment (VTA) procedures. **U** denotes **unsuitable**, **M** denotes **marginal**, **S** denotes **suitable**. See report for details.
- Action** denotes the proposed treatment of the tree within the current development design. See report and drawing for details
- TPZ** denotes the Tree Protection Zone setback as determined by the assessor based on factors including but not limited to; tree size, species, health structure, soil, and site conditions. Complex TPZ alignments may vary based on our detailed design review and as per our Tree Retention Drawing

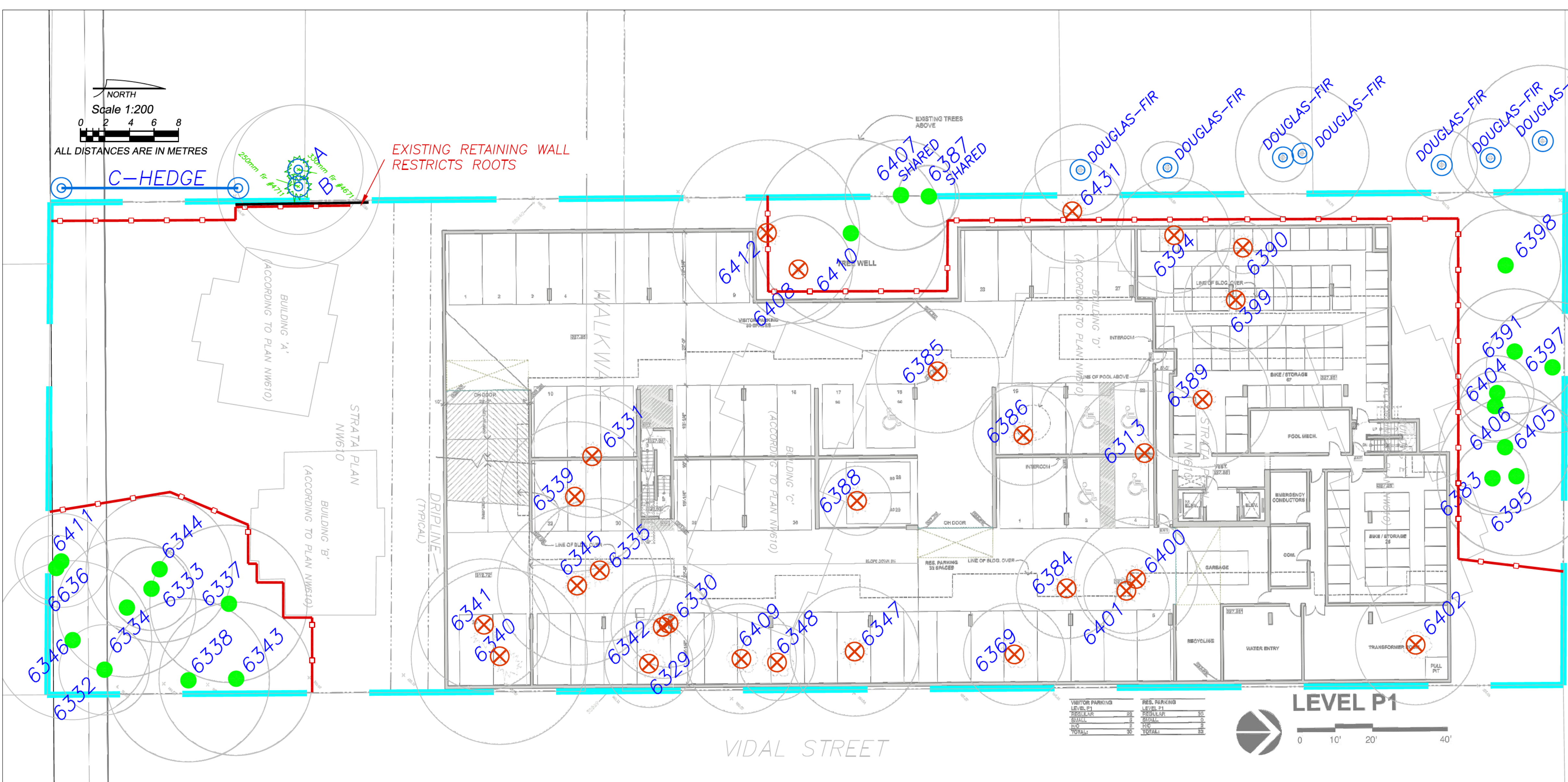
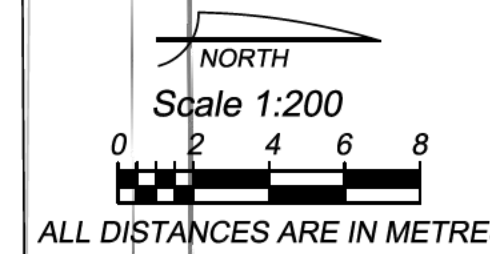
Tag #	Loc	Ht	Spr	Site	Dbh (cm)	Tree Type	Cond	Observations (based on VTA only)	Action
6313	On-site	30	4	Open	55	Douglas-fir	S	Close to existing carport.	Remove
6329	On-site	5	5	Open	Multi	Japanese maple	M	Suppressed thin crown.	Remove
6330	On-site	25	4	Open	35	Douglas-fir	M	Note: this trees top appears to be damaged, but sight lines are obstructed by dense crown.	Remove
6331	On-site			Grove	50	Douglas-fir	M	Possibly topped, with slightly kinked top.	Remove
6332	On-site			Grove	30	Douglas-fir	S		Retain
6333	On-site			Grove	34	Western redcedar	M	Suppressed thin crown.	Retain
6334	On-site			Grove	66	Douglas-fir	S		Retain
6335	On-site	30	5	Open	49	Douglas-fir	U	This tree has been recently topped to mitigate safety risk.	Remove
6337	On-site			Grove	50	Douglas-fir	M	Possibly topped, with slightly kinked top.	Retain
6338	On-site			Grove	70	Douglas-fir	S		Retain
6339	On-site			Grove	70	Douglas-fir	U	Previously damaged top, resulting in upswept replacement leader.	Remove
6340	On-site			Grove	68	Douglas-fir	M	Twin tops that attach at wide U shaped union.	Remove
6341	On-site			Grove	66	Douglas-fir	M	Possibly topped, with slightly kinked top.	Remove
6342	On-site	30	5	Open	60	Douglas-fir	M	Previously damaged top, resulting in upswept replacement leader.	Remove
6343	On-site			Grove	54	Douglas-fir	M	Possibly topped, with slightly kinked top.	Retain
6344	On-site			Grove	57	Douglas-fir	S		Retain
6345	On-site	15	4	Open	60	Douglas-fir	U	The top appears to have failed (broken stem) at 15m above grade.	Remove
6346	On-site			Grove	55	Douglas-fir	M	Possibly topped, with slightly kinked top.	Retain
6347	On-site	48	6	Open	48	Douglas-fir	S	High crown and slightly thin.	Remove
6348	On-site	5	4	Open	30	Cherry	M	Previously headed.	Remove
6369	On-site	3	3	Open	25x2	Japanese maple	S	Growing in planting garden.	Remove
6383	On-site			Grove	65	Douglas-fir	S	Slight sparse from typical grove conditions.	Retain
6384	On-site	30	5	Open	55	Douglas-fir	S	Full dense and healthy crown, 3/4 surrounded by asphalt driveway.	Remove
6385	On-site	35	6	Open	70	Douglas-fir	S	There is an asphalt path at the base. Note there is oozing resinous at 3m above grade.	Remove
6386	On-site	25	5	Open	55	Western redcedar	S	Close to existing carport.	Remove



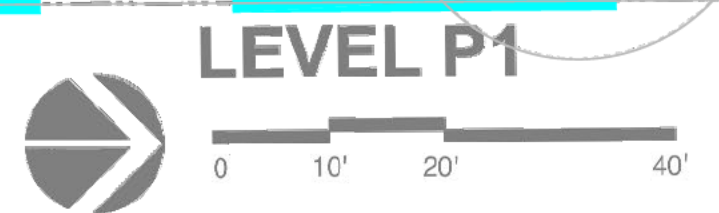
a division of:

ACL GROUP

Tag #	Loc	Ht	Spr	Site	Dbh (cm)	Tree Type	Cond	Observations (based on VTA only)	Action
6387	Shared			Grove	55	Douglas-fir	M		Retain
6388	On-site	20	4	Open	57	Douglas-fir	U	This tree has been recently topped to mitigate safety risk.	Remove
6389	On-site	15	4	Open	45	Douglas-fir	U	This tree has been recently topped to mitigate safety risk.	Remove
6390	On-site	25	4	Open	46	Douglas-fir	S	Tall tree with high crown.	Remove
6391	On-site			Grove	79	Douglas-fir	S	Dominant tree, with full crown.	Retain
6394	On-site	20	4	Open	35	Douglas-fir	M	Damaged top from clashing with adjacent dominant tree.	Remove
6395	On-site			Grove	52	Douglas-fir	S	Slight sparse from typical grove conditions.	Retain
6397	On-site			Grove	43	Douglas-fir	M	One-sided and suppressed crown.	Retain
6398	On-site			Grove	31	Grandfir	S	Young class tree, slightly suppressed.	Retain
6399	On-site	20	4	Open	49	Western redcedar	S	Stout bushy form.	Remove
6400	On-site	30	5	Open	70	Douglas-fir	S	Full dense and healthy crown, 3/4 surrounded by asphalt driveway.	Remove
6401	On-site	10	3	Open	35	Western redcedar	S	Slight sparse crown and growing within the canopy of the adjacent fir tree.	Remove
6402	On-site	6	6	Open	31	Japanese maple	S	Full healthy crown, (Specimen tree)	Remove
6404	On-site			Grove	35	Douglas-fir	S	Slight sparse from typical grove conditions.	Retain
6405	On-site			Grove	50	Douglas-fir	S	Slight sparse from typical grove conditions.	Retain
6406	On-site			Grove	40	Douglas-fir	S	Slight sparse from typical grove conditions.	Retain
6407	Shared			Grove	60	Douglas-fir	M		Retain
6408	On-site	20	5	Open	55	Western redcedar	S	Slightly sparse.	Remove
6409	On-site	4	3	Open	Multi	Japanese maple	M	Suppressed thin crown.	Remove
6410	On-site	30	5	Open	60	Douglas-fir	S		Retain
6411	On-site			Grove	30	Western redcedar	M	Previously topped	Retain
6412	On-site	35	8	Open	104	Douglas-fir	U	Previous storm damage has resulted in the formation of several large diameter upswept replacement leaders that attach a decay stem union.	Remove
6431	On-site			Grove	65	Douglas-fir	U	There are fruiting bodies of decay all over the trunk from base to as high as I can see.	Remove
6636	On-site			Grove	30	Western redcedar	M	Previously topped	Retain
A	Off-site			Grove	27	Douglas-fir	M	Stem has a series of kinks. Asymmetrical crown due to proximity of adjacent tree. Restricted root zone due to existing retaining walls. Crown overhangs site by 4m.	Protect
B	Off-site			Grove	39	Douglas-fir	M	Asymmetrical crown due to proximity of adjacent tree. Restricted root zone due to existing retaining walls.	Protect
C	Off-site			Grove	5 to 25	Douglas-fir	M	Large hedgerow containing no bylaw sized stems. Co-dependent spindly stems growing directly adjacent to the property line.	Protect



LEVEL P1	RES. PARKING	TOTAL
1	10	10
2	10	10
3	10	10
4	10	10
5	10	10
6	10	10
7	10	10
8	10	10
9	10	10
10	10	10
TOTAL	100	100



TREE PROTECTION GUIDELINES:

a) **TREE PROTECTION ZONES (TPZ):** THE TPZ ALIGNMENTS ARE SHOWN ON THE TREE MANAGEMENT DRAWING AS PREPARED BY THIS OFFICE. THESE ALIGNMENTS ARE BASED ON SITE AND TREE CONDITIONS AS DETERMINED BY THE PROJECT ARBORIST, AND THEY SUPERSEDE ANY OTHER TREE PROTECTION SETBACKS PROVIDED BY OTHERS (INCLUDING CITY GUIDELINE DERIVED SETBACKS).

b) **TREE PROTECTION FENCES (BARRIERS):** BARRIERS MUST BE ERRECTED AT ALIGNMENTS AS SHOWN ON THE DRAWING, MAINTAINED IN GOOD CONDITION UNTIL THE PROJECT MEETS SUBSTANTIAL COMPLETION, AND THE RESTRICTIONS IMPLEMENTED AS PER THE GUIDELINES HEREIN. THE FENCE CONSTRUCTION IS TO MEET OR EXCEED THE DETAIL HEREIN AND/OR MUNICIPAL STANDARDS. TREE PROTECTION FENCING MUST BE INSPECTED AND APPROVED BY THE MUNICIPALITY AND/OR THE PROJECT ARBORIST PRIOR TO ANY DEMOLITION, SITE PREPARATION OR CONSTRUCTION WORK COMMENCING. ANY CONTEMPLATED CHANGES TO THE TPZ FENCES MUST BE APPROVED IN ADVANCE BY THE PROJECT ARBORIST.

c) **SURVEY OF FENCES:** IF ANY TREE PROTECTION FENCES ARE ALIGNED WITH OR WITHIN CLOSE PROXIMITY TO A RESTRICTIVE COVENANT, A PROPERTY LINE, AND/OR AN ENVIRONMENTALLY SENSITIVE OR PROTECTED AREA, THE CONTRACTOR MUST UNDERTAKE A SURVEY OF THE LOCATION OF THOSE LINES SUCH THAT THE TREE PROTECTION FENCE CAN BE INSTALLED AND INSPECTED ACCURATELY.

d) **OFFENCES AND PENALTIES:** UNAUTHORIZED REMOVAL OF, OR DAMAGE TO RETAINED TREES, AND/OR ENCROACHMENT INTO THE TPZ MAY CONSTITUTE AN OFFENCE UNDER MUNICIPAL BYLAW PROVISIONS, AND MAY BE SUBJECT TO FINES, PENALTIES AND/OR DELAYS IN THE PROJECT. THE OWNER, THE CONTRACTOR OR THEIR SUB-CONTRACTOR WHOSE ACTIONS COULD INTERFERE WITH THE RETENTION OF THE SELECTED TREES, HOWEVER ANY ENCROACHMENT OR CHANGES TO THE TREE RETENTION SCHEME ARE SUBJECT TO APPROVAL IN ADVANCE BY THE PROJECT ARBORIST AND THE MUNICIPALITY. CERTAIN RESTRICTIONS NOTED HEREIN MAY BE WAIVED IF THEY ARE CONSIDERED BY THE PROJECT ARBORIST TO BE ACCEPTABLE, AND/OR IF THE IMPACTS TO THE TREES CAN BE SUCCESSFULLY MITIGATED BY IMPLEMENTING SPECIAL MEASURES, PROTECTION SYSTEMS, TREE REPLACEMENT PLANTING, AND/OR FOLLOW-UP WORKS, AS SPECIFIED BY THIS OFFICE.

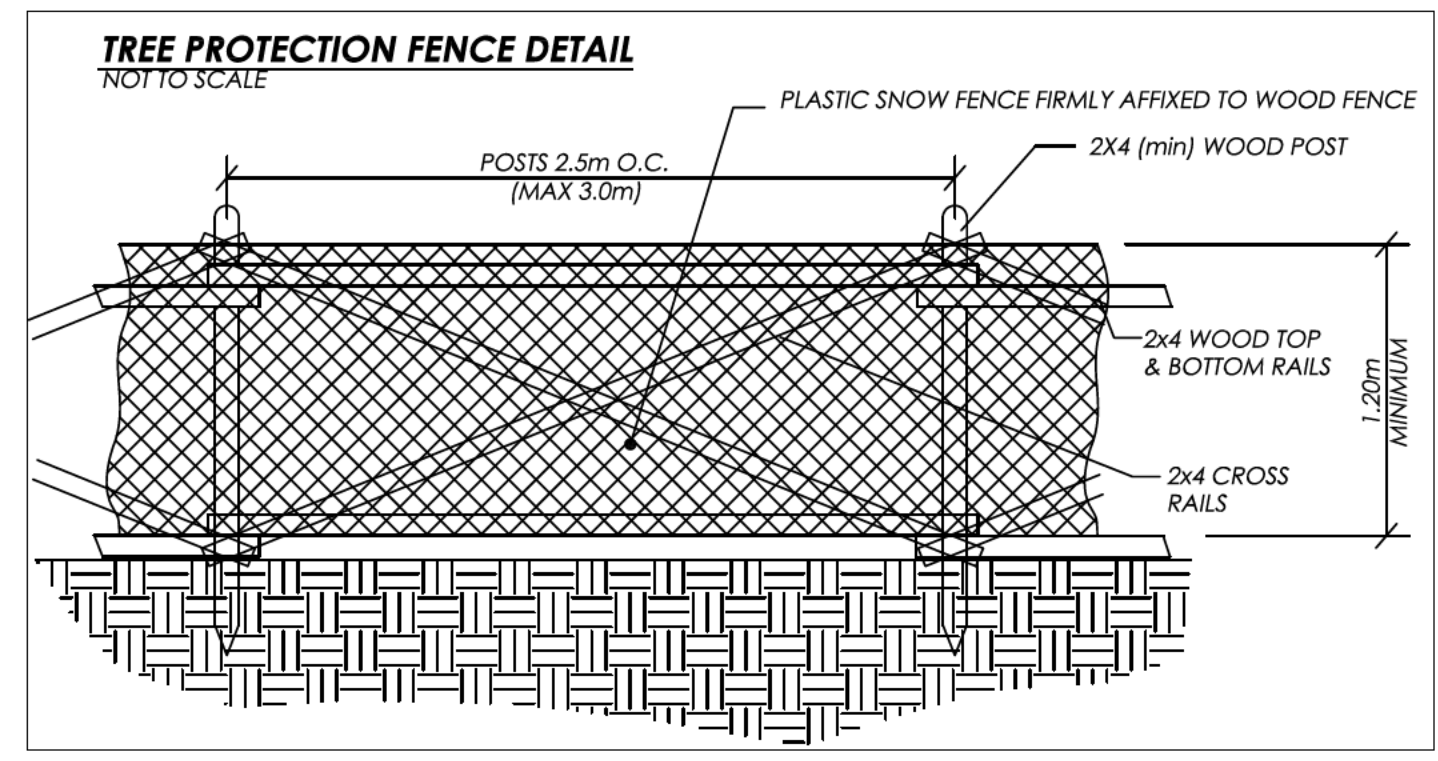
e) **SIGNAGE:** SIGNS STATING "TREE PROTECTION AREA - NO ENTRY" IN MINIMUM 10 CM LETTERING SHOULD BE PLACED ON THE TREE PROTECTION FENCE AT A SUITABLE FREQUENCY. THE OWNER, CONTRACTORS, SUB-CONTRACTORS OR TRADES SHOULD BE MADE AWARE OF THE RESTRICTIONS THEREIN, AND SEEK CONSULTATION WITH THIS OFFICE FOR ANY ACCESS THEREIN. IT IS RECOGNIZED THAT CERTAIN UNPREDICTABLE CONSTRUCTION CONFLICTS WITH THIS OFFICE MAY ARISE THAT COULD INTERFERE WITH THE RETENTION OF THE SELECTED TREES. HOWEVER ANY ENCROACHMENT OR CHANGES TO THE TREE RETENTION SCHEME ARE SUBJECT TO APPROVAL IN ADVANCE BY THE PROJECT ARBORIST AND THE MUNICIPALITY. CERTAIN RESTRICTIONS NOTED HEREIN MAY BE WAIVED IF THEY ARE CONSIDERED BY THE PROJECT ARBORIST TO BE ACCEPTABLE, AND/OR IF THE IMPACTS TO THE TREES CAN BE SUCCESSFULLY MITIGATED BY IMPLEMENTING SPECIAL MEASURES, PROTECTION SYSTEMS, TREE REPLACEMENT PLANTING, AND/OR FOLLOW-UP WORKS, AS SPECIFIED BY THIS OFFICE.

f) **TREE PROTECTION GUIDELINES:** ANY WORK ACTIVITIES WITHIN THE TPZ SHOULD INCLUDE THE ADVANCE APPROVAL AND THE ON-SITE SUPERVISION OF THE PROJECT ARBORIST. SUPERVISION AND ON-SITE DIRECTION MAY BE REQUIRED. THE TRUNKS, BRANCHES, FOLIAGE AND ROOTS OF RETAINED TREES, AS WELL AS THE SOIL WITHIN THE TREE PROTECTION ZONES, MUST NOT BE DAMAGED BY CONSTRUCTION ACTIVITIES. THIS INCLUDES DIRECT MECHANICAL DAMAGE FROM MACHINERY OPERATION, AS WELL AS INDIRECT DAMAGE SUCH AS SOIL HYDROLOGY CHANGES, BURNS TO THE FOLIAGE FROM EQUIPMENT EXHAUST, ETC. EXCEPT AS APPROVED AND DIRECTED BY THE PROJECT ARBORIST, ACTIVITIES WITHIN AND ACCESS TO THE TPZ ARE RESTRICTED DURING THE SITE PREPARATION, CONSTRUCTION AND LANDSCAPE INSTALLATION PHASES OF THE PROJECT AS FOLLOWS:

- REMOVAL OF TREES/STUMPS FROM WITHIN OR DIRECTLY ADJACENT TO TPZ.
- NO SOIL DISTURBANCE WITHIN TPZ INCLUDING TRENCHING FOR UNDERGROUND SERVICES OR UTILITIES, EXCAVATION, FILL PLACEMENT, IRRIGATION OR CONDUIT INSTALLATION, OVERHEAD SERVICE INSTALLATION, ETC.
- NO STORAGE OR TRANSPORT OF: SOIL, SPOIL, CONSTRUCTION MATERIALS, WASTE MATERIALS, ETC., THROUGH TPZ.
- NO CONCRETE, STUCCO, DRYWALL, PAINT, OR OTHER POTENTIALLY TOXIC MATERIALS MAY BE WASHED WITHIN OR ADJACENT TO TPZ.
- NO PASSAGE OR OPERATION OF VEHICLES OR EQUIPMENT THROUGH TPZ.
- NO PLACEMENT OF TEMPORARY STRUCTURES OR SERVICES, ETC., WITHIN TPZ.
- NO AFFIXING LIGHTS, SIGNS, CABLES OR ANY OTHER DEVICE TO RETAINED TREES.
- NO UNAUTHORIZED PRUNING OR CUTTING OF RETAINED TREES. ANY PRUNING OR OTHER TREATMENT OF A RETAINED TREE MUST BE COMPLETED BY A QUALIFIED ARBORIST OR TREE SERVICE FIRM EMPLOYING ISA CERTIFIED ARBORISTS, TO COMPLY WITH ANSI A300 STANDARDS, AND/OR UNDER THE DIRECTION OF A PROJECT ARBORIST FROM THIS OFFICE.
- EXCAVATIONS ADJACENT TO THE TPZ REQUIRES ATTENDANCE/ROOT PRUNING BY THE PROJECT ARBORIST

g) **LANDSCAPING:** THE LANDSCAPING PHASE IS WHEN RETAINED TREES CAN BE SEVERELY DAMAGED. THE OPERATION OF EQUIPMENT, PLACEMENT OF GROWING MEDIUM, GRADING AND SUB-BASE PREPARATION FOR HARD LANDSCAPE FEATURES (SIDEWALKS AND PATIOS), SITE PREPARATION FOR RETAINING WALLS AND FOOTINGS, EXCAVATION FOR FENCES, SIGNS AND OTHER LANDSCAPE FEATURES, DIGGING OF PLANTING HOLES FOR NEW PLANTS AND TREES, THE DIGGING OF TRENCHES FOR IRRIGATION, DRAINAGE AND LIGHTING, REPETITIVE ACCESS BY WORKERS, THE PLACEMENT OF TURF AND OTHER FINISHING WORKS ALL HAVE A VERY HIGH POTENTIAL FOR TREE DAMAGE (I.E. ROOT LOSS OR DAMAGE, TRUNK WOUNDS, SUFFOCATING SOIL DAMAGE AFFECTS, ETC.). IT IS VITAL THAT THE LANDSCAPE WORKS RESPECT THE LIMITATIONS ON ACTIVITIES WITHIN THE TPZS, THEREFORE THE LANDSCAPE INSTALLATION STAFF SHOULD BE ADVISED. ON-SITE DIRECTION BY THE PROJECT ARBORIST IS STRONGLY RECOMMENDED.

h) **PERMITTING AND REGULATORY ITEMS:** ANY TREE PROPOSED FOR REMOVAL MAY BE SUBJECT TO CITY PERMITTING REQUIREMENTS AND CONDITIONS, AND MAY REQUIRE NEIGHBOUR AUTHORIZATION (I.E. IN THE CASE OF OFF-SITE OR SHARED OWNERSHIP TREES). IT IS THE OWNERS RESPONSIBILITY TO OBTAIN PERMITS AND AUTHORIZATIONS ACCORDINGLY, AND TO MEET THE CONDITIONS THEREOF. THE ACTIVE NESTS OF PROTECTED BIRD SPECIES, AND ANY NESTS OF CERTAIN OTHER SPECIES, MAY BE PROTECTED BY FEDERAL AND PROVINCIAL LAWS OR STATUTES. IF NESTS ARE OBSERVED, THE OWNER IS ENCOURAGED TO RETAIN A QUALIFIED PROFESSIONAL (R.P. BIO.) TO PROVIDE ASSESSMENT AND IMPACT MITIGATION ADVICE AS NECESSARY. THE RECOVERY, TRANSPORT AND SALE OF MARKETABLE TIMBER DERIVED FROM LAND CLEARING WILL LEGALLY REQUIRE THAT THE OWNER OBTAIN A TIMBER MARK, IN THE GREATER VANCOUVER AND FRASER VALLEY REGIONS, CONTACT THE CHILLIWACK FOREST DISTRICT OFFICE AT 604 586 4400.



LEGEND

- - - DENOTES SITE LIMITS
- 33 DENOTES TREE NUMBER. REFER TO TREE INVENTORY FOR TYPE, SIZE AND CONDITION DATA
- DENOTES TREE TO BE RETAINED
- ⊗ DENOTES TREE TO BE REMOVED
- DENOTES OFFSITE TREE
- DENOTES TREE PROTECTION FOR DEMO PHASE
NOTE: CONSTRUCTION PHASE PROTECTION TO BE DETERMINED

PLAN NOTES:

- THIS PLAN IS BASED ON A TOPOGRAPHIC AND TREE LOCATION SURVEY PROVIDED BY THE OWNERS' REGISTERED BRITISH COLUMBIA LAND SURVEYOR (BCL) AND LAYOUT DRAWINGS PROVIDED BY THE OWNERS' ENGINEER (P. ENG) AND/OR DESIGN CONSULTANTS.
- THIS PLAN IS PROVIDED FOR CONTEXT ONLY, AND IS NOT CERTIFIED AS TO THE ACCURACY OF THE LOCATION OF FEATURES OR DIMENSIONS THAT ARE SHOWN ON THIS PLAN. PLEASE REFER TO THE ORIGINAL PLANS FOR THOSE PURPOSES.

		TREE MANAGEMENT DRAWING	
PROJECT: MARINERS REACH		ADDRESS: VIDAL STREET WHITE ROCK BC	
CLIENT: CRESSEY DEVELOPMENT GROUP		ACCL FILE: 13133	
SHEET: 1 OF 1			

Debbie Johnstone

From: Anne Berry
Sent: September 14, 2022 1:33 PM
To: Alex Wallace
Subject: FW: Letter concerning Vidal apartment building
Attachments: Berryletterrevidal.docx

Any chance the arborist report explains?

Anne Berry (she/her), MCIP RPP
Director, Planning & Development Services
City of White Rock
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6
T 604.541.2293 | www.whiterockcity.ca



From: Redacted S. 22
Sent: September 14, 2022 1:13 PM
To: Anne Berry <ABerry@whiterockcity.ca>
Subject: Re: Letter concerning Vidal apartment building

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms Berry

Before I read the reply in more detail could you explain why the drip line is not used for the determination of Critical root zone in accordance with the definition in the tree bylaw. Thank you.

Redacted S. 22

Sent from my iPhone

On Sep 14, 2022, at 12:42 PM, Anne Berry <ABerry@whiterockcity.ca> wrote:

Hello **Redacted S. 22**

Thank you for your patience. It has taken longer to review your submission due to other departmental priorities staff had previously committed to. We also reached out to the project arborist for clarity.

I have attached your original letter for reference. As we understand it you are referring to the following trees:



All the trees in the arborist report have been located by survey and the Tree Management Plan (TMP) and are accurately located. All root zones for these trees have been mapped with radar.

Tree 1 (#OS-3):

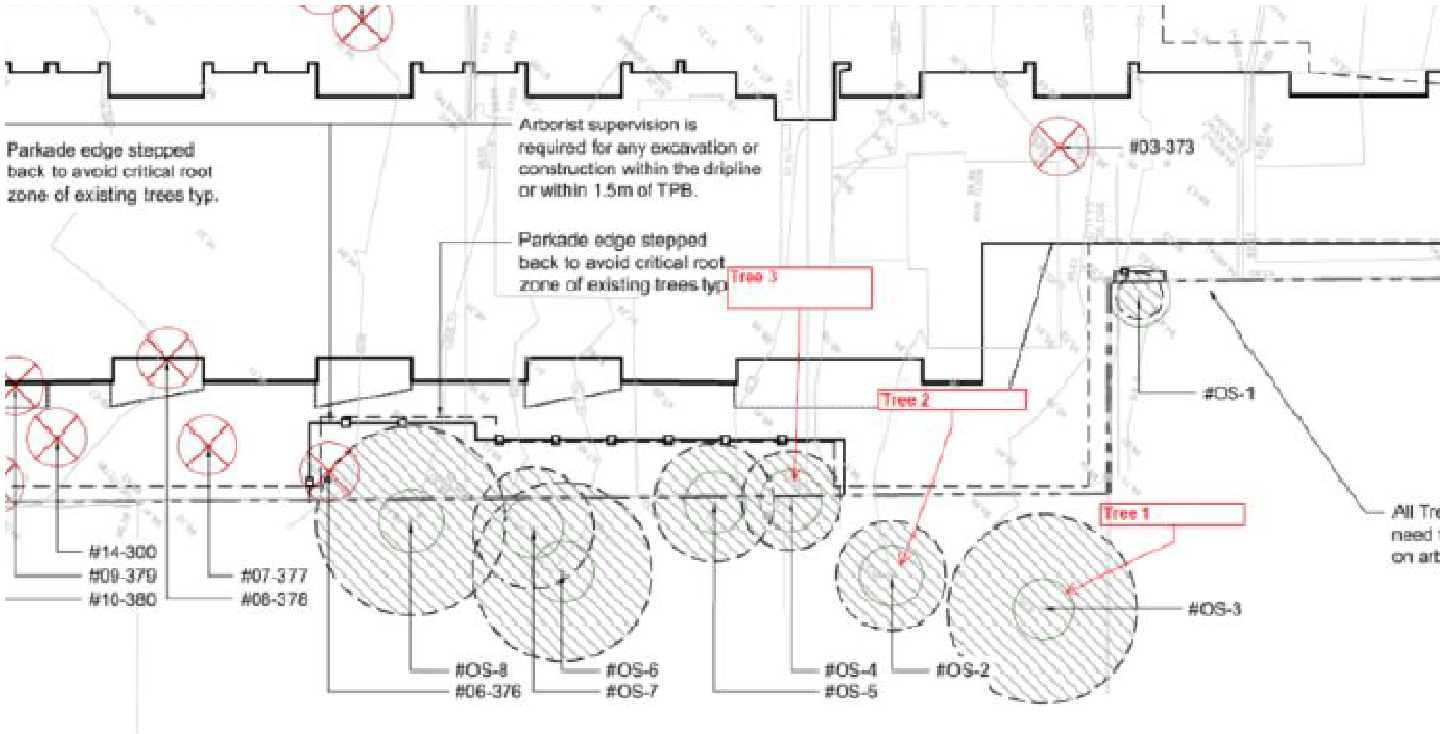
- This tree is included in the Arborist report and shown on the TMP as #OS-3, and the Critical Root Zone (CRZ) is noted (Fig. 1).

Tree 2 (#OS-2):



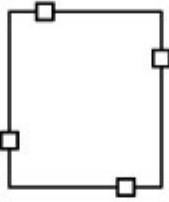
- This tree is included in the Arborist report and shown on the Tree Management Plan as #OS-2. (Fig. 1, 2, 4). Root mapping with radar has been done for this tree and the results support using 6x trunk diameter at 1.4 m to determine the CRZ. The Tree Management Plan shows this Critical Root Zone (CRZ).

Tree 3 (#OS_4):

- This tree is included in the Arborist report and shown on the Tree Management Plan as #OS-4. (Fig. 1, 2, 5) Root mapping with radar has been done for this tree and the results support using 6x trunk diameter at 1.4 m to determine the CRZ. Arborist supervision is required for any work done within 1.5 m of the CRZ. All trees within 4 m of the property line are shown on the Tree Management Plan and listed in the Arborist Report.



LEGEND

		
<p>Existing Tree to be Retained CRZ: Critical Root Zone CR: Crown Radius</p>	<p>Existing Tree to be Removed</p>	<p>Tree Protection Fencing</p>

Tree Tag Legend
 XX - Tag number
 C-XX - Munciple tree
 OS-XX - Off-site tree
 SH-XX - Straddling tree. Written permission required from owner to remove trees.

TABLE: PROTECTI	
TRUNK DIAMETER (DB)	
X	
20	
25	
30	
35	
40	
45	
50	
55	
60	
75	
90	
100	

protection barrier (see

minimu
1200 heij
above gr

msx. specin
additional px
to pro

Parkade and the CRZ:

- Root mapping with radar has been done for these trees and the evidence supports using 6x trunk diameter at 1.4 m to determine the CRZ. The proposed parkade has been adjusted to accommodate the critical roots of these trees and the CRZ of these trees is shown on the TMP.

Tree Stump:

Comment from your letter:

I can see out my window that there is a very large stump where a tree was cut down on the project lot. It was part of the cluster of Douglas Firs that includes Tree 3. How it came to be a stump, not a tree, is unclear but I think that the project arborist should be asked to explain how the removal of this stump may affect the integrity of the stand it was part of since the plan is to

cut off roots for these trees. If it was still a tree and slated for removal that would have been addressed in the report. The impact of removal, if any, on the remaining trees in that cluster should be addressed because this stump is in the critical root zone of that stand of trees.

- To our knowledge VDZ has been the Arborist on this project since Fall 2018. They did not encounter a tree in this location. If the stump is within or near the CRZ of the other trees, the project arborist will be required on site during excavation, and removal of the stump. As the stump has been dead for at least 4 years, it is likely that it will have decay and many roots will have rotted.

Tree Protection Bylaw wavier:

- All applications must comply with our bylaws. Staff cannot waive a bylaw requirement. A building permit will not be issued without the proper tree protections in place.

Tree Protection Barriers:

- Tree Protection and arborist supervision during excavation is noted as a requirement for these two trees in the Arborist Report. The Tree Management Plan shows the CRZ, and notes requirement for arborist supervision of excavation in proximity, but Tree Protection Barrier (TPB) was omitted from the TMP. The TMP will be updated to include TPB for these two trees Tree 1 (#OS-3) and Tree 2 (#OS-2).

Please feel free to let me know if you have a follow up question. You are of course also welcome to attend and speak at the upcoming public hearing. Please note that your correspondence to me is not captured in the public hearing correspondence. The following link provides information on how to submit materials for the public hearing [Public Hearings and Public Meetings | White Rock, BC \(whiterockcity.ca\)](https://www.whiterockcity.ca/public-hearings)

I hope you find this information helpful and I trust it responds to your questions.

Regards,

Anne Berry (she/her), MCIP RPP
Director, Planning & Development Services
City of White Rock
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6
T 604.541.2293 | www.whiterockcity.ca



From: Redacted S. 22
Sent: August 23, 2022 4:21 PM
To: Anne Berry <ABerry@whiterockcity.ca>
Subject: Re: Letter concerning Vidal apartment building

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for your reply and I look forward to our conversation.

Regards,
s. 22

Sent from my iPad

On Aug 23, 2022, at 11:28 AM, Anne Berry <ABerry@whiterockcity.ca> wrote:

Hello s. 22

Thank you for your letter. I will ask our staff to review it and then following that I would be happy to set up a conversation to go over your concerns. Please expect to hear back from me towards the end of next week or early the following week, as I will be away from the office for a few days during this upcoming time period.

Regards,

Anne Berry (she/her), MCIP RPP
Director, Planning & Development Services
City of White Rock
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6
T 604.541.2293 | www.whiterockcity.ca

<image001.png>

From: Redacted S. 22
Sent: August 22, 2022 12:04 PM
To: Anne Berry <ABerry@whiterockcity.ca>
Subject: Letter concerning Vidal apartment building

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Berry,

I am attaching a letter concerning this project and I would love to speak with you about it at your convenience.

Thank you,

Redacted S. 22

Dear Ms. Berry,

I have not yet had the opportunity to meet you, and I look forward to that. I know you are busy so I will try to be brief.

I am sure you can tell from the OCP that the defining feature of the Everall Neighbourhood is the trees.

Redacted S. 22 I know that there will be a public hearing for comments about appearance and general concern for the trees. I think though that my views on whether the development and the documents submitted for it conform to the by-law requirements is a matter that ideally should be addressed prior to the public meeting to hopefully resolve these concerns. I hear from a member of Council that the project is expected to come back for a decision to move to public hearing in the next month or so. That prompts my letter.

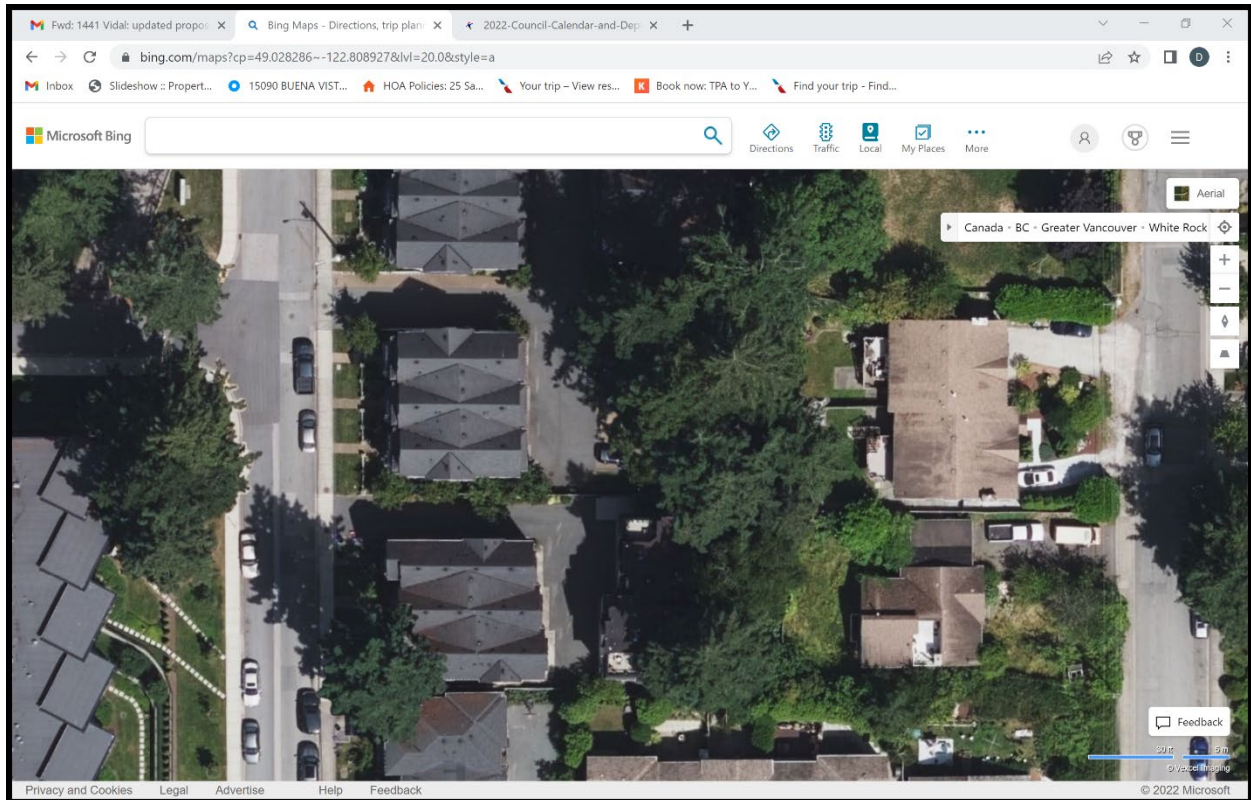
There are three very large trees in the back yard **s. 22**, moving from south to north:

Tree 1 is a very, very large Douglas Fir with a trunk more than 5 meters from the property line, although the canopy extends to the property line and beyond as can be seen on the satellite map below. It is one of the largest trees in the City. It is not shown at all on the project documents and I presume its exclusion is because of the distance to the property line. I believe that is a problem because the critical root zone determined in accordance with the Tree Protection Bylaw goes into the development lot. It's a huge tree. The general scoping requirements for the arborist report (4m) are not relevant to the operative parts of the Tree Protection Bylaw. The criterion for protection is extent of critical root zone, not distance from the property line. You have the authority to require the arborist to include this tree, and its critical root zone, in their report and I urge you to do that.

Tree 2 is a deciduous tree about 3.5 meters from the property line and the drip line for this tree extends well into the proposed development lot. Drawings I have seen are inaccurate when they show that this tree ends at the property line. It extends about two meters into the development lot. You can tell from the satellite photo it extends just as far as the trees to the north, which necessitated the pullback of the parkade. The critical root zone for Tree 2 is within the area designated for the parkade.

Tree 3 is one of a cluster of Douglas Firs. Only a part of this cluster of trees is shown on the reports that I have seen, and I think the omission (assuming this has not been remedied) means that the extent of the grove that is competing for water in the area is understated. When that report is issued, I will be checking to make sure that it meets the requirements of the Tree Protection Bylaw by showing all offsite trees within 4 metres. For now, I will simply report that the dripline for Tree 3 extends well into the development lot and unlike for the trees to the north, the notch of the parkade ends too soon to allow for the 1 metre of clearance beyond the drip line of this tree on the south side.

I am inserting a screenshot from Bing maps which shows the overhang onto the development lot all along the back fence **Redacted S. 22**



These trees are protected trees under the White Rock Tree Protection Bylaw.

The critical root zone for each of these trees extends into the area shown as parkade in the drawings.

The last submission I have seen for this project shows absolutely no tree protection for Trees 1 and 2. Let me repeat that because I know it is an astounding statement. The plan is to dig up the roots of protected trees, including roots in the critical root zone, and replace the soil volume with a multi-story parking garage. No fencing, no control of construction activities such as compaction, no notice, no supervision, nothing. It is as though those trees don't exist.

That this is a problem is not obvious when looking at the project submission because Tree 1 is not shown at all and the critical root zone for Tree 2 is not shown properly. These omissions in the Planning process will eventually come to light even if the project gets a green light because first a demolition and later a building permit must be obtained and then we will all be focussed on the actual wording of the Tree Protection Bylaw. My remedy at that point is much more effective than mumbling at a public hearing, an injunction. I think I would get it because the proposal is, as outlined above, inconsistent with the Tree Protection Bylaw.

I have always understood that part of the role of Planning and Development was to ensure that projects conform to all related bylaws. How will a building permit ever be issued since this does not comply with the Tree Protection Bylaw? Is the project approval by Council somehow a secret waiver of the Tree

Bylaw? No. Will Council be subjected to having to issue a waiver at some point in the future because an approved project is inconsistent with that bylaw? Will that waiver come before or after the injunction? No member of staff is given the authority to waive the protections of the Tree Protection Bylaw except in specified circumstances that are not applicable here. I think that Council will be in a very difficult position.

I do know that you are new to the Department and that much of what I am concerned about was in place before your arrival. I am hoping though that you too will view it as a Planning Department function to ensure that the projects sent for approval comply, or certainly to the extent that they may not, that itself is not hidden.

Now it may be that recent project revisions have changed all this, and the parkade has been pulled back all along the west boundary. Hoping, but not expecting that.

Before I sign off I would like to add one more concern I have. **Redacted S. 22** there is a very large stump where a tree was cut down on the project lot. It was part of the cluster of Douglas Firs that includes Tree 3. How it came to be a stump, not a tree, is unclear but I think that the project arborist should be asked to explain how the removal of this stump may affect the integrity of the stand it was part of since the plan is to cut off roots for these trees. If it was still a tree and slated for removal that would have been addressed in the report. The impact of removal, if any, on the remaining trees in that cluster should be addressed because this stump is in the critical root zone of that stand of trees.

I am eager to hear if the more recent submissions from the developer have addressed my concerns, and also whether there can be an opportunity to discuss this prior to the public hearing. Please let me know.

Thank you,

Redacted S. 22

Debbie Johnstone

From: Anne Berry
Sent: September 20, 2022 3:40 PM
To: Alex Wallace
Subject: FW: Vidal

Just FYI - I know you are already working on this.

Anne Berry (she/her), MCIP RPP
Director, Planning & Development Services City of White Rock
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6 T 604.541.2293 | www.whiterockcity.ca

-----Original Message-----

From: **Redacted S. 22**
Sent: September 20, 2022 3:38 PM
To: Anne Berry <ABerry@whiterockcity.ca>
Subject: Vidal

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms Berry

I presume from your failure to respond to my question in response to your email, that you do not wish to have further correspondence with me concerning my enquiry. Since my email I have had the opportunity to review the arborist report being submitted to Council for the public hearing and note that indeed the arborist report shows that all of the trees I mentioned required protection barriers and all that entails because roots extend onto the subject property and or the drip line extends onto property. This would seem to me consistent with the Tree Protection Bylaw while any drawing that suggests no protection would not.

That report also explains the stump. The initial detailed review reported that there was a shed that prevented full review. That shed was hiding the stump and when it was removed in 2019 the stump became visible. Why subsequent site visits failed to note the stump is I suppose a reflection on the attention paid during the visit since the stump is large and has been plainly visible since 2019.

If you would like to correct me on any misunderstandings I may have I am more than willing to meet to discuss.

If you can assure me that the terms of the Tree Protection Bylaw will be respected I will simply say thank you.

Respectfully,
s. 22

Sent from my iPhone

Debbie Johnstone

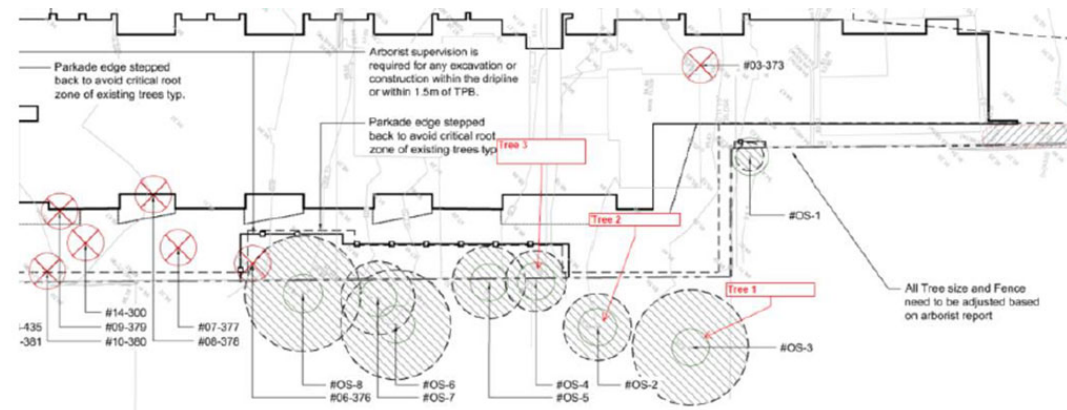
From: Anne Berry
Sent: September 21, 2022 11:58 AM
To: Redacted S. 22
Subject: RE: Vidal
Attachments: Re: Letter concerning Vidal apartment building

Hello S. 22,

In response to your earlier email where you asked "Before I read the reply in more detail could you explain why the drip line is not used for the determination of Critical root zone in accordance with the definition in the tree bylaw." (copy attached), please see below. Please be advised that a response to your email was prioritized by staff, however other matters also required attention. We appreciate your understanding.

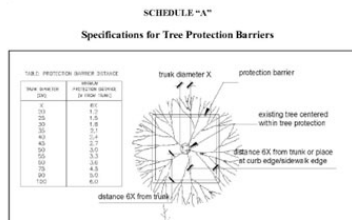
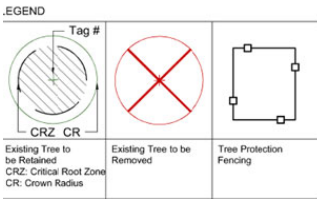
Critical root zone - means the area of land surrounding the trunk of a tree contained within a radius equal to the Diameter at breast height (DBH) of the tree multiplied by six (6), or one (1) metre beyond the drip line of the tree, whichever is greater.

- The CRZ is defined in the Tree Survey (see below). As we understand it the calculation was utilized due to the size of the trees to determine the CRZ. In summary, this meets our tree protection bylaw.



1 TREE PROTECTION AND REMOVAL PLAN
 Scale 1:250

Consolidated Version - White Rock Tree Management Bylaw, 2008, No. 101
 Page 18 of 18



Drip line - means the line around the trunk of a tree defined by the outermost extent of branches of the tree drawn vertically down to the natural grade.

- See the above comments.

Tree survey - means a plan illustrating all onsite and off-site trees, including the DBH, drip line, and natural grade elevation at the base of each tree, prepared by a BC Land Surveyor. The Plan must also include existing buildings,

structures, service and utility locations, and the extent of any hardened surfaces such as driveways, decking, and stone patios.

- We have a tree survey that shows the applicable information, and our City Arborist has approved this survey.

If this development proceeds, it must follow the tree survey and the arborist's report. There will be onsite monitoring from the applicant's QEP and check-in from the City's Arborist.

I trust this answers your questions.

Anne Berry (she/her), MCIP RPP
Director, Planning & Development Services
City of White Rock
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6
T 604.541.2293 | www.whiterockcity.ca

-----Original Message-----

From: **Redacted S. 22**
Sent: September 20, 2022 3:38 PM
To: Anne Berry <ABerry@whiterockcity.ca>
Subject: Vidal

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms Berry

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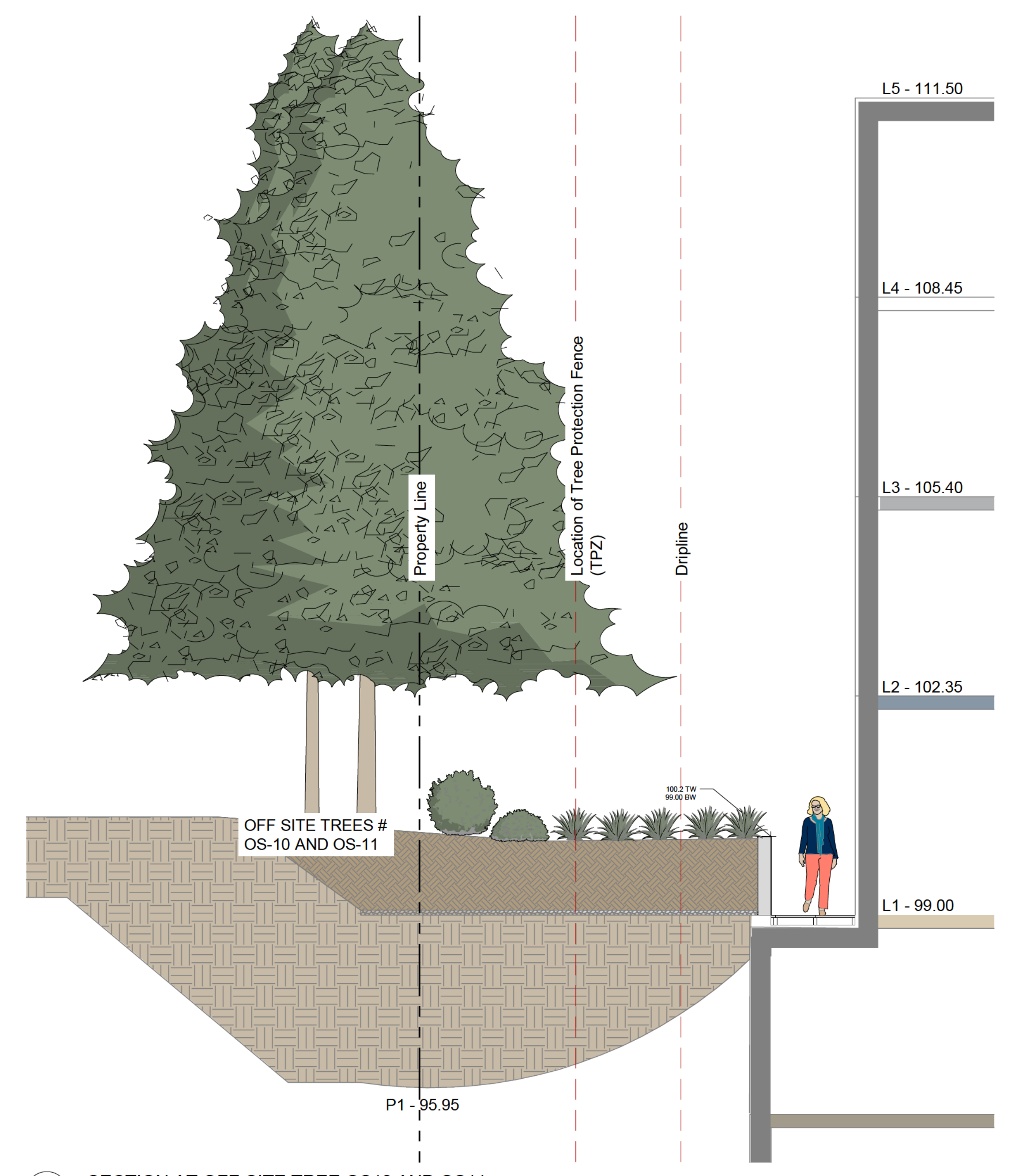
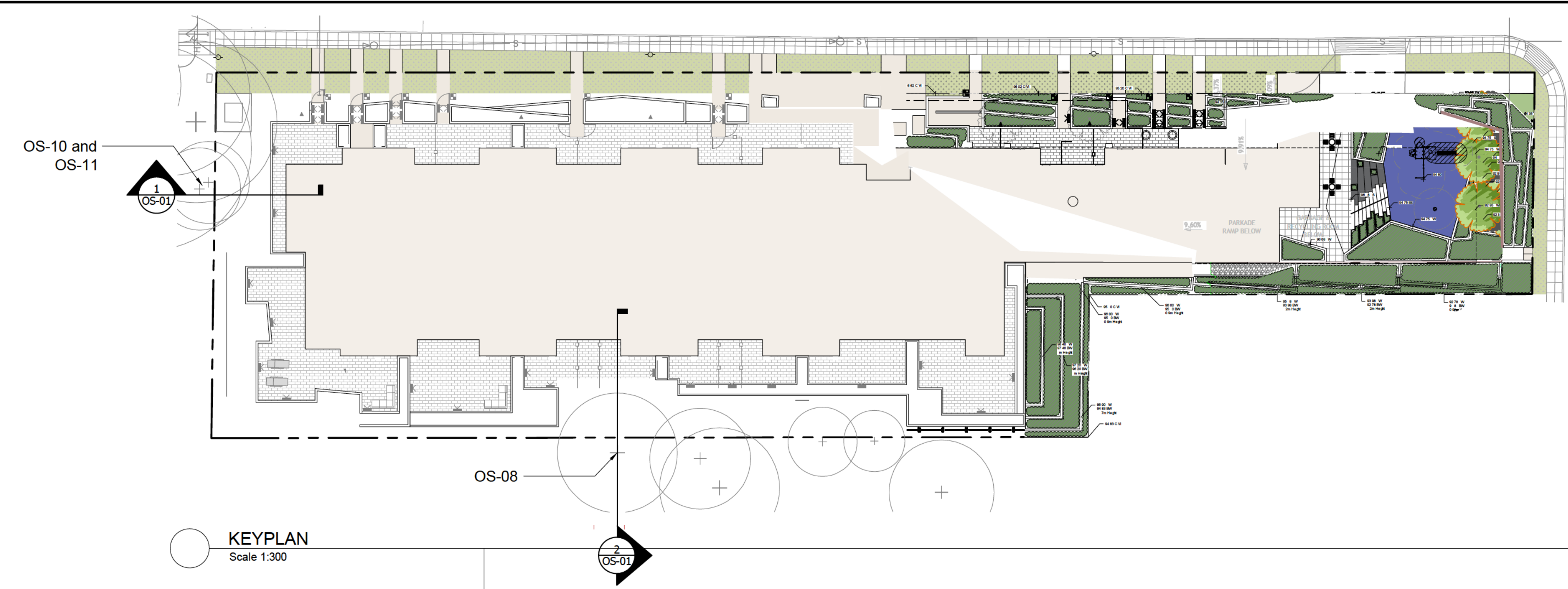
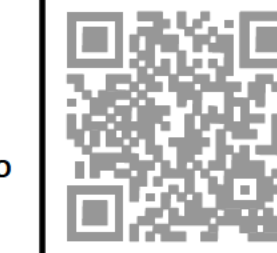
That report also explains the stump. The initial detailed review reported that there was a shed that prevented full review. That shed was hiding the stump and when it was removed in 2019 the stump became visible. Why subsequent site visits failed to note the stump is I suppose a reflection on the attention paid during the visit since the stump is large and has been plainly visible since 2019.

If you would like to correct me on any misunderstandings I may have I am more than willing to meet to discuss.

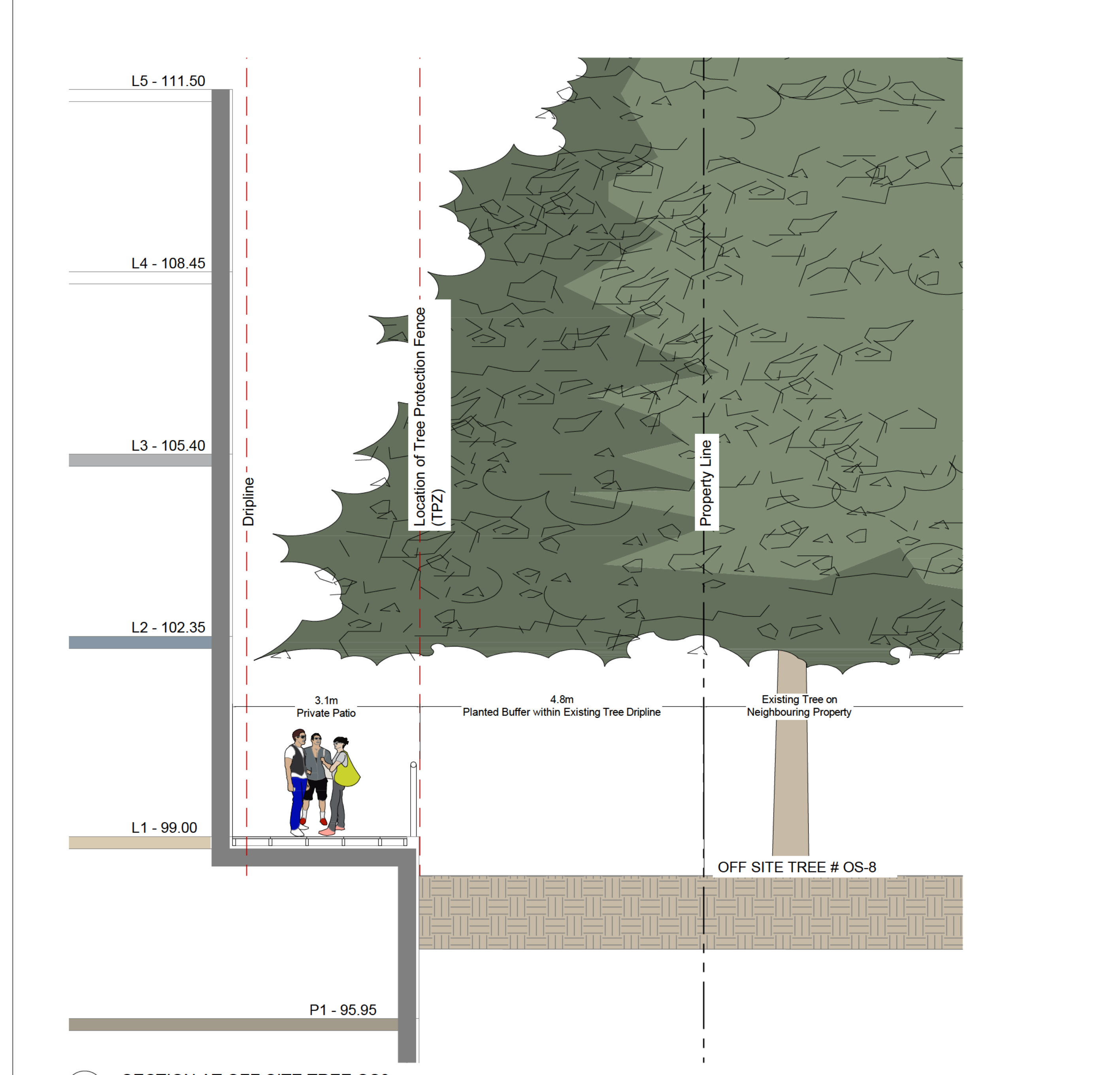
If you can assure me that the terms of the Tree Protection Bylaw will be respected I will simply say thank you.

Respectfully,
s. 22

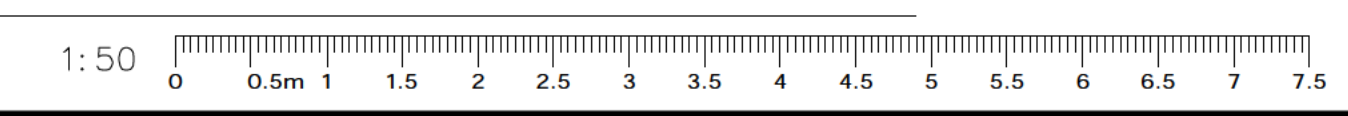
Sent from my iPhone



1 SECTION AT OFF-SITE TREE OS10 AND OS11
 Scale 1:50



2 SECTION AT OFF-SITE TREE OS8
 Scale 1:50



No.	By	Description	Date
12	SH	Issued for Planning Review	May 31, 2022
11	SH	Issued for DP	Oct 18, 2021
10	SH	Response to ADP Comments	July 23, 2021
9	ET	Re-issued for ADP	June 4, 2021
8	LJ	Issued for ADP	March 9, 2021
7	SH	Issued for Coordination	Feb. 26, 2021
6	SH	Issued for Coordination	Dec. 23, 2020
5	SH	Issued for Coordination	Oct. 6, 2020
4	SH	Issued for DP	June 25, 2020
3	SH	Issued for DP	March 6, 2020
2	SH	Issued for DP	May 24, 2019
1	JW	Issued for DP Review	Nov 16, 2018

REVISIONS TABLE FOR DRAWINGS
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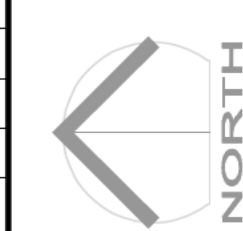
No.	By	Description	Date
1	SH	Arborist Response	Sept. 26, 2022

REVISIONS TABLE FOR SHEET

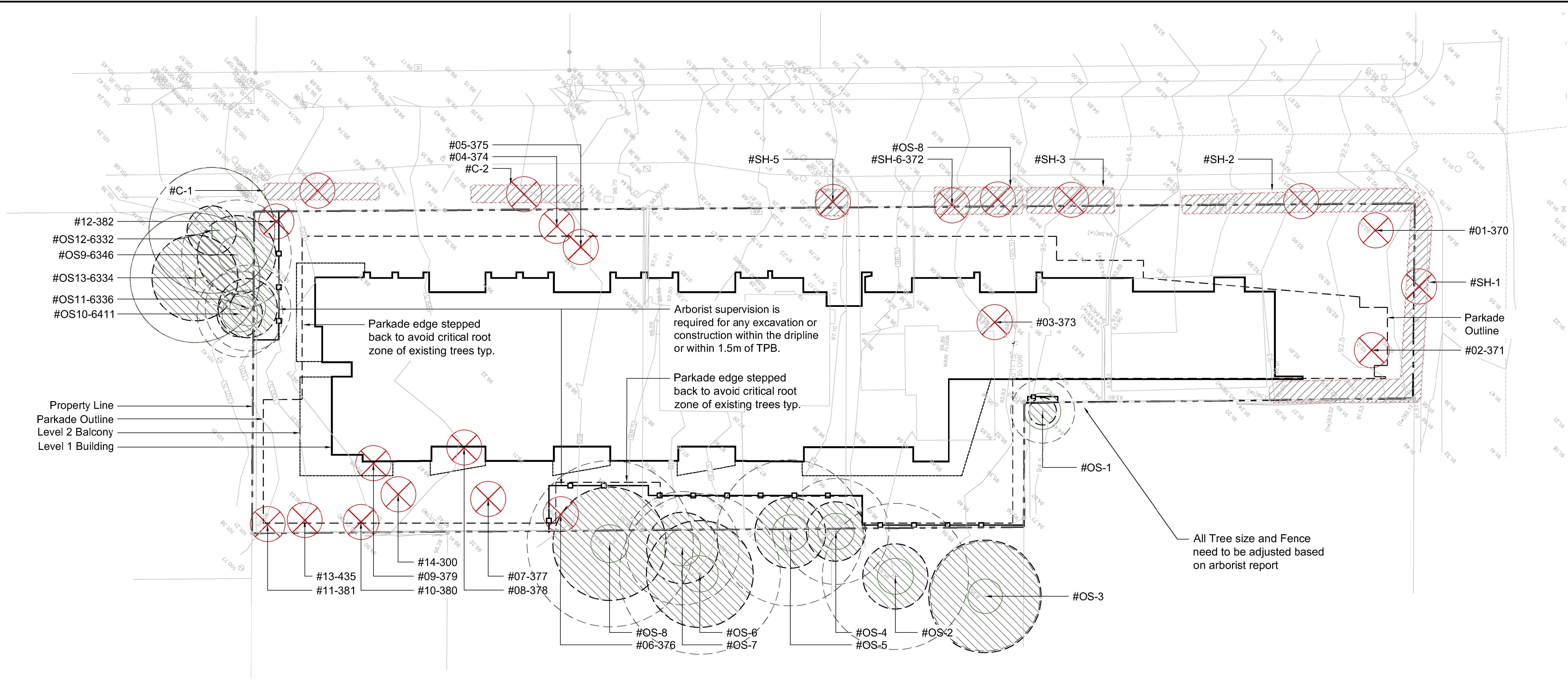
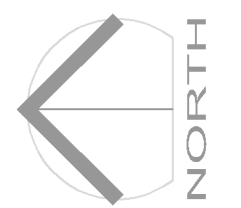
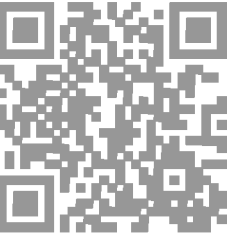
Project:
 Vidal Street Development
 Location:
 Vidal Street & Thrift Ave,
 White Rock, BC

Drawn: DV	Stamp:
Checked: SH	
Approved: GR	
Scale: 1:50	Original Sheet Size: 24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/FHA/RFP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELLED ISSUED FOR TENDER/CONSTRUCTION.



\\VDZ-SVR-LANGVZ-DATA\PROJECTS\DEVELOPMENT PERMITS\ACT\DP2018-59 VIDAL STREET\DWGS\SHEETS\02 SECTIONS.DWG



1 TREE PROTECTION AND REMOVAL PLAN
 Scale 1:250

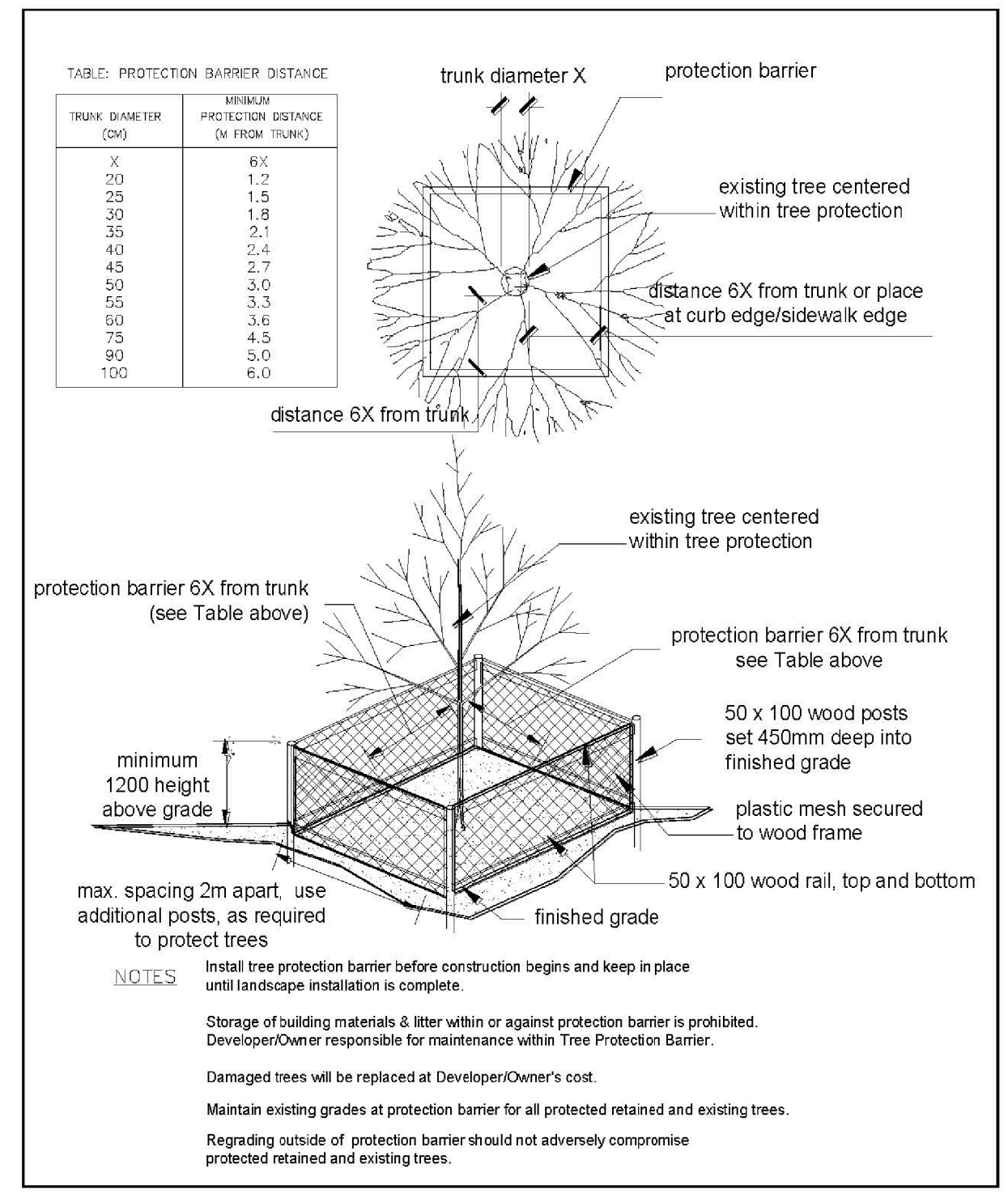
Consolidated Version - White Rock Tree Management Bylaw, 2008, No. 1831
 Page 18 of 18

LEGEND

Existing Tree to be Retained CRZ: Critical Root Zone CR: Crown Radius	Existing Tree to be Removed	Tree Protection Fencing

Tree Tag Legend
 XX - Tag number
 C-XX - Munciple tree
 OS-XX - Off-site tree
 SH-XX - Straddling tree. Written permission required from owner to remove trees.

SCHEDULE "A"
Specifications for Tree Protection Barriers



- Note:**
- Contact Arborist (Glyn Romaine, 604 841 9977, glyn@vdz.ca) for inspection 72 hrs prior to any grading or excavation within the tree protection zone. (typ) If during excavation it is found that it cannot be completed without severing roots that are critical to the trees health or stability it may be necessary to remove additional trees.
 - Read this plan together with the arborist report prepared by VDZ+A.
 - An additional 1m setback is shown for all hand-plotted trees to be retained
 - If Stump Grinding is to occur in close proximity to trees which are to be retained then it is requested stumps to be removed under Arborist supervision.
 - It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
 - *Locating TPZ Fencing
 - *Locating Work Zone and Machine access corridors where required
 - *Reviewing the Report with the project foreman or site supervisor.

2 TREE PROTECTION FENCE
 Scale NTS

12	SH	Issued for Planning Review	May 31, 2022
11	SH	Issued for DP	Oct 18, 2021
10	SH	Response to ADP Comments	July 23, 2021
9	ET	Re-Issued for ADP	June 4, 2021
8	LJ	Issued for ADP	March 9, 2021
7	SH	Issued for Coordination	Feb. 26, 2021
6	SH	Issued for Coordination	Dec. 23, 2020
5	SH	Issued for Coordination	Oct. 6, 2020
4	SH	Issued for DP	June 25, 2020
3	SH	Issued for DP	March 6, 2020
2	SH	Issued for DP	May 24, 2019
1	JW	Issued for DP Review	Nov 16, 2018
No.	By:	Description	Date

REVISIONS TABLE FOR DRAWINGS
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5	SH	Arborist Response	Sept. 26, 2022
4	KM	Arborist Report Revision	Sept 23rd, 2020
3	JW	Arborist Report Revision	Feb 4, 2020
2	SH	Arborist Report Revision	June 18, 2019
1	SH	Arborist Report Revision	May 15, 2019
No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
Vidal Street Development

Location:
Vidal Street & Thrift Ave,
White Rock, BC

Drawn: DV	Stamp:
Checked: SH	
Approved: GR	Original Sheet Size: 24"x36"
Scale: 1:250	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS/DP/PPA/HA/HP DRAWINGS MUST NOT BE PRIED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

W:\DZ\SYR\LANG\VDZ\DATA\PROJECTS\DEVELOPMENT\PERMIT\ACT\DP2018-59 VIDAL STREET\DWG\SHEET\L-02 TREE PROTECTION AND REMOVAL PLAN.DWG

Debbie Johnstone

From: Redacted S. 22
Sent: October 4, 2022 4:50 PM
To: Alex Wallace
Cc: Tracey Arthur; Anthony Manning; Christopher Trevelyan
Subject: Bylaw 2439 and WestStone at 1441 Vidal

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

At the October 3, 2022 Council Meeting, during a discussion about the inclusion of one parking spot to be assigned and included in the rent of the 70 unit development, we watched and were confused.

When asked about the developers promise to provide 1 underground parking spot included within the rent of each of the 70 suites, Planning gave a clouded answer about the existing bylaw and ratios.

Council Members Manning and Trevelyan asked for clarity. Council Member Trevelyan noted that a representative from WestStone was attending the session. The individual representing WestStone was not identified, nor did she state her role at WestStone. When asked to confirm that WestStone would provide one underground parking spot, included in the rental agreement of each of the 70 rental units, she said, yes.

Before any further City of White Rock Official Approvals are provided to WestStone, we feel it appropriate that WestStone provide Legal Documentation that commits them to their verbal promise.

At the Public Hearing for the project, WestStone verbalized the parking promise. WestStone also stated their plan to work with the community. Given the promise, given their goal of working with the Community, a written contractual agreement should be simple and quick.

From: S. 22
Sent: October 3, 2022 6:48 PM
To: AWallace@whiterockcity.ca <AWallace@whiterockcity.ca>
Cc: Anthony Manning <amanning@whiterockcity.ca>; Christopher Trevelyan <ctrevelyan@whiterockcity.ca>; S. 22
Subject: Fw: Bylaw 2439 re meeting this coming Monday on the development application at 1441 Vidal Street et al.

Residents in the Western Transition Zone have expressed concerns about parking bylaws. Residents who live in rental buildings struggle to park in front of, or near their buildings. Many compete for parking with hard working construction professionals or comminutors who park and take advantage of public transit.

Residents in the Town Center area, and those in the Eastern Transition Zone have also become confused trying to understand who can park on their streets.

We suggest that the developer of the 1441 Vidal site, who has verbally agreed to provide one free parking spot included in rent of one of the 70 rental suites, commit in writing to each spot.

Sent: Monday, October 3, 2022 3:39:46 PM

To: Redacted S. 22

Subject: RE: Bylaw 2439 re meeting this coming Monday on the development application at 1441 Vidal Street et al.

Hello s. 22

Sorry for the delayed response. This is a rental only building there is no strata properties. The parking in the building will exceeds our bylaw requirements. Each rental unit will be allocated approx. 2 spots per unit. I have reached out to the developer, and they will update date the plans to show which stalls are assigned to each rental unit.

I hope this information helps.

Alex Wallace, MCIP, RPP, PMP

Manager of Planning, City of White Rock

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2142 | www.whiterockcity.ca



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From: Redacted S. 22

Sent: September 27, 2022 9:33 AM

To: Alex Wallace <AWallace@whiterockcity.ca>

Subject: Re: Bylaw 2439 re meeting this coming Monday on the development application at 1441 Vidal Street et al.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

In reviewing your response to the parking issue I note you indicate “ensure it meets bylaw requirements”.

This is concerning as it appears to not reflect the developers commitment to including a parking space in the rent.

How will this oral commitment be solidified in the final approval process so that the developer can be held to this commitment?

Sorry to be a pain but this is a very serious issue for the community and City.

Thanks

s. 22

Sent from my iPhone

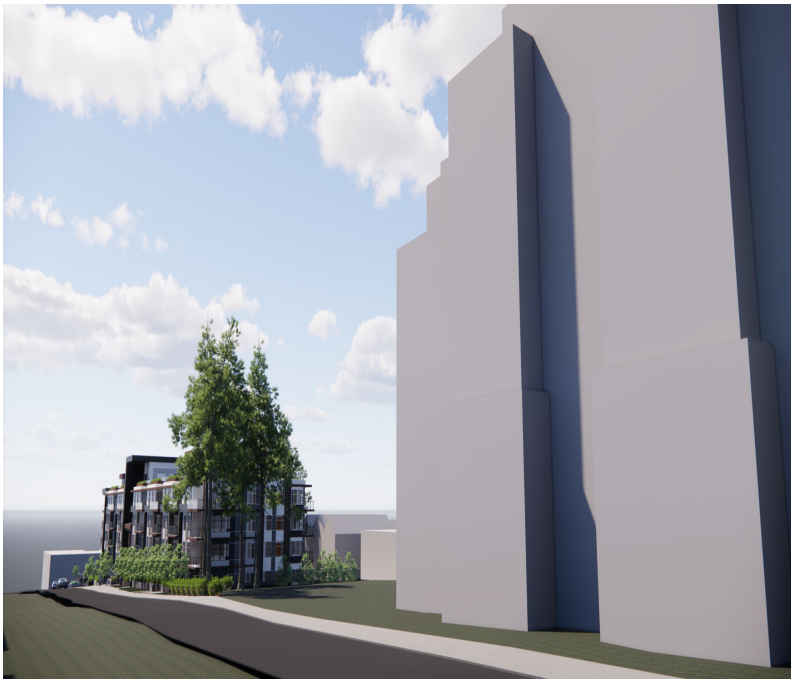
On Sep 27, 2022, at 8:47 AM, Alex Wallace <AWallace@whiterockcity.ca> wrote:

Hello s. 22

Here is the response to your questions:

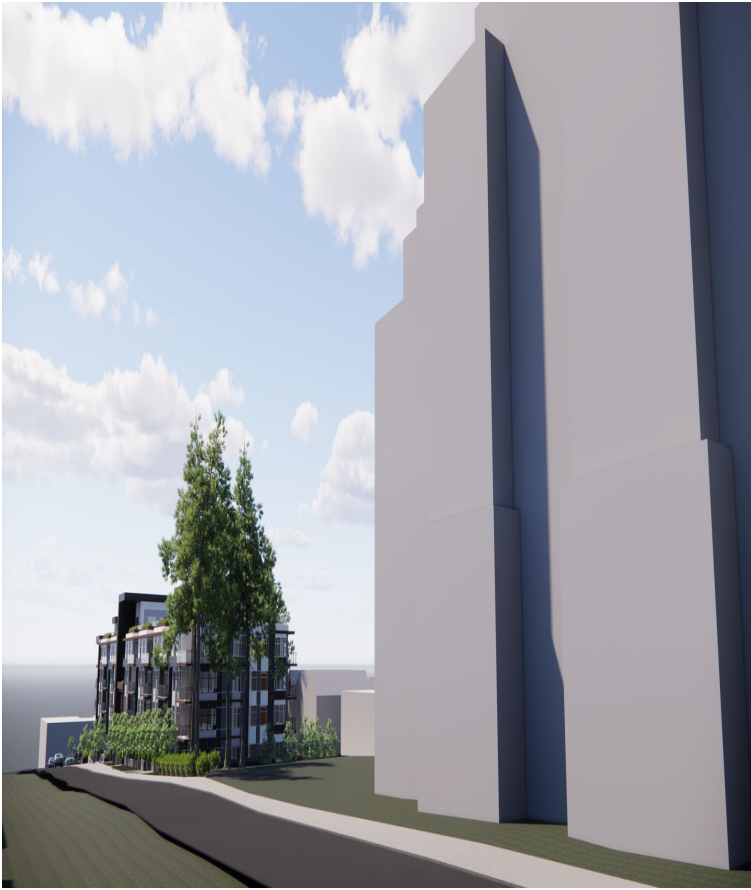
What is the actual height of the North East corner of the building where it is five floors.

The building is only 4 storeys on the north side with a pop-up on the corner. The overall height from grade to top of roof is 14.94m (49'0 1/8").



What is the height of the building at the half way point down Vidal on the East side.

The height at the midpoint on the east side facing Vidal is 14.38m (47'-2 1/4") @ the low roof, 19.46m (63'-10 1/8") @ the high side of the lobby and 20.06m (65'-9 3/4") @ the low side of the lobby



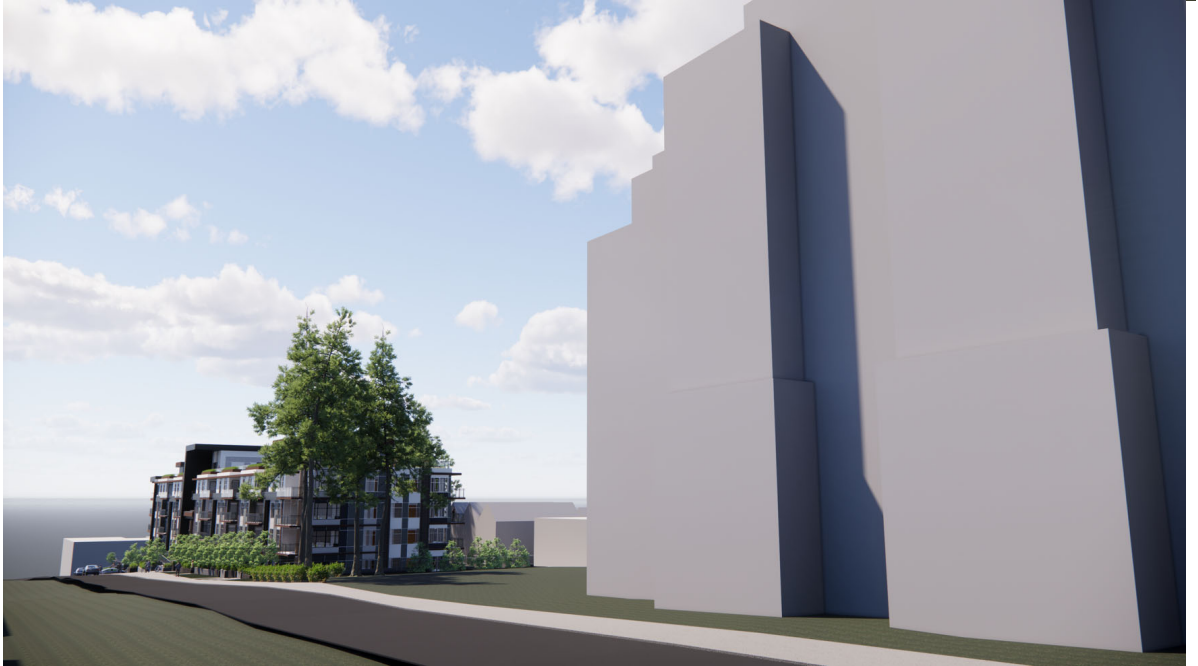
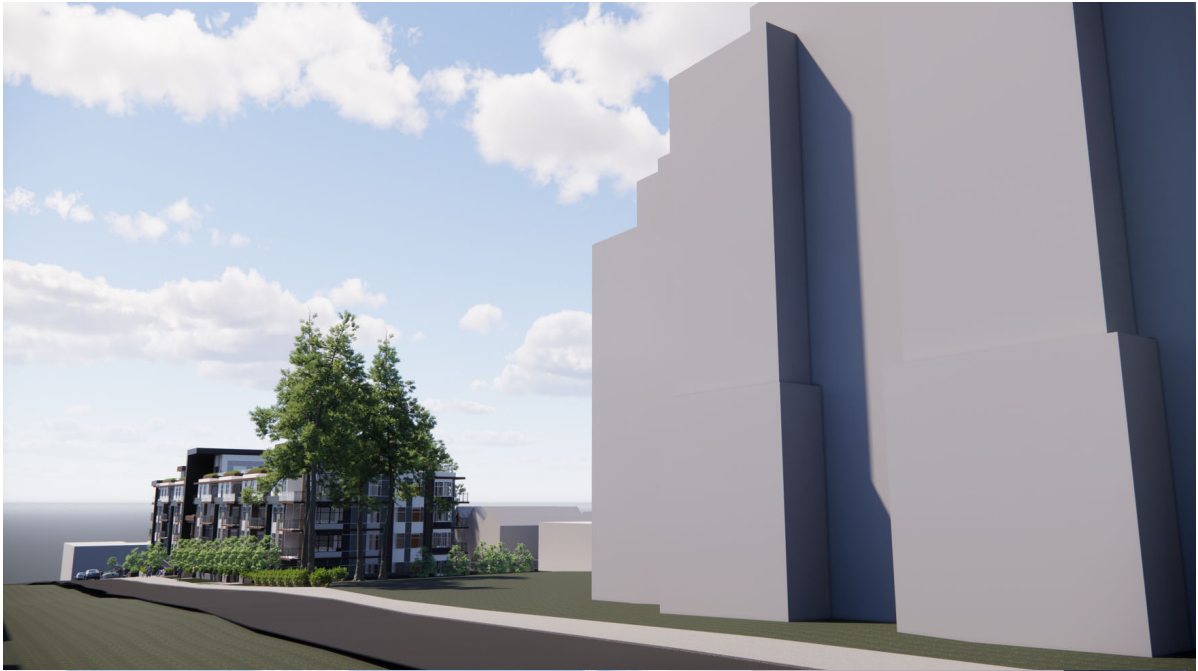
What is the height of the building at the south/east corner.

The height at the south east corner is 21.29m (69-10 1/8").



I mean the actual height including stairwell and elevator shafts. The plans I reviewed did not reveal these figures or I couldn't read the copies supplied.

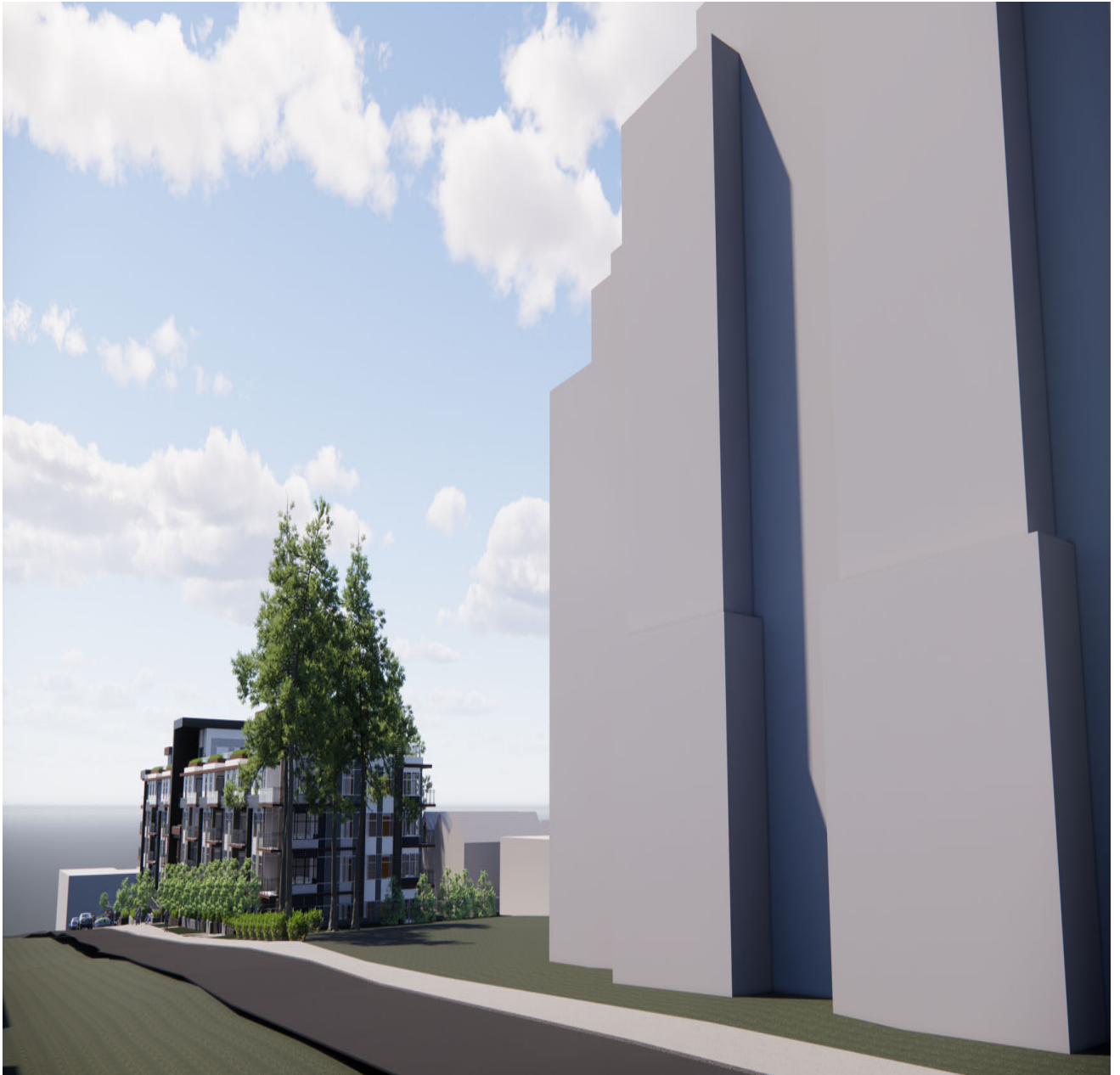
Below are aerial and streetscape images of the project shown in context with the surrounding buildings to demonstrate how the massing has been reduced to accommodate our neighbouring residents.





What is the setback from the northern property line to the wall of the actual buildings North East corner where it is closest to the property line.

The setback from the northern property line to the nearest corner of the building is 6.73m (22'-1").



Why is there a fifth floor on the north east corner when it is supposed to be a four floor building?

The eastern end of the building is only 4 storeys, the portion on the north-east side has a pop-up roof with a vaulted ceiling.



The developer said at the last council meeting that one parking spot would be included in the rent paid by the tenant without any additional payment for the parking spot. Renters could also rent more available spaces if they had two or more vehicles. Noted that the commitment by the developer to do this is not included in the document. Without this commitment in writing the developer is free to not supply this once the building is completed. Building Parking for Renters is a mandatory requirement in our City with the limited street parking available. Please review the developers commitment at the last council meeting dealing with this application.

Noted, we will ensure it meets the zoning bylaw requirements.

Please let me know if you have any further questions.

Thanks,

Alex Wallace, MCIP, RPP, PMP
Manager of Planning, City of White Rock
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6
Tel: 604.541.2142 | www.whiterockcity.ca



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the intended recipient is strictly prohibited. If you have received this information in error, please notify the City of White Rock and destroy any copies of this information. Thank you.

-----Original Message-----

From: Planning <planning@whiterockcity.ca>

Sent: September 22, 2022 4:12 PM

To: Alex Wallace <AWallace@whiterockcity.ca>

Subject: FW: Bylaw 2439 re meeting this coming Monday on the development application at 1441 Vidal Street et al.

Hi Alex,

Perhaps, you could respond or assist with this?

Thanks,

Jordan Pelzman

Planning & Development Assistant II, City of White Rock

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2277 | www.whiterockcity.ca

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-----Original Message-----

From: **Redacted S. 22**

Sent: Thursday, September 22, 2022 2:44 PM

To: Planning <planning@whiterockcity.ca>

Subject: Bylaw 2439 re meeting this coming Monday on the development application at 1441 Vidal Street et al.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Wondering if you could clarify a few questions I have on the new multi-building residential application being reviewed next Monday at the public hearing with council.

What is the actual height of the North East corner of the building where it is five floors. What is the height of the building at the half way point down Vidal on the East side. What is the height of the building at the south/east corner. I mean the actual height including stairwell and elevator shafts. The plans I reviewed did not reveal these figures or I couldn't read the copies supplied.

What is the setback from the northern property line to the wall of the actual buildings North East corner where it is closest to the property line.

Why is there a fifth floor on the north east corner when it is supposed to be a four floor building?

The developer said at the last council meeting that one parking spot would be included in the rent paid by the tenant without any additional payment for the parking spot. Renters could also rent more available spaces if they had two or more vehicles. Noted that the commitment by the developer to do this is not included in the document. Without this commitment in writing the developer is free to not supply this once the building is completed. Building Parking for Renters is a mandatory requirement in our City with the limited street parking available. Please review the developers commitment at the last council meeting dealing with this application.

We are pleased that this building appears to now fit into our community and supplies good size rental space for our city.

I look forward to attending the Public meeting on Monday.

Thanks

s. 22

Debbie Johnstone

From: Alanna Claffey
Sent: November 10, 2022 9:59 AM
To: Alex Wallace
Subject: RE: **Redacted S. 22**
Attachments: 1441 Vidal; 2020 03 16 Comments Sheet (19-011) - 1441 Vidal St (Second Circ).docx; 2020 03 16 Comments Sheet (19-011) - 1441 Vidal St (Second Circ); RE: 1441 Vidal Report; RE: Message from unknown **s.22**

Hi Alex,

Please find my responses in **red** below and I have attached emails relating to the proposed development.

1. Records, if any, establishing that the requirement for a Tree Assessment Report is not required prior to the public hearing.
2. Any tree assessment received (other than that which was disclosed to the public as part of the public hearing package), together with any meeting notes, internal memorandum, external correspondence, consultant reports and text messages concerning tree protection and in particular any documents in support of the statements on page 166 of the public hearing package concerning “iterations of review and revision” and “staff have been working...greatest level of tree retention”.
3. Please provide any records or documents showing or concerning “off-site trees” as that term is defined in the Tree Protection Bylaw.
4. All records prepared or reviewed by Staff concerning the stand of trees as a stand of trees.
5. All records concerning the proposal to place replacement trees on the rooftop. A Tree Management Permit Application has not been to remove and relace trees, therefore replacement trees
6. Any draft CSDP, or similar, including records discussing or detailing construction or construction management plans for the project as relates to the parkade, the retaining wall, replacement trees and structural support for replacement trees on the rooftop. **Trees planted on Level 1 will be considered acceptable replacement trees- formal approval has not been issued. Any trees planted on balconies or levels above grade will not be considered as replacement trees. The Landscape Architect and Engineers create and signoff on rooftop plantings. A CSDP is requested and regulated through a formal TMP application which has not yet been made.**
7. Please include in the search any correspondence of the requested nature between members of Council and the developer or the developer’s representatives.

Alanna Claffey, C of Q|ISA|TRAQ

Arboricultural Technician

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2143 | www.whiterockcity.ca



From: Alex Wallace <AWallace@whiterockcity.ca>
Sent: Wednesday, November 09, 2022 4:17 PM
To: Alanna Claffey <AClaffey@whiterockcity.ca>
Subject: FW: **Redacted S. 22**

From: Anne Berry <ABerry@whiterockcity.ca>
Sent: October 31, 2022 1:50 PM
To: Redacted S. 22 FOI Request <foirequest@whiterockcity.ca>
Cc: Alex Wallace <AWallace@whiterockcity.ca>
Subject: RE: Redacted S. 22

s. 22

Thank you for your follow up questions. Further to your email below, on October 17th, 2022 Ms. Wallace confirmed receipt of your October 13th correspondence and advised that we would look into what you had sent (copies attached for your reference). We reached out to the developer as well, so they could provide comment also. We are still waiting for information from their arborist and will provide you with our response as soon as we can.

Additionally, we will now review your latest questions. If information can be provided without requiring an FOI submission we will do so, otherwise we will advise you which questions are required to follow the FOI process.

Regards,

Anne Berry (she/her), MCIP RPP
Director, Planning & Development Services
City of White Rock
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6
T 604.541.2293 | www.whiterockcity.ca



From: Redacted S. 22
Sent: October 31, 2022 11:14 AM
To: Anne Berry <ABerry@whiterockcity.ca>; FOI Request <foirequest@whiterockcity.ca>
Subject: Redacted S. 22

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Berry,

I have not received a reply to my recent request for documents following the public hearing. Perhaps you have forgotten or hope that I will forget. I have not forgotten, nor will I. Rather than wait in vain for a response, I feel compelled to make my request via the more formal FOI process so at least I have some assurance that at some point I will receive a reply. I have enlarged my scope of inquiry since if I have to wait, I might as well do some forward thinking on what I may require. I doubt this will be my last request, so in order to avoid duplication you can assume that the timeframe for this request is from project origination up to today, and future requests will cover the period after today.

1. Records, if any, establishing that the requirement for a Tree Assessment Report is not required prior to the public hearing.

2. Any tree assessment received (other than that which was disclosed to the public as part of the public hearing package), together with any meeting notes, internal memorandum, external correspondence, consultant reports and text messages concerning tree protection and in particular any documents in support of the statements on page 166 of the public hearing package concerning “iterations of review and revision” and “staff have been working...greatest level of tree retention”.
3. Please provide any records or documents showing or concerning “off-site trees” as that term is defined in the Tree Protection Bylaw.
4. All records prepared or reviewed by Staff concerning the stand of trees as a stand of trees.
5. All records concerning the proposal to place replacement trees on the rooftop.
6. Any draft CSDP, or similar, including records discussing or detailing construction or construction management plans for the project as relates to the parkade, the retaining wall, replacement trees and structural support for replacement trees on the rooftop.
7. Please include in the search any correspondence of the requested nature between members of Council and the developer or the developer’s representatives.

I think it is truly regrettable that I need to file an FOI to obtain documents that ought to have been part of the public record prior to the public hearing. At this point I will not address the question of whether any hearing was valid when missing such key information. Currently my focus is on whether the information was provided to the City and for reasons that are unclear to me the City chose not to disclose to the public, or whether the Developer has failed to meet the documentation requirements set out in the Planning Procedures and the Tree Protection Bylaw. None of this should be coming as a surprise to you as I urged you this summer to require the developer to address issues such as off site trees and stands of trees.

Before I sign off after our first windy day of the fall, let me remind you that much as I love these trees, I also understand that they can be very dangerous, especially if not treated properly. It was just a few years ago on this block when a very large tree fell after City construction work, destroying two cars and resulting in the evacuation of several homes while damage to gas and power lines were assessed and repaired. If that happens to any of these trees the damage will be much worse. That is why we must insist that you and your department act in accordance with the standards set for trees and their preservation.

I note with great concern that since all of the trees on the subject property that your reference to trying to retain trees must refer to offsite trees. How is it that you are working to retain these trees yet seem to be utterly unaware that the tree protection being suggested falls well short of the requirements of our Tree Bylaw. As I previously wrote to you, you do not have the authority to violate the law and jeopardize my trees and the safety of my home.

I look forward to receiving in due course. If you would like to establish a more cooperative basis for sharing of information, I would be open to that, and would only revert to the FOI route if hindered or delayed. That is up to you.

Yours very truly,

Redacted S. 22

Debbie Johnstone

From: Alanna Claffey
Sent: September 9, 2019 3:47 PM
To: Athena von Hausen
Subject: 1441 Vidal

Hi Athena,

I thought that you could cut and paste this comment into your word document in Prospero.

Tree Retention

Tree protection for Trees OS4, OS5, OS6, OS7, OS8, OS9, OS10, OS11 is inadequate. The excavation of for the parkade shows 1.1 m from PL or right to PL. The TPZ for most of the trees ranges from 1m -6.2 m minimum. It is extremely unlikely that only 25-27% of the critical root zone will be affected as stated in Van Der Zalm's report. All other developed properties protected the trees above mentioned.

It is recommended that parking be notched to accommodate the trees root structure, soil volume and undisturbed grades to continue preserving these Specimen trees.

Tree Replacement

Soil volume in planters is insufficient.
No replacement trees shall be planted in the loading area.
Where is irrigation?
What is the design for City blvd trees?

Alanna Claffey

Arboricultural Technician, City of White Rock
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6
Tel: 604.541.2143 | Fax: 604.541.2153 | www.whiterockcity.ca



DEVELOPMENT PROPOSAL APPLICATION – COMMENT SHEET

[Second Circulation – March 16, 2020]

The City of White Rock has received a development proposal application for the below-listed property. An information sheet, along with all applicable submission material, is attached in the relevant Project Folder on Tempest. Each department is requested to review the development proposal application request and provide written comment based on their department’s responsibility. If no comments are received, it will be assumed that your department’s interests are unaffected.

PROJECT NAME	1441 VIDAL ST. MULTI (2019)
PROJECT NUMBER	PRJ-000232
REFERENCE NO.	19-011
COMMENTS DUE	April 3, 2020

PROPOSAL	Rezone and consolidate the subject properties to a Comprehensive Development zone to allow for a 129-unit residential building, all rental tenure. A Major Development Permit (both Form and Character and Environmental – Ravine Lands and Significant Trees) is also required.
CIVIC ADDRESS	14937 THRIFT AVE, AND 1441, 1443-45, 1465 VIDAL STREET

DEPARTMENT	Planning - Trees
COMMENTS:	
<p>The report discusses bird nesting surveys and the City of Maple Ridge. Probably an error of sloppy cut and paste for the report.</p> <p>The report is virtually the same.</p> <p>Significant off-site trees are hand plotted and not legally surveyed. An accurate or responsible tree preservation plan cannot reflect a guesstimate of location of trees.</p> <p>The City would like to see the distance outside of the TPZ in which the land will be excavated for the parkade along with a detailed CSDP for the maintenance plan and weekly watering schedule proposed.</p> <p>Tree protection plan is missing the measurements of TPZ and excavation lines.</p>	



Debbie Johnstone

From: Alanna Claffey
Sent: April 8, 2020 10:52 AM
To: Greg Newman
Subject: 2020 03 16 Comments Sheet (19-011) - 1441 Vidal St (Second Circ)
Attachments: 2020 03 16 Comments Sheet (19-011) - 1441 Vidal St (Second Circ).docx

Hello,

Please see attached noted for the landscape drawings. Nothing major, they just forgot to add some TMP info that will be imperative for the installation contractors.

Thank you,

Alanna

DEVELOPMENT PROPOSAL APPLICATION – COMMENT SHEET

[Second Circulation – March 16, 2020]

The City of White Rock has received a development proposal application for the below-listed property. An information sheet, along with all applicable submission material, is attached in the relevant Project Folder on Tempest. Each department is requested to review the development proposal application request and provide written comment based on their department’s responsibility. If no comments are received, it will be assumed that your department’s interests are unaffected.

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CIVIC ADDRESS	14937 THRIFT AVE, AND 1441, 1443-45, 1465 VIDAL STREET

DEPARTMENT	Landscaping Plan
COMMENTS:	
<p>Page L-02 shall include the following language:</p> <p>Tree Protection Notes:</p> <ol style="list-style-type: none"> 1. All work around protected trees to be conducted as per municipal Tree Management Permit and Bylaws. 2. ALL work within the tree protection zone is to be approved and supervised by on site certified arborist. 3. Monthly inspections and follow up memo style reports are to be submitted to the City of White Rock for the preservation of offsite significant trees. 	

Debbie Johnstone

From: Alanna Claffey
Sent: November 8, 2021 12:21 PM
To: Greg Newman
Subject: RE: 1441 Vidal Report

Hello Greg,

The revised arborist report still says the offsite large trees have been handplotted as the property legal survey from 2018 has not included all of OS3-OS8 Douglas fir trees. It is required and prudent to demonstrate the exact percentage of roots protected or potentially calculated for loss when revising the plans.

Other than I have no concerns.

Regards,

Alanna Claffey, ISA 1669A, TRAQ

Arboricultural Technician, City of White Rock

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2143 | Fax: 604.541.2153 | www.whiterockcity.ca



From: Greg Newman <GNewman@whiterockcity.ca>
Sent: Friday, November 05, 2021 4:01 PM
To: Alanna Claffey <AClaffey@whiterockcity.ca>; Emma DeMelo <EDeMelo@whiterockcity.ca>
Subject: RE: 1441 Vidal Report

Hi Alanna,

We did get a revised Arborist Report in March of 2020 (attached); also attached is our first round of interdepartmental comments. The purpose of bringing this forward again to LUPC is to see if they (Council) is at all supportive of the project in it's new form (four storeys down from six with fewer units) >> the ADP has also recently recommended denial so I'm trying to avoid spending a lot of time on a Bylaw if Council is going to say no to the project. Before presenting this to ADP I'd asked for your thoughts on methods to protect trees through construction. I forget the term you used but I did communicate this to the Panel. Also attached is a topographic survey and the most recent Landscape Plans if that helps.

Let me know if you're not able to open the attachments as this email is a bit wonky. If you don't have capacity to review let me know and I'll summarize the content to get it in front of Council.

Greg _____ << File: 2019 07 15 Topographic Survey (19-011) - 1441 Vidal Street.pdf >>

Greg Newman, MCIP, RPP

Acting Director, Planning and Development Services, City of White Rock

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2142 | www.whiterockcity.ca

<< OLE Object: Picture (Device Independent Bitmap) >>

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<< File: 2019 09 10 Interdepartmental Comments (19-011) 1441 Vidal Street.pdf >>

<< File: 2020-03-13 - Arborist Report.pdf >>

From: Alanna Claffey <AClaffey@whiterockcity.ca>
Sent: November 5, 2021 3:38 PM
To: Emma DeMelo <EDeMelo@whiterockcity.ca>
Cc: Greg Newman <GNewman@whiterockcity.ca>
Subject: RE: 1441 Vidal Report

Hello,

Sorry Emma, I cannot complete anything in the report that you requested.

I had previously requested and advised in 2019 that we required a revised arborist report from day one as trees have been "hand-plotted" which is unacceptable and proves inaccuracy. I see no new reports from VDZ.

Regards,

Alanna Claffey, ISA 1669A, TRAQ

Arboricultural Technician, City of White Rock

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2143 | Fax: 604.541.2153 | www.whiterockcity.ca

<< OLE Object: Picture (Device Independent Bitmap) >>

From: Emma DeMelo <EDeMelo@whiterockcity.ca>
Sent: Tuesday, November 02, 2021 4:26 PM
To: Alanna Claffey <AClaffey@whiterockcity.ca>
Cc: Greg Newman <GNewman@whiterockcity.ca>
Subject: 1441 Vidal Report

Hi Alanna,

Linked [here](#) is the report that I mentioned for 1441 Vidal Street. I've pasted a tree management section from a previous report that you can use as a reference in the report. Here is a link to the project file where you can find the arborist report: <K:\Departments\DS\Development Apps\2019\3390-20 - MULTI\3390-20 19-011 ZON&MJP Complete File 1441 Vidal Street>

Greg, I've got the sections that you noted in your email mostly complete, some key areas like the proposed vs. revised section may need more detail.

Thanks, and see you both on Friday!

Emma De Melo
Planning Intern, City of White Rock

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2142 | www.whiterockcity.ca

<< OLE Object: Picture (Device Independent Bitmap) >>

Debbie Johnstone

From: Alanna Claffey
Sent: September 22, 2022 3:00 PM
To: Alex Wallace
Subject: RE: Message from unknown **Redacted S. 22**

Hi Alex,

Tree protection barriers can be smaller than six times the diameter providing arborist supervision and approval. These decisions are based on this overall health, age, species, structure and suitability of retention of a tree. If excavating is to occur within a small location within the barrier, site supervision and precision root pruning will occur.

Once a formal a tree management permit application has been made, the size and exact TPB placement will be conveyed.

I hope that helps.

Alanna Claffey, C of Q|ISA|TRAQ

Arboricultural Technician

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2143 | www.whiterockcity.ca



From: Alex Wallace <AWallace@whiterockcity.ca>
Sent: Wednesday, September 21, 2022 1:47 PM
To: Alanna Claffey <AClaffey@whiterockcity.ca>
Subject: FW: Message from unknown **s.22**

Can you give me your thoughts on this one? It is for 1441 Vidal.

From: Cisco Unity Connection Messaging System **s.22**
Sent: September 21, 2022 8:49 AM
To: awallace@unitycn1.cityhall.city.whiterock.bc.ca
Subject: Message from unknown **s.22**