

File No.: 04-1000-20-2019-280

May 30, 2019

s.22(1)

Dear s.22(1)

Re: Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")

I am responding to your request of April 25, 2019 for:

Records related to the decision to remove the tree on 900 Seabreeze Walk, from January 1, 2019 to April 23, 2019.

All responsive records are attached. In addition to the attached records, the Manager of Urban Landscape Development provided the following rationale:


The City of Vancouver issued a tree removal permit for a giant sequoia planted on top of a slab which was never designed to hold trees, with no growing medium available for the tree, and the entire area is paved. The application was submitted with a supporting arborist report and engineer's report, confirming that damage has occurred to the membrane/slab and that the tree needs to be removed to allow the necessary repairs. City of Vancouver issued the permit without a replacement tree being required as there is no space for a replacement tree to be planted.

Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2019-280); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

Please do not hesitate to contact the Freedom of Information Office at foi@vancouver.ca if you have any questions.

Yours truly,



Barbara J. Van Fraassen, BA
Director, Access to Information & Privacy

Barbara.vanfraassen@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4

*If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604.871.6584.

Encl.

:kt

1000 Beach Ave, Vancouver, BC

Arborist Report | December 2018

Prepared for:

VR2613
c/o Associa British Columbia Inc.
13468 77th Avenue
Surrey, BC V3W 6Y3

Prepared by:

Craig Southwell, Regional Inventory Arborist
ISA Certified Arborist #UI-0484A, ISA Tree Risk Assessment Qualified



Bartlett Tree Experts
3081 Norland Ave
Burnaby, BC V5B 3A9
604-322-1375
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Submitted on December 28, 2018

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**Landscape Review
City of Vancouver**

Arborist Report

Address: 1000 Beach Avenue, Vancouver, BC V6Z 2N9

Species: Giant Sequoia (*Sequoiadendron giganteum*)

**Stem diameter at
1.4m:** 78cm

Height: 14 meters (Approximate)

Condition: Good

Location: South east side of the property on Seabreeze Walk.

Observations: The tree is growing within a raised planter on top of a paved area. There is little room for further stem or root growth within the planter and there is evidence of roots having lifted the surrounding pavement. The tree has been implicated in damage to the roof of the parking structure which is directly beneath the tree.

Risk Rating: For the failure of the main stem we have calculated a low risk rating based on a three year timescale.

Discussion: The tree is poorly situated for its present size and future growth potential. Given the likely increase in size and root zone requirements over the coming years it is anticipated that future property damage will be caused. There are no pruning options that will control the size of the tree and/or its root growth.

Recommendation: Remove the tree before further property damage is caused.

The proposed removal falls under part e of section 4.5 of the City of Vancouver's Protection of Trees bylaw: "...an Arborist certifies that the tree is causing damage to property, including damage to roofs, retaining walls and sidewalks, that standard arboricultural practices cannot rectify."

Appendix 1: Photographs



The Giant Sequoia viewed from Seabreeze Walk.



The base of the tree showing the limited space within the planter and the root damage to the paved areas.

December 3, 2018

The Owners, Strata Plan VR 2613
c/o Associa British Columbia Inc.
301 – 1195 West Broadway
Vancouver, BC V6H 3X5

Attention: Ms. Simone Greaves, Community Manager

Email: simone.greaves@associa.ca

Dear Simone,

Re: 1000 Beach, 988-1018 Beach Avenue, Vancouver
Tree Review

Sense's Project No. 18R025C

We are pleased to provide you with our tree review letter.

1.0 BACKGROUND

The complex of 1000 Beach consists of six separate Strata buildings, with a total of 252 residential suites. There is an underground parking garage located beneath the buildings. Areas of the garage that extend outside of the building footprints are covered with hard and soft landscaping, such as concrete pavers and planters. Some areas above the garage have easements, to allow for public pathways through the Strata's property.

There is a large tree in a planter above the parking garage roof slab, which is located within an easement on the south end of the property (between 988 Beach Avenue and 990 Beach Avenue). This easement is part of a City of Vancouver cycling path.



Photo 1: Large tree in cycling path.

2.0 SENSE ENGINEERING'S SCOPE OF REVIEW

We completed the following:

- Discussed concerns regarding the large tree with Simone Greaves of Associa British Columbia.
- Visually reviewed the tree and surrounding exterior areas.
- Visually reviewed the parking garage structure directly below the tree.

We completed our site review on October 30, 2018.

3.0 FUNDAMENTAL FINDINGS

3.1 The tree has outgrown the planter and roots have created a safety hazard

The tree appears to be oversized for the existing concrete planter. Tree roots have extended outside of the planter, lifting surrounding concrete pavers. The uneven paver surface created by the tree roots presents a tripping hazard for pedestrians and cyclists.

Further, the uneven pavers have caused poor surface drainage around the planter, resulting in large areas of ponding. Over the winter months, ponding water will freeze and create a slipping hazard for pedestrians and cyclists.



Photo 2: Ponding water around planter.



Photo 3: Uneven pavers around planter.

3.2 The roots have damaged garage roof slab waterproofing

Below the tree, there is evidence of past leakage (i.e., efflorescence staining) through the garage roof slab. It appears that roots have caused damage to the waterproofing that is causing water leakage. Continued leakage will result in corrosion of the embedded reinforcing steel, concrete damage, and potential property damage or safety risk if spalled concrete falls on vehicles or pedestrians below. Reinforcing steel corrosion and further structural deterioration is particularly of concern at this location because ownership will need to use de-icing salts to manage the risk of falls around ponding areas (i.e., de-icing salts facilitate reinforcing corrosion). We recommend the garage roof slab waterproofing be repaired, which will require removal of the tree above.



Photo 4: Efflorescence and previous concrete repairs below the tree.

4.0 CONCLUSION

Based on our visual review, we recommend the tree be removed and any damage to the garage roof slab waterproofing be repaired. Once the tree is removed, the pavers should be reinstalled to produce an even surface.



5.0 CLOSING

We expect this letter meets your immediate needs. Should you have any questions or concerns regarding our letter, please feel free to contact us at the numbers below.

Yours truly,

[Original Signed and Sealed]

[Original Signed]

Michael Chow, P.Eng.
Project Manager (604) 655-4186
Sense Engineering Ltd.

Brennan Vollerling, M.A.Sc., P.Eng., LEED AP
Principal (604) 365-3664
Sense Engineering Ltd.

Attachment: Appendix A – Limitations



- In issuing this report, *Sense Engineering* does not assume any of the duties or liabilities of the designers, builders or owners of the subject property. Owners, prospective purchasers, tenants or others who use or rely on the contents of this report do so with the understanding as to the limitations of the documents reviewed and understand that *Sense Engineering* cannot be held liable for damages which may be suffered with respect to the purchase, ownership, or use of the subject property.
- The scope of our work and responsibilities related to our work are defined in our project authorization ("Conditions of Assignment").
- Any user accepts that decisions made or actions taken based upon interpretation of our work are the responsibility of only the parties directly involved in the decisions or actions.
- No party other than the Client shall rely on the Consultant's work without the express written consent of the Consultant, and then only to the extent of the specific terms in that consent. Any use which a third party makes of this work, or any reliance on or decisions made based on it, is the responsibility of such third parties. Any third party user of this report specifically denies any right to any claims, whether in contract, tort and/or any other cause of action in law, against the Consultant (including Sub-Consultants, their officers, agents and employees). The work reflects the Consultant's best judgement in light of the information reviewed by them at the time of preparation. It is not a certification of compliance with past or present regulations. Unless otherwise agreed in writing by *Sense Engineering*, it shall not be used to express or imply warranty as to the fitness of the property for a particular purpose. No portion of this report may be used as a separate entity; it is written to be read in its entirety.
- Only the specific information identified has been reviewed. No physical or destructive testing and no design calculations have been performed unless specifically recorded. Conditions existing but not recorded were not apparent given the level of study undertaken. Only conditions actually seen during examination of representative samples can be said to have been appraised and comments on the balance of the conditions are assumptions based upon extrapolation. Therefore, this work does not eliminate uncertainty regarding the potential for existing or future costs, hazards or losses in connection with a property. We can perform further investigation on items of concern if so directed.
- The Consultant is not responsible for, or obligated to identify, mistakes or insufficiencies in the information obtained from the various sources, or to verify the accuracy of the information.
- No statements by *Sense Engineering* are given as or shall be interpreted as opinions for legal, environmental or health findings. *Sense Engineering* is not investigating or providing advice about pollutants, contaminants or hazardous materials.
- The Client and other users of this report expressly deny any right to any claim against *Sense Engineering*, including claims arising from personal injury related to pollutants, contaminants or hazardous materials, including but not limited to asbestos, mould, mildew or other fungus.



City of Vancouver
453 West 12th Avenue
Vancouver, British Columbia
Canada V5Y 1V4

Issue Date: Feb 01, 2019

Application Date: Jan 02, 2019

Applicant	Contractor	Location of Permit
Craig Southwell DBA: Bartlett Tree Experts 3081 Norland Ave Burnaby, BC V5B 3A9		1000 BEACH AVENUE Vancouver, BC V6E 4M2

Related Permits:

Specific Location: South east side of the property. Tree stands in planter in the middle of Seabreeze Walk

Project:

Legal Description:

Land Coordinate: 61712124

Work Description

The removal of 1 x 78cm DBH giant redwood (*Sequoiadendron giganteum*) to allow repairs to be made to parkade membrane. This application is supported by an arborist report and engineers report, confirming that the necessary repairs cannot be made without removing the tree.

The original development permit does not require a tree in this location and there is not adequate infrastructure/soil volume in place, to allow the planting of a significant replacement tree in this location, as such no replacement tree is required for this permit. After the parkade membrane repairs, replanting of the planter should be in keeping with the surrounding planting.

Installation Details and Trees

Requested Number of Trees to be Removed: 1

Approved Number of Trees to be Removed: 1

Number of Replacement Trees Required: 0

Terms and Conditions

- Tree removal to be completed in conjunction with approved construction.

Required replacement trees shall be planted and in place prior to building occupancy. If a replacement tree fails or is removed, another tree must be planted in accordance with Schedule D, Protection of Trees By-law Number 9958.

A replacement tree must be planted at least

- (a) 1 m away from a side property line, an accessory building and any other structure or thing likely to be affected by the tree,
- (b) 1.5 m away from a principle building, and
- (c) 2.5 m away from another tree.

- NO WORK MAY BE DONE WITHIN 1.0 METERS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE UNLESS AN ISA CERTIFIED ARBORIST IS IN ATTENDANCE TO SUPERVISE. WORK INCLUDES DEMOLITION, EXCAVATION, CONSTRUCTION AND LANDSCAPING.

- No person shall commence construction on a site where a tree protection barrier is required unless and until the barrier has been installed (and maintained) in compliance with Section 7, of the Protection of Trees By-Law #9958.

- Where a tree protection barrier has been erected around a retained tree or a replacement tree, no person shall;

- (a) undermine or in any other way damage the roots and canopy of a tree located within the barrier, or
- (b) remove soil from within the barrier or otherwise alter the existing grade of the land within the barrier or under a tree dripline.

No tree protection barrier shall be removed or altered until demolition and construction have been completed.

- IN ACCORDANCE WITH SECTION 4.8 OF THE PROTECTION OF TREES BY-LAW #9958, THIS PERMIT SHALL BE CLEARLY POSTED ON SITE DURING THE TREE REMOVAL. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE BY-LAW, AND MAY BE REFERRED TO THE CITY PROSECUTOR FOR FURTHER ENFORCEMENT ACTION.



Tree Permit

TP-2019-00001

City of Vancouver
453 West 12th Avenue
Vancouver, British Columbia
Canada V5Y 1V4

Terms and Conditions

- When considering the tree removal application and the supporting documentation, there may be events where the approved number of trees to be removed is different from the requested number of trees to be removed.

Additional Notes

Book inspections by calling 3-1-1 within Vancouver or 604-873-7000 from outside Vancouver.

Permit Fees

Description	Amount	Tax Amounts	Fee Total	Fee Adjs	Pmts and Adjs	Balance
Application	\$82.00		\$82.00	\$0.00	\$82.00	\$0.00
					Total:	\$0.00