

File No.: 04-1000-20-2021-522

March 18, 2022

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 October 7, 2021 under the ***Freedom of Information and Protection of Privacy Act, (the Act)***, for:

Correspondence, meeting agendas, and meeting notes related to rezoning and development project DP-2021-00545, including any prior communications or determinations about the releasability of the application's documents (i.e. Arborist's Report). Date Range: June 1, 2021 to October 7, 2021

All responsive records are located on an FTP site, (FTP instructions are included in the accompanying email).

Some information in the records has been severed, (blacked out), under s.13(1) and s.22(1) of the Act. You can read or download this section here:

http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00

Please note, the City Arborist notes the Diamond Head report is subject to revision to reflect the recent Parks Board decision to remove tree C02 based on their own tree management protocols.

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request 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 (#04-1000-20-2021-522); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

[Signed by Cobi Falconer]

Cobi Falconer, MAS, MLIS, CIPP/C
Director, Access to Information & Privacy

cobi.falconer@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.

:FTP (Responsive records)

:ma

From: ["Eriksson, Oskar" <Oskar.Eriksson@vancouver.ca>](mailto:Oskar.Eriksson@vancouver.ca)
To: ["Spaans, Kevin" <Kevin.Spaans@vancouver.ca>](mailto:Kevin.Spaans@vancouver.ca)
Date: 8/23/2021 12:44:58 PM
Subject: 2120 W 10 - Brief for Theresa

Hi Kevin,
I'm trying to claim a spot in your calendar for us to go over the brief for Theresa tomorrow.

I hope this timeslot works for you.

Best/Oskar

From: "Choi, Nicole" <Nicole.Choi@vancouver.ca>
To: "Eriksson, Oskar" <Oskar.Eriksson@vancouver.ca>
"Spaans, Kevin" <Kevin.Spaans@vancouver.ca>
Date: 8/11/2021 11:11:58 AM
Subject: 2120 W 10th - DP-2021-00545 - Notification
Attachments: 1. 2120 W 10th Ave COMMTS JULY 27 - AUG 11.xlsx

Hello Oskar, Kevin,

I've had a recent flux of emails regarding this application because of the Elm tree. (150+ emails to be exact)

I've gathered the submissions that I've received on SYC, please see attached. (green highlights any entry that mentions "tree")

Please note this does not include emails that were sent directly to me, and will require some time for me to sort through my emails (I was away for two days)

Additionally, the site area issue (pre dedication) has not yet been resolved, so the decision date is tentative until further notice.

Kevin, have you heard anything?

Nicole Choi | Project Coordinator | Development Review Branch

Development, Buildings, & Licensing
City of Vancouver | 515 W 10th Ave
Vancouver | BC V5Z 4A8



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθdōʔrəm (Musqueam), Məkwə́ 7mesh (Squamish), and səliwətaʔ (Tsleil-Waututh) Nations.

CONFIDENTIALITY NOTICE: This message and any accompanying documents contain confidential information intended for a specific individual and purpose. This message is private and protected by law. If you are not the intended recipient, you are hereby notified that any disclosure, copying or distribution, or the taking of any action based on the contents of this information, is strictly prohibited.

[illegible]

2021-08-03 15:10	The 90 year old elm should not be removed, as it provides habitat for birds, insects and other animals plus shade. The very large conifers were removed for a new development across the street a few years ago and now the condo owners are exposed to bad air with no shade. Developments should be smaller and accommodate established trees and vegetation that are essential habitat for others than ourselves.	Vancouver, BC, V6K1Y2	2	3273027
2021-08-03 18:57	Strong support for this project	Vancouver, BC, V6L2C9	1	3273218
2021-08-03 17:11	My concern is for the park on Cranberry Drive and the amount of sunlight that will be restricted into the park because of the 60ft building being put up in front of it. I also have concerns about the impact that 62 additional parking spaces, and the traffic that will accompany it will have on a one way street (10th). As it is that area already gets congested at certain times of the day with school drop-offs and pick-ups and the bike lane traffic. I would be curious how you plan to manage the traffic safety with even more vehicles added to the mix.	Vancouver, BC, V6K1T	3	3273275
2021-08-03 18:30	While I am in favour of more density and the overall design and scope of the proposed building, it should absolutely not be at the expense of the beautiful old trees that line 10th Avenue. Any development here should embrace the locality and the heritage of this street which has a grand avenue of historic elm trees. Why does everyone else have to protect the small elm trees during development yet this tree is felled at the expense of market price condos for a developer? Leave the trees for all to enjoy.	Vancouver, BC, V6J5L8	3	3273111
2021-08-03 20:27	It is absolutely unacceptable for the proposed development to remove the beautiful old trees on the corner of 10th and Arbutus. Protecting the city's old trees is of the utmost importance. A bunch of new buildings with no old trees around is what all other cities look like. Vancouver has big beautiful old trees right in the heart of the city and we want to stay that way. It's what makes us unique. Should the development be approved, there must be a provision to protect the existing nature surrounding the proposed building.	Vancouver, BC, V6K1T	2	3273586
2021-08-03 21:06	I am opposed to this application as it involves the cutting down of an approximately 100 year old tree that is currently on the sidewalk near the northeast corner of the old building. First of all, this tree is on the sidewalk and I don't see why it has to be cut down with the new development. Second, trees are extremely important for a city. We were just adding dead trees because of forest fires due to global warming. It is scientifically proven that trees reduce the amount of carbon dioxide that is warming the planet. If we want to survive on this planet, we need to save every tree, not just big ones. What is the benefit of having commercial development when we kill the trees and can't breathe anymore as it gets too hot? I am not against development per se and understand the city's needs for more commercial space, but I am for sustainable development that secures a future for our children. This application is not sustainable development and I urge you to reconsider it so the tree and surrounding trees are not getting killed.	Vancouver, BC, V6J1X	2	3273632
2021-08-03 21:28	Please keep the 90 year old tree at the corner of Arbutus and 10th!	Vancouver, BC, V6K1T2	2	3273651
2021-08-03 21:31	I am extremely disappointed and frustrated that, yet again, the City of Vancouver is allowing another one of our 100+ year old trees, this one at the corner of Arbutus and 10th, to be cut down in order to accommodate a new condominium. This majestic Mother Tree brings so much joy to the neighbourhood. PLEASE, please, please consider saving this tree!	Vancouver, BC, V6Z1L7	2	3273656
2021-08-03 21:36	Do NOT allow any trees around the area to be cut down in order for the development to happen. It is essential that we keep the trees along this proposed development for the health of our city and our planet. The developer must build around the tree and not eliminate it (if it is allowed). I won't vote on any of the current council if they have any part in approving this and if Arbutus trees are cut down in the process. First school bus stop approved development of part of Farringham Elementary school and now council is considering that it is unreasonable in this era of climate crisis.	Vancouver, BC, V6P1V9	2	3273663
2021-08-03 21:57	I find it ironic that a project based on sustainability is cutting down a nearly 100 year old tree. The fact that the proposal discusses sequestering carbon while destroying a natural carbon store makes no sense. The project mentions being a good neighbour but will destroy one of the very best neighbours we have - one that provides shade and beauty to the neighbourhood as well as providing food and shelter to hundreds of creatures. It is not an act of goodness to bring down this giant who is claiming to be an environmental proponent. As a resident of this neighbourhood, chosen in part for the outstanding area, I would like to see this proposal amended to include a solid plan to protect both the elm trees at the corner of 10th and Arbutus.	Vancouver, BC, V6J5L8	3	3273683
2021-08-04 10:10	I am strongly opposing the idea to remove a tall grown tree on City property. Arbutus's bark should be taken away for even suggesting that to the architect. Building massing needs to be going around the tree protected zone if it is affecting the root ball. Trees in this area is a trap for the neighbourhood. Adjacent developments along 10th Ave. all were able to keep the trees of similar sizes while achieving 6 to 7 stories by setting building back. I don't see why this Project can be and should be an exception.	Vancouver, BC, V6K1W	3	3273186
2021-08-04 11:53	The trees on the street must be kept to maintain the overall canopy in the city.	Vancouver, BC, V6K2S2	3	327315
2021-08-04 13:31	Hi, I am s.22(1) resident of Kilaro and am very opposed to the proposed tree removal at 2120 West 10th Ave. This is a nearly 100 year old tree and should be saved. In fact I've lost a lot of healthy trees in the area being cut down in the past few months. I love the fact that we have a very green city filled with trees that help the environment and area a beautiful sight. Please don't cut down the tree on West 10th or any other healthy trees. What's happening to our green city?	Vancouver, BC, V6J2A8	2	3273175
2021-08-04 13:31	The residential neighbours of the proposed building are vehemently opposed to the destruction of the 90-year-old tree on the corner of West 10th and Arbutus. I have lived in the Arbutus West neighbourhood for s.22(1). During this time, with numerous developments (building on the 2100 block of West 10, the commercial development on the south side of Broadway between West and West 10, St. John's private school's massive development...) we have seen a huge increase in the pressure on our little green spaces and trees. One of the reasons people are drawn to this neighbourhood is because of these very trees. To cut down this particular tree in this present environment of drought, forest fires and extreme heat is counter the ideology of Green Vancouver.	Vancouver, BC, V6J2A8	2	3273175
2021-08-04 13:31	This tree provides shade for these increasingly hot days. It helps absorb the pollutants from the heavy traffic in the neighbourhood. It provides habitat for a variety of birds, insects and small mammals. It is the anchor of that corner. Nothing planted in its place will make up for its present carbon capture. Nothing planted in its place will bring the extensive shade it offers on a scorching hot day. Nothing planted will replace its beauty.	Vancouver, BC, V6J2A8	2	3273175
2021-08-04 13:31	While I am cognizant that development is inevitable, especially due to the city's train transit upon us, developers and the city must respect the greenery of the existing neighbourhood. The passive architecture is nice for those living in the building, the tree is nice for the rest of us. Let's not make West 10th and Arbutus another un-anchored Vancouver corner. Have the architect/developers go back to the drawing board to accommodate this tree's root system and branches. There is precedent for this in North Vancouver from April 2021. A 200-year-old tree was saved from development at 21st Street and Eastmain Avenue in Central Lonsdale when the architect/developer redesigned their build to include the tree. If Port Pacific were to be built, a sustainable building leader and a good neighbour as stated in their proposal, then the city must insist they be a good neighbour by altering their plans to accommodate the 90-year-old resident with a very fixed address at the corner of West 10th and Arbutus.	Vancouver, BC, V6K1T1	3	3273186
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2021-08-06 10 26	<p>There is a beautiful old tree on the corner of this development that is going to be cut down if this project goes through. I strongly contest this. That tree is 100's of years old and should be protected. It is a beautiful addition to our neighbourhood and it is completely unnecessary that I should have to be removed in order to make room for yet another development. We can't keep destroying the beauty of our neighbourhoods because that is what makes them appealing to live in the first place. I'm not against the development but I would strongly urge the city to at least protect the tree on the corner.</p> <p>Further to my previous feedback, the historic elm tree scheduled for removal in conjunction with this development permit can be pruned and saved. The American elm trees can live 300 years and more with proper care and pruning: https://www.midwestgardentps.com/trees-index-1/american-elm-trees.</p> <p>This is the healthiest looking tree on this block. If it's a tree poses a danger, then are all other buildings on this street at risk too because they have old trees in front of them? Where will it end? We have lost too many big trees to the development already.</p> <p>It appears to me that where there is a will, there is a way. There is a similar building on Broadway and Larch being constructed where big trees have been accommodated by the developer. So it can be done.</p> <p>I am not getting responses from the project coordinator Nicole Choi to my emails of July 28th and August 13th regarding this tree. Could you please send a copy of the arborist report as soon as possible as the time is running out.</p> <p>The public consultation period should be extended as two weeks over the long weekend is insufficient time for a genuine consultation. There is a growing opposition to the removal of this tree as evidenced by signs posted on the tree.</p>	Vancouver, BC, V6K1V6	3	3277866
2021-08-06 11 3 2021-08-06 12 32	<p>Do not allow destruction of the 90 year old elm tree this project plans to sacrifice. Shading and carbon removal by trees is more and more important as clearly demonstrated by the excessive heat this year.</p>	Vancouver, BC, V6K 1 Vancouver, BC, V6R2S6	2 3	3278036 32781 0
2021-08-06 15 36	<p>This application's height and density generally match that of its neighbours (mid-rise, commercial at-grade). It is a green building and brings much needed housing to the City, and at close proximity to transit - both existing and proposed. Would over if even more density (and height) could be considered here.</p>	Vancouver, BC, V6E R9	1	3278 31
2021-08-06 15 52	<p>1. The Developer has requested a height waiver to permit an overall height of 60 metres. The Developer submits that the relaxation of the height restriction is reasonable in the context of the likely development of the Broadway corridor; however, the proposed development is one block south of the Broadway Corridor and not visible from Broadway. This development application should be reviewed in the context of the Arbutus Corridor between 10th and 12th Avenues, and not in the context of the Broadway Corridor. The 60-metre height is not in keeping with the neighbourhood along Arbutus Street. All the buildings south of 10th Avenue on Arbutus Street are approximately 50 metres or less in height, and if allowed, the proposed development with 5 floors will be completely incongruous and out of character. Furthermore, if allowed, the additional constructed height I mean that the existing buildings on the east side of Arbutus Street will lose direct afternoon sunlight significantly earlier than if the proposed development height were limited to 51.5 metres – the height of the existing adjacent building on the south side of the site. The shadow studies (Drawing A1.0) have not been made public, but I estimate that the existing buildings will use direct sunlight approximately 90 minutes earlier if the 60-metre height waiver is granted – a significant degradation of their quality of life, particularly in the winter months.</p> <p>2. Eighty-two parking spaces will create a significant additional motor vehicle traffic. Cranberry Drive is a very small road, with heavy pedestrian traffic from Arbutus Walk, including many elderly residents of the retirement community located in Arbutus Walk. West 10th Avenue is a narrow street with a busy bicycle route. There are two schools within 100 metres along W 10th, to the west of the site of the proposed development, resulting in considerable congestion at drop-off and pick-up times. Arbutus Street is already a busy thoroughfare with narrow sidewalks in the area, and the City of Vancouver has announced plans to utilize the section between Broadway and 12th Avenue for a segment of the Light Rail System when that project is implemented along the Arbutus Greenway. The development proposes 8 residential units and 63 residential parking spaces. It is reasonable to assume that the 8 penthouse units on the proposed 5th floor are each allocated 2 parking stalls. If construction of the 5th floor were not permitted, it is likely that 16 parking stalls could be eliminated, significantly reducing the volume of motor vehicle traffic associated with the development.</p> <p>3. The rendering provided by the Developer shows a large tree located across the street from the proposed development on the north-east corner of the intersection of Arbutus Street and W 10th Avenue. However, there is currently another, larger old tree located on the site of the proposed development (the south-east corner of the intersection), which is not shown in the renderings. Curiously, no mention is made in the development application that this second tree will be removed. Large, old trees are a precious part of our city's heritage. I find it incongruous that the application makes much of the developer's green attributes (including an estimate of carbon sequestered), but no mention is made of the planned destruction of a graceful tree that adds much to the character and charm of the neighbourhood and continues to work its magic, removing carbon from our environment. I submit that the development application should be rejected unless the Developer gives an assurance that this tree will not be removed.</p>	Vancouver, BC, V6J5L8	2	3278 56
2021-08-06 17 10	<p>I have no problem with the development itself, but I am concerned about the proposed removal/destruction of the 90-year-old elm tree on the southwest corner of Arbutus and West 10th, which, according to the arborist, needs to be removed/destroyed because it is sick. I am not tree expert, but this tree looks very healthy to me! I believe that a second, independent arborist report should be brought in to reassess the situation with regard to this beautiful old tree. In lieu of Vancouver's recent heat wave, with the likely prospect of similar extreme weather events in the city's future, we need to retain as much of our urban tree canopy as possible. In a recent conversation I had with a local concerned resident, I learned that the architect of the project would be willing to move the proposed building back a little in order to allow the tree to remain. Should this proposal be given the green light, I urge you to reconsider the plan to remove/destroy this tree.</p>	Vancouver, BC, V6K1S1	3	3278552
2021-08-06 23: 5	<p>There is beautiful huge tree (022) on the corner of W10 Avenue and Arbutus on the city boulevard (city land) that according to some arborist needs to be removed. Apparently, this tree is around 90 years old, looks very healthy and is part of a line of gorgeous boulevard trees down W10. I would like to see a published justification as to why it is being removed and replaced with some dinky-split tree that does not fit within the remaining canopy of trees. The City Development staff should go see how this tree is part of this neighbourhood. Go south 6 blocks on Arbutus down to the recent condo development housing the City Market Loblaws. Look how well those new cute little trees are being taken care of...2 of 6 are now pretty much dead. Replace a stunning gorgeous granddaddy tree with a cute little one that will certainly not resemble the one in the building photo and will probably be dead in a year or two.</p>	Vancouver, BC, V6K2N2	2	3278886
2021-08-07 05: 1	<p>The planned development certainly looks exciting in that it aims to help develop low-rise green architecture, and especially in generating its own energy. These are developments we need to see happening on a larger scale.</p>	Vancouver, BC, V6E V3	1	3278978
2021-08-07 11 1	<p>This development can work with the environment if it wants to move into instead of replacing it. Vancouver is beautiful because of its trees, and this is one of the best ones! Please keep this tree alive. Build around it, as it is an important part of this community.</p> <p>This Elm tree at the corner of 10th Ave and Arbutus Street is the nicest tree in the neighbourhood, please keep this tree healthy.</p> <p>Please do not build underground car parking instead of tree roof! Do not build a bike path or a sidewalk or any other thing in place of this tree. I bike and walk through here regularly, and have stopped and marvelled at this very tree. My stomach sank when I saw the proposal to destroy it.</p> <p>The bike path and sidewalks could go around it, and vehicles could stop going through that spot. This tree is more valuable than the proposed development. Build around it. Maybe even build in some way that supports this tree longevily. Don't cut it down.</p> <p>As we know this is a major bicycle route, and this corridor is incredible due to the big trees. If this new building is allowed to be part of that, it should not take away one of the best parts of the corridor.</p> <p>I am happy about the improved eco-centric design of this project, and I think it will be atractive to prospective residents that also want to utilize the bike route, but I think those same people would rather have a beautiful giant tree lined bike and people route in front of their building, than a cold concrete parking spot underground, or similarly cold landscape.</p> <p>It is because of this tree, especially as part of the big tree lined corridor, that this property will be desired, but don't remove the desirable part to move in.</p> <p>I hope all involved have spent time admiring this specific tree before deciding what to do here.</p>	Vancouver, BC, V6J2G1	3	3279 9
2021-08-07 16 09	<p>Affordable housing in the neighbourhood (which I visit) is good. Three levels of parking seems like way too many. How many of those parking spaces will be for bicycles and will there be EV charging stations? But the main reason for writing right now is the plan to cut down the huge tree ironically shown in the picture. That big tree in the right hand side is scheduled to be cut down. WHAT??? For a city that is supposed to work for the environment above all, how can that be acceptable? If this is a passive building, doesn't that mean some commitment to energy neutrality? How does chopping down a tree of this size and age make any sense? Please make sure this is discussed and that all people who want to save this tree are heard. Thank you.</p>	Vancouver, BC, V6K3A7	3	327982
2021-08-07 16 10	<p>The rendering shows the large tree replaced by a sapling. The street Google view shows the tree to be as healthy as the other same species trees on W10th. I do not doubt that the tree roots will be compromised by the construction of an underground parkade if standard layout design is allowed. But it need not be permitted by the city. Ironically that this design is to passive house standards, but the existing ecology goes is expendable. This building doesn't need 82 parking spaces - provide only one per unit plus visitor spaces. It is on a bus route and almost at the steps of the new subway. The northeast corner basement can and should be redesigned to a low cantilevered support or the upper corner units and thereby leave the existing substrate, including the roots untouched. I do not support the proposal as it stands. Chainsawing the tree is an unnecessary lazy one-cut solution.</p>	Vancouver, BC, V6J2H	2	3279825
2021-08-07 16 5	<p>I have two main comments about how the proposed design will affect the immediate surroundings in a negative way, both of which could be adjusted to blend in better with the current community.</p> <p>1/ The building design as depicted would remove a 90-year-old elm tree on the corner of 10th & Arbutus. The neighbourhood has precious green spaces, which play an important part in the local community. These trees significantly contribute to air quality, heat control, and shade for surrounding apartments, and of course form an important part of the local ecosystem. The proposed design shows a replacement by young trees, which would not have the immediate same impact as the current old, large tree. I hope that the design can be adjusted to keep the tree alive.</p> <p>2/ The proposed design includes a three-storey underground parkade for 82 spots, which sounds like this could serve ground-level commercial spaces. The proposed access road (Cranberry Drive) and 10th Street are currently very low-traffic streets that are used mainly for local inhabitants and bike traffic. There is also a quiet park used by the local community. If the underground parkade serves new stores, this could significantly increase traffic, which would be to a great detriment for the local community. Already now, around 8am, traffic is too drop off children at a nearby school significantly impacts the area with traffic noise and increased unsafe situations for pedestrians (especially with dogs) and bikes. Adding a frequently used parkade accessed from this side could cause significant problems in the local community. Again, this could perhaps be solved with an adjustment to the proposed design. The entrance to the parkade is placed on the already busy Arbutus Street.</p> <p>Keep Vancouver green! It is unacceptable or any new build to destroy a 90-year-old tree in order to be built. Losing that tree affects the entire block. The young replacements pictured will not provide comparable shade/insulation for nearly a century.</p> <p>The onus should be on the architect to design a building that does not negatively impact the environment. This should be part of the standards for a Passive House project. Climate change is now, we don't have 90 years to wait for that tree to be replaced.</p>	Vancouver, BC, V6J5L8	3	3279866
2021-08-07 16 56	<p>Additionally, I think the parkade placement should be reconsidered. Cranberry Drive is a quiet street that already faces challenges with school drop-offs.</p>	Vancouver, BC, V6J5L8	2	3279869
2021-08-08 00 51 2021-08-08 11 39	<p>I hear there are plans to cut down the old-growth tree next to the project and I am STRONGLY against this for my neighbourhood. All trees, especially old growth trees, need to be protected. Over 750 people died last month due to our climate heat wave. Every tree, especially old trees, are vital for the environment. I'm not against the project, but developers can plan construction around the tree. DO NOT CUT TREES!</p> <p>Please do not cut down the 95-year-old tree on the southwest corner of 10th and Arbutus. It is a valued member of our community. Its shade is crucial in these climate change summers. And let's not forget, Vancouver is trying to become the greenest city.</p>	Vancouver, BC, V6H1J3 Vancouver, BC, V6H1J6	3 3	3280088 3280 07
2021-08-08 12 05	<p>seems like there could be more density at this location permitted as it is on a busy street, i.e. a few more floors added to this project would not hurt the surrounding residents in any way as it is mainly commercial and apartment buildings in the area. Great idea to use ecological timber and passive design. Are there pandemic considerations in the proposal - outdoor balconies, patios, gathering areas, and windows that open and more elevators and wider hallways. Climate control considers ionized natural cooling or air for safety of seniors and others. Many of these buildings have been hothouses during summer heat. Density on main streets to provide housing, a good-keep high density of the side streets and residential areas and permit more density on major streets only. There is no loss in permitting extra floors/greater density to provide more badly needed housing in this location especially for a sustainable build. I can't see how many are 2 bed or 3 bed units for families. seniors accommodations in units as more seniors are downsizing (wider chair heights and needs), grocery list (dumb water) in parking area, Ebike chargers and car chargers. Secure Lock up for bikes. Ramps for bikes into building. Looks like a great project.</p>	Vancouver, BC, V6R1M6	1	3280 25
2021-08-08 11 12	<p>Concerned about the tree on the corner of 10th and Arbutus slated for removal based on an arborist's report. Without further information, I oppose its removal.</p> <p>I could not find the report but am surprised that this one on 10th is slated for removal but not the next tree to the west of this one on 10th. If the City of Vancouver arborist wanted this tree removed, it seems like an odd time to slate this one for removal. There are other trees, to the west along 10th that aren't in as good a condition. It would be an unfortunate precedent to have this tree removed or ease of construction/design.</p> <p>The developer of the building being finished on the NW corner of Broadway and Larch worked with the trees at that location in situ. The design of 2120 W. 10th could be altered to have a terrace in the location where there are branches that cannot be trimmed to accommodate the proposed box shape on that corner.</p>	Vancouver, BC, V6H1R2	3	3280510
2021-08-08 17 31	<p>All of the large trees on 10th ave need to be retained. The one on the corner of 10th and Arbutus is the largest and best tree on the block and needs to be protected.</p>	Vancouver, BC, V6K V5	3	3280653
2021-08-08 18 36	<p>Major concerns about the underground access from Cranberry Drive due to limited access already with the conversion of 10th ave to one way. It is difficult to get into and out of Cranberry Drive already and with the car traffic from parents dropping off and picking up children from the neighbourhood schools it is going to cause traffic and safety concerns. Access from Arbutus Street should be considered.</p>	Vancouver, BC, V6J0E1	3	3280705
2021-08-08 19 18	<p>Don't cut down the tree!</p>	Vancouver, BC, V6J0E1	3	3280735

	DEVELOPMENT APPLICATION DP-2021-005 5				
	<p>ISSUE 1 - NOISE</p> <p>Kindly ensure that any and all fans and noise-making mechanical systems are not exhausting at ground level and do not increase the noise levels directed at the residents of neighbouring buildings. Due to an unfortunate relaxation the City granted at the time of construction at the end of the last millennium, the building immediately to the South – with addresses of 2655 to 2685 Arbutus St, 2111 West 11th Ave, and 2680 to 2686 Cranberry Drive – has the air for the parkade and the restaurant exhausting at ground level on Cranberry Drive. The air was reconfigured about 10 years ago so that it now runs continuously, and very loudly, day and night, 365 days a year. The resulting sound bounces off and reverberates from the adjoining buildings, a definite annoyance. In the past, some residents of 2655 Cranberry Drive lodged noise complaints with the City's Bylaw Department, complaints that were simply swept aside by City Staff because I was just too late to change the configuration of the building.</p> <p>The possible addition of similar noisy fans and mechanical equipment is not a welcome prospect. While Passive House and Net-Zero do figure prominently in the City's vision, they pay little, if any, attention to noise outside the building. To achieve their goals designers and engineers for passive buildings frequently make up the difference in their energy equations through the use of mechanical systems. Noise not being properly addressed in the Vancouver Building Bylaw, no say, and cheaper, mechanical units can readily be installed. To alleviate the distinct possibility of additional sound pollution, such systems must exhaust to the roof or, in the alternative, rooftop-mounted units must be used.</p> <p>ISSUE 2 - PASSIVE HOUSE</p> <p>Since the building is intended as a mixed commercial and residential building, will the Passive House certification be sought for the building as a whole, or for the dwelling units only?</p> <p>ISSUE 3 - TRAFFIC</p> <p>The development plan seems to indicate that the existing building sited at the West edge of the property at 2120 West 10th Avenue is not part of the development. That building, currently used as a garage, should be demolished and Cranberry Drive straightened to remove the dangerous existing S-curve between 10th and 11th Avenue. A couple years ago, the City aggravated the issue with the institution of the Westbound one-way and dedicated bike lanes on West 10th Avenue from Cranberry Drive to Vine Street. While it is an always-present issue, it becomes particularly acute in the mornings and evenings on school days. Many parents who drop off pick up their children at St. John's School and the Fraser Academy negotiate the S-curve as if they were on a racetrack, without proper regard for the yellow line and frequently cross over into the incoming Southbound lane. Since parking access for 2120 West 10th Avenue is to be from Cranberry Drive, it will only exacerbate the problem, especially for those residents of that new building who will wish to head South on Cranberry Drive to take 10th Avenue and then East on Broadway, so as to avoid the traffic jam that occurs when and where the children are dropped off/picked up.</p> <p>ISSUE - TREES</p> <p>I share the concerns expressed by other citizens about the effect of the construction on the existing large trees along 10th Avenue, particularly the large tree (elm?) at the Southwest corner of Arbutus and 10th. Those trees need to be preserved.</p>				
2021-08-08 22:25		Vancouver, BC, V6J3Y	3	3280823	
2021-08-09 07:06	<p>Hi o, I am concerned about the tree that is on the corner of 10th and Arbutus. This tree is 90 years old, but can live to be 300 years old. It is a perfectly healthy tree and I should NOT be cut down. Any developments should be built around it and we, as well as other local citizens believe that the life of our trees should be prioritized as they pay a big role in making Kitsilano a healthy and happy community. Please save the tree on the corner of 10th avenue and Arbutus.</p> <p>Sincerely, Residents of west 10th avenue</p>	Vancouver, BC, V6K1W	2	3281105	
2021-08-09 09:32	<p>With Arbutus Corridor changing shape, a passive house development would be appropriate here. It will set the tone/standard for future developments nearby.</p> <p>The significant size of the elm tree to be removed is concerning. The tree can be a heritage tree considering its size and canopy spread, along with the ecosystem services that it provides. A tree this size has value that is near impossible to replace. The tree is unique due to its size compared to smaller trees, especially with the size of its trunk root mass in such a limited growing space abutting the sidewalk, even more amazing that it has not uprooted the sidewalk and road. The neighbourhood has expressed the desire to keep the tree as well. Tree huggers have surrounded the tree with signs and notes, expressing their love for the tree. We are concerned for the status of the tree, and want it to be retained. Please advise.</p> <p>Trees of Vancouver Society undermine the generations of tomorrow and does not move us towards a more sustainable future.)</p> <p>The problem with the application is the plan to kill the spectacular elm tree near the corner of the site. This tree is not located within the building site, it is on public property between the sidewalk and the street. The branches are lush with green leaves. There are no visible dead or dying branches. This is a beautiful, mature tree, possibly 90 years old. English elm trees can live over 100 years and as long as 300 years, far exceeding the life of the building. Of the 7 elm trees listed on the city's Street Trees website, this tree has the largest diameter. It is irreplaceable in our lifetime. It is unthinkable to me that anyone would ever consider killing it. Why is this tree facing destruction?</p> <p>Mature trees have enormous value, much of which is not visible. For example (the 1st and 2nd points are of particular importance because our City sewer capacity is inadequate): - A single mature, healthy tree can absorb up to 50 litres of water through its roots every day, and can capture rain water on the surface of its leaves. The roots also reduce soil erosion and slow the filtration of water into cities' drainage networks. - Trees effectively prevent stormwater, often containing harmful chemicals, from reaching water courses. - The overall cooling effect of a single, mature tree on average is equivalent to 10 air conditioning units running 20 hours in a day. - Each mature tree can reduce unwanted noise by up to 6 decibels. - In a single season, 1 mature leafy tree can produce enough oxygen to allow 10 of people to breathe. - In a year, a single mature tree can absorb up to 8 pounds of carbon dioxide. - A large portion of urban trees that are planted do not reach maturity and therefore do not provide the extent of the benefits that they could.</p> <p>Please See: TED-Ed video: What happens if you cut down all of a city's trees? by Stefan Al, https://greenblue.com/na/9-reasons-our-cities-need-mature-urban-trees/ See: 9 Reasons Our Cities Need Mature Urban Trees, https://greenblue.com/na/9-reasons-our-cities-need-mature-urban-trees/ (Aesthetics, air quality, health & well-being, cost savings, managing storm water, increased property values, community improvement, cooling effects, wind speed reduction) Perhaps the architect's report goes on to justify why it would be necessary and unavoidable for this magnificent tree to be killed. Please publish that report -- it is essential for the City to be transparent and to provide residents valid reasons or this decision. Is the tree dying? If not, then why kill it? It is quietly doing so much good.</p> <p>I doubt that there was error or miscalculation on the part of Bastion Developments such that their design somehow failed to consider the presence of the tree, but if the building design is not set back far enough from the corner, then the solution is for Bastion to amend their design.</p> <p>If Bastion hopes to set a new standard for environmental responsibility within the construction industry, SAVING this tree will help it achieve that goal -- destroying the tree will act as a contradiction and will set a very low standard indeed.</p>	Vancouver, BC, V6J1M6	1	3281596	
2021-08-09 13:21		Vancouver, BC, V6K1S7	3	3282230	
2021-08-09 17:29	<p>I would deeply appreciate some solid assurance that staff are not encouraging developers to ignore the existence of trees and that trees will NEVER be allowed to be used as trade-offs – they are much too valuable.</p> <p>Please insist the tree is retained at the corner of 10th and Arbutus. Let them build a story higher to make room for the root ball...when they bought the site they must have known a huge tree on public land would have to be retained. The quality of our city is not just measured by the number of dwelling units.</p> <p>Please leave the tree intact. The City of Vancouver claims to keep trees that do not require being felled and that are of a particular size and age.</p> <p>Climate change comes to mind if you need a logical reason to spare this tree. The community consensus leans towards saving this tree on Arbutus and West 10th.</p>	Vancouver, BC, V6J1J6	3	3282909	
2021-08-09 17:		Vancouver, BC, V6J1L1	2	3282912	
2021-08-09 20:2		Vancouver, BC, V6J3N3	2	3283171	
2021-08-09 20:35	<p>Strongly AGAINST this proposal because: 1. It will kill the heritage tree - 90-years-old elm 2. The height. It should be 6 stories like the building next door. 3. Its design looks primitive. Too many parking spaces! It will create a terrible traffic jam on Cranberry Dr. There is already excessive traffic in the morning and in the afternoon because parents who drive kids to St. John's private school use it as a shortcut.</p>	Vancouver, BC, V6K1V5	2	3283181	
2021-08-09 20:53	<p>I'm concerned that the big elm tree on the corner will be removed. The shade along that section is lovely. It is a beautiful tree and I'd rather we protect these older trees than tear them down. Can the plan be adjusted in order to keep the elm?</p>	Vancouver, BC, V6K1N3	3	3283206	
2021-08-09 21:28	<p>It is disappointing for a city that wants to be the greenest to be removing an otherwise healthy, mature tree for this development.</p>	Vancouver, BC, V6J5L8	3	3283237	
2021-08-09 21:31	<p>Please don't cut down the 90 year old elm tree out front of 2120 w 10th ave on the corner of arbutus. Other developments in the area have managed to save their trees. This one is an especially beautiful specimen. It deserves more space to grow and share precious fresh air on a busy, trafficked congested corner.</p> <p>This proposed structure does not fit the immediate surroundings. At 60 feet high, this building will dominate all other buildings in the area. Additionally, it will create a canyon-wind effect and shadow effect that could not be mitigated in any positive fashion. Moreover, the proposed building will require at least one large, ~100-year-old, specimen tree to be removed, permanently. That will have immediate impacts on water quality; heat, noise, and dust.</p> <p>What are the City's goals? Are these to make money by building units for only those able to purchase, with cash, in an oversaturated property market? It seems that way. 8 dwellings and 82 parking spaces are proposed. There will exist 1.71 parking spaces for every one unit of living space. Moreover, vehicular access will be via Cranberry Drive. Have you ever been on Cranberry Drive? It is a one-lane per direction street and already, drivers speed, drivers do not obey stop signs, and drivers use it as a divers on in order to skip red lights on Arbutus Street. This proposed structure will increase car use, it will increase pollution; it will increase the likelihood of car-related injuries and/or deaths, and it will do nothing to support or to develop transit-oriented travel. And, it will do this in spite of climate change accelerating.</p> <p>Furthermore, it is proposed claims that the City and its residents will benefit because the building will adhere to PassiveHaus building materials and construction techniques. This is green washing, plain and simple. This project will require vast amounts of concrete. This project will increase personal vehicle traffic. This project will impact no fewer than five schools ranging from day-care to secondary. This project will impact the Vancouver Resource Society; Tapestry at Arbutus Walk; the Arbutus Greenway; and anyone who visits or lives near the Arbutus Greenway Park. All of these impacts will be negative and there is no way to eliminate nor mitigate what will be deleterious impacts.</p>	Vancouver, BC, V6J1T1	1	3283216	
2021-08-09 23:0	<p>This project is a bad plan and no one, except the developer, will benefit.</p>	Vancouver, BC, V6K1N8	2	3283315	
2021-08-09 23:12	<p>Glad to see new housing proposed for this site close to the new Broadway rapid transit line. Like the look and feel of the building. Soon need more residential density on the west side of town. Appreciate the attention to green building. Only recommendations to require less auto parking, given proximity to transit and the Arbutus Greenway.</p>	Vancouver, BC, V6N3T8	1	3283316	
2021-08-09 23:30	<p>I live on Cranberry Drive and I oppose this application, because I think that building height should be up to four stories. Proposed 5-stories building will damage the old precious tree on the corner of Arbutus St and 10th Ave, it is not acceptable!!! A so, Cranberry Drive is a very narrow street and there are lots of pedestrians including seniors (seniors home Tapestry is nearby) and kids (several schools are nearby); addonal traffic of 82 cars will definitely cause very dangerous situations here. I ask to save the large old tree at the corner of Arbutus and 10th. If necessary, please just cut the branches which obstruct the new building structure. I believe the historic tree will provide nice shade and view for the new building and store underneath. It is shame if the old, but healthy tree (as of other trees on the same street) will be cut just because of one new development.</p> <p>Thank you.</p>	Vancouver, BC, V6K1V5	2	3283320	
2021-08-10 00:38		Vancouver, BC, V6K1V2	3	3283332	
2021-08-10 01:12	<p>There are ways to continue with this project without cutting down the elm tree on the SW corner of arbutus and 10th ave. There are many new buildings on west 10th that were built without getting rid of the elm trees, such as the buildings on the north side of west 10th between arbutus and maple street. Any nuisance branches can be cut off and maintained, without having to destroy the entire tree. Not only will the animals benefit from keeping the tree, but so will future residents, since the tree will provide shade. We now know how important shade is in the summer, considering we know that high temperature heatwaves are possible in Vancouver. The tree also brings shade and relief to those walking on the sidewalk, and to the outdoor seating of future businesses that may open on the ground level of the development. One of the best things about west 10th is that it is lined with massive trees. It is a preferred walking and biking route because of this, and also improves the overall appearance of the neighbourhood. Last but not least, the tree is 90 years old, which is older than any nearby structure. Please put these things into consideration when moving forward with this project.</p>	Vancouver, BC, V6K2H8	1	3283338	
2021-08-10 07:11	<p>Why are you cutting this beautiful old tree? It's very disappointing. I would never buy a unit there just because of this.</p> <p>Hi o,</p> <p>I realize you are probably getting a number of worried comments about the Elm tree that is to be cut down for this development. I would just like to add to the mix that all across north america, street elm trees have been dying off due to dutch elm disease. An invasion that started in the 50s and 60s and has slowly been working its way west. I was so impressed when I moved here and walked down this stretch on 10th and saw these mature elms. They have become very rare in cities. Cutting them down is a mistake, especially when they are threatened. The counterargument: Well dutch elm disease will never reach out to vancouver doesn't hold water because winnipeg said the same thing and is now losing all their elms. Another counterargument: Well there are already a lot of mature elms on this street, so losing just one of them isn't a big deal also isn't a good one. Sure, there are a of mature elms now, but talk to any urban forester about elms and they'll tell you when DED arrives, the more elms you have the better, much better chance some will survive. Potential you could be cutting down the only surviving elm.</p>	Vancouver, BC, V6J2C1	2	3283662	
2021-08-10 07:6		Vancouver, BC, V6R1S2	2	3283761	
2021-08-10 08:17	<p>I understand that the proposal entails cutting down ninety-year-old trees. That is unfortunate. I am opposed the proposal, but could be convinced to support it if the developers modified their plans to avoid destroying the trees.</p>	Vancouver, BC, V6H1G8	2	3283832	
2021-08-10 09:12	<p>Very excited about this development and its green initiatives. We need more buildings like this in Vancouver!</p>	North Vancouver, BC, V7R2W1	1	3283999	
2021-08-10 09:21	<p>It should be taller.</p>	Vancouver, BC, V6B0L6	1	3281021	
2021-08-10 10:29	<p>I do not want the tree on arbutus and 10th cut down and it better not be cut down</p>	Vancouver, BC, V6K1V5	2	3281222	
2021-08-10 10:3	<p>This is fantastic. We need more passive developments - especially close to the upcoming transit.</p>	Vancouver, BC, V6T1E7	1	3281238	

2021-06-10 11:2	Opposed to this development. First, it is too tall and should be same height as building next door. This design is ugly. All heritage trees should be saved on W10th and Cranberry streets. W10th avenue trees are the largest in Vancouver. It is shameful to lose any of them. The developer can build around the trees. The trees are healthy. Trees provide shade and privacy for home owners. There is no need to cut any trees. get rid of this lane on W10th avenue. No one asked for it.	Vancouver, BC, VEK 86	2	328 62
2021-06-10 11:8	Totally opposed to this development. Do not like that you are destroying the large heritage trees on W10th avenue. As to the development to not fit the neighbourhood. The building next door is 4 floors. So this build should be the same. It would look ugly having a 6 story house the building next door.	Vancouver, BC, VEK 87	2	328 93
2021-06-10 11:56	Do not like the look of this development. It does not match the neighbouring building. It will block sunlight to park beside Cranberry drive. It is unacceptable to be cutting down heritage trees on W10th avenue. The trees on W10th have been there for a long time and should be saved. They are healthy and well looked after. They should not be cut down because the developer wants to improve the view for new owners. Respect this development.	Vancouver, BC, VEK V5	2	328 823
2021-06-10 12:00	I feel this building is a great addition to the neighborhood and complements the existing surrounding architecture.	Vancouver, BC, VEK L	1	328 538
2021-06-10 12:57	I am very concerned about the 100 year old Elm tree on the boulevard which is slated for demolition - protection of such well-established trees precious to the whole community should be a priority, especially seeing the urgent need to offset carbon emissions for the health of our planet. This valuable tree should not be demolished to make it more convenient for construction work to take place.	Vancouver, BC, VEN X7	3	328 765
2021-06-10 13:56	I noticed this development proposal because of the magnificent tree that lives in the corner and the concern of other neighbours, like myself, that this development represents, manifested in handier than a pine, sage, and flowers attached to the Old Growth. We are in the midst of an irreversible climate crisis. This summer has been the hottest that I have experienced in this city (2019). I have been living in this city and the rise in temperatures is extreme from the first year I was here to this day. Do we really want to keep cutting down trees who fundamentally contribute to the healthiness and livability of the environment we all share? I say NO to this development, and to any other, that threatens the trees that live in this city and that in many cases were there many years before any of us. The part of our segment of the street is also the entrance of a block with schools and it's part of a busy living corridor. Is this the example that we want to give to our children and the type of environment and urban spaces that we want to create, dismantle, and disrespect? I absolutely don't see how this type of development aligns with the Greenest City by Action Plan of our city. They are in contrast with Vancouver's goal to be considered among the greenest cities in the world. An important leadership position that not only was positioned from 2020 to 2050 but that continues to be built under a strong notion of where it belongs. Our ability and environmental impact and contributions need to be a requirement of any development, nowadays more than ever.	Vancouver, BC, VET2G9	2	328 988
2021-06-10 13:03	Passive housing is great, but not at the cost of cutting down the surrounding trees to make it happen. Can this be built without doing so?	Vancouver, BC, VUJ5L8	3	3285025
2021-06-10 13:28	A conditional OP should not be approved. There is a vibrant, healthy, aspen tree on West 10th near Arbutus. Under no circumstance should the tree be removed. With the discretionary zoning power, the DOF has the authority to turn down this application in its present form.	Vancouver, BC, VUJTV	2	328510
2021-06-10 13:2	Don't cut down the trees! Vancouver without nature is just another urban hellscap.	Vancouver, BC, VHK2H7	3	3286175
2021-06-10 17:01	Please don't remove that wonderful almost 100 years old tree!	Vancouver, BC, VHK2P9	3	3285617
2021-06-10 17:0	Cut the green, not the green!	Vancouver, BC, VUJ2E	2	3285627
2021-06-10 17:05	Enough with cutting of the big old trees in the neighborhood that protect us from heat and pollution! You've already cut so many in Lord Terryhan that would have provided much needed shade for the kids during recent Enough!	Vancouver, BC, VUJ2C6	3	3285632
2021-06-10 17:16	Please don't cut this beautiful tree! It is majestic and irreplaceable.	Vancouver, BC, VEK1L	3	3285665
2021-06-10 17:16	Please do NOT cut down the big tree at that corner (2120 W 10th Ave and Arbutus).	Vancouver, BC, VEK1N2	3	3285687
2021-06-10 17:30	We do not support this development because we want the majestic tree to be preserved. Also, the housing does not appear to include subsidized units.	Vancouver, BC, VUJ5K1	2	3285721
2021-06-10 17:37	Please don't cut down the tree!	Vancouver, BC, VHK3G6	2	3285735
2021-06-10 17:5	This application should only be approved on condition of preservation of the tree at C02. No rational is provided for its removal, except as per arbutus report. As it stands, the only valid reason for tree removal is to provide a nice view of the corner of the building as in the rendering. The City of Vancouver has a stated aim to preserve tree canopy in the face of projected losses as high density residential properties are redeveloped. The area under consideration is already suffering from canopy loss as tree removal has proceeded ahead of Broadway Skytrain construction. Given the amount of cover provided by a tree this size, and the subsequent impacts older trees have on carbon sequestration, as compared to newly planted trees, this is the wrong time to let a developer cut down a gorgeous tree so they can make a buck.	Vancouver, BC, VHK2N2	2	3285759
2021-06-10 17:52	This tree has contributed towards supporting wildlife, providing shade and oxygen. And has been there for decades. It is our ancestor and should not be treated disposable. The arbutus can adopt an environmental friendly approach and incorporate the tree in their planning and plans.	Vancouver, BC, VUJ2H5	2	3285777
2021-06-10 17:56	Five-storey building breaks the landscape of Kitsilano, its sense of house community neighborhood.	Vancouver, BC, VHK2L1	2	3285785
2021-06-10 17:57	Love that more housing will be coming to the neighbourhood, especially a Passive House! That said, please do not grant permission to remove the beautiful century old tree at 10th/Arbutus.	Vancouver, BC, VUJ3V3	3	3285789
2021-06-10 18:00	Please ensure all trees on the 10th Ave boulevard remain. Protect all trees near the building site.	Vancouver, BC, VEK 86	3	3285799
2021-06-10 18:17	Great looking project being proposed so close to major transit!	Vancouver, BC, VEM287	1	3285836
2021-06-10 18:21	This building is a great deal! I'm especially excited about the positive environmental impact that passive housing can bring to the table.	Vancouver, BC, VUJ 89	1	32858 7
2021-06-10 18:2	Do not remove this beautiful tree!	Vancouver, BC, VHK2R3	2	3285855
2021-06-10 18:35	Please save the 100 year old tree!	Vancouver, BC, VEL1N2	2	3285863
2021-06-10 18:37	The tree at the corner provides much needed shade and oxygen. No matter the outcome, nothing can replace this majestic tree. We're losing something with the building that's happened along Broadway.	Vancouver, BC, VUJ3R2	2	3285887
2021-06-10 18:38	More housing is needed, especially near transit in this desirable neighborhood!	Vancouver, BC, VEM287	1	3285890
2021-06-10 18:5	Please do NOT cut down the 90 year old tree at Arbutus and 10th. It's a beautiful piece of Vancouver history and I think would add so much beauty to the building proposed. Please reconsider.	Vancouver, BC, VEH1J5	3	3285908
2021-06-10 18:55	strongly against to cut down the 100 year old tree!! please don't do that!!! nothing wrong with the trees!!!	Vancouver, BC, VHK2Y	2	3285930
2021-06-10 18:58	Do not cut this tree! The recent UN climate change report along with the summer of heatwaves we are currently experiencing should be the only direction you need on this issue. Do not remove the existing tree cover in Vancouver, for the sake of everyone in the city who will endure the continued effects of climate change and extreme weather events. Turning a building that is currently uncongenial into a residential space absolutely makes sense; however, it does not seem necessary whatsoever to build 82 parking spaces for said residents, in the midst of the climate crisis, and while the Broadway Skytrain extension is underway, parking people towards (incredibly accessible) public transport should be prioritized. Additionally, there is a 90-year-old tree on 10th avenue at Arbutus which will inevitably be cut down in order for these parking spaces to be built, compounding the climate damage.	Vancouver, BC, VHK1Y7	2	32859 0
2021-06-10 19:10	My concern regarding this development is the removal of the 90-year-old tree on the corner of Arbutus and 10th. I believe that turning a vacant building into 6 dwelling units is great, but we shouldn't be cutting down trees in order to do it. Especially one that's 90 years old. Additionally, three tons of underground parking is excessive and will only contribute to the already problematic car issue in Vancouver. We shouldn't be incentivizing car ownership given the environmental impacts. Additionally, this area is incredibly accessible by bus (the 5 and the 99 are right around the corner), not to mention the new Broadway Skytrain station that's being built.	Vancouver, BC, VHK2S	3	3286113
2021-06-10 19:11	Love that it's a Passive House. Installed on a roof garden/terrace space, and green grows on on the exterior walls. Require drawings of equal biomass to the tree cut down. Require a fossil-free housing to be included. But, really, why on earth are we allowed to cut down 82 parking spaces included, in a city that wants to encourage car sharing and public transit? 82 parking spots are not at all passive.	Vancouver, BC, VHK2S	3	3286111
2021-06-10 19:27	Do NOT cut down that magnificent healthy tree! So much for the mayor's "greenest city vision".... don't these record heat waves we're getting concern you about what we're doing to this world?? We need all the trees we got!	Vancouver, BC, VHK0S6	2	32861 5
2021-06-10 19:28	Don't CUT Down the hundred year old tree! Aside from being absolutely stunning, it provides valuable services to the city: cleaning our air and cooling the street! Which is extra important as our heat waves get worse and worse. As so many of the units should be affordable housing.	Vancouver, BC, VEL1A3	3	32861 8
2021-06-10 19:28	This sounds like an amazing project and one that this neighbourhood will benefit from. I have no doubt that this unique and beautiful building will enhance the appeal that is already inherent in this neighbourhood. I feel that the development can be considered ONLY IF THE 100 year old tree CAN REMAIN, and some of the units are affordable housing units! The working poor need places to live in the community. As far as the tree, it is completely healthy, and should be left alone. Developers take the same approach and cut everything down because it's easier to do so, rather than work with the natural elements of the lot. Trees provide shade which helps to lower street level temperatures, as well as homes for birds, etc. This is unacceptable. PLEASE DO NOT ALLOW THIS TO PROCEED AS IS PLEASE SAVE THE TREE!!	Vancouver, BC, VUJ3R9	1	32861 9
2021-06-10 19:3	Immediate surrounding will be heavily impacted with constant construction noise, making working from home a daily pain. It will also remove a 100 year old tree which is ridiculous, the city prioritized being green, the development application should only be approved contingent on the tree being left untouched, with a heavy fine if it is damaged at all.	Vancouver, BC, VEK L	2	3286160
2021-06-10 19:35	Please do not cut down the large elm tree at Arbutus and 10th. Our urban forest is extremely important, particularly given the climate crisis we are experiencing.	Vancouver, BC, VUJ1S8	3	328616
2021-06-10 19:3	While the project looks like a benefit to the surrounding community, please revise the plans so that there is no need to cut down the old, healthy tree along the property line. The city has been cutting down way too many trees along streets and these older ones will never be replaced. I think the architect is knowledgeable and creative enough to design a project that embraces the current landscape, rather than destroying it.	Vancouver, BC, VUJ1T6	3	3286171
2021-06-10 19:3	Do not cut down the tree please.	Vancouver, BC, VUJ1P	3	3286187
2021-06-10 19:3	Please save this beautiful old tree. Vancouver needs more trees. Planting trees is great, but old trees are far more valuable.	Vancouver, BC, VUJ1H8	2	3286200
2021-06-10 19:51	I've just found out that there are plans to cut down a beautiful mature tree near the corner of Arbutus on west 10th as part of this redevelopment. I am strongly against cutting this tree down. Vancouver is supposed to be a green city, and yet, it has been cutting down trees in our neighbourhood. Please do not allow the tree to be removed. We need our green canopy to remain intact.	Vancouver, BC, VUJ1W5	3	328620
2021-06-10 19:52	I support the building but please don't remove the beautiful old tree on this lot. It would be so incredibly sad.	Vancouver, BC, VUJ1C8	3	3286207
2021-06-10 19:55	Fully support the application. We need more well made residences.	Vancouver, BC, VEK V1	1	3286215
2021-06-10 19:56	Happy to have more housing, but love the tree. Are there plans to save the beautiful tree?	Vancouver, BC, VUJ2A5	1	3286219
2021-06-10 20:00	Please save the 100M year old tree. I walk by it on my way to work every day and it's stunning. There must be a way I can be incorporated into the design.	Vancouver, BC, VUJ1L1	3	3286226
2021-06-10 20:11	Please don't cut down the beautiful big old tree on the sidewalk. Trees, shade, leafy greenery add to the value of our neighborhood and help protect the environment. The developer will make so much money... they can work around a damn tree! Not aligned with greenest city goals.	Vancouver, BC, VHK2H6	3	32862 0
2021-06-10 20:21	I support the build as we need more density in this part of the city.	Vancouver, BC, VEA K1	1	328626
2021-06-10 20:25	Love the tree!! It's a beautiful lively tree!!	Vancouver, BC, VHK2Y	2	3286273
2021-06-10 20:33	Save the tree, you can never get trees that old back.	Vancouver, BC, VHK2R1	3	3286287

2021-08-10 20:2	But please save the 100 year old tree!	Vancouver, BC, V6W2N3	1	3286300
2021-08-10 21:07	Don't cut down the beautiful old tree! It's disgusting to see this happen, and how the people care for the environment, or being transparent in what they are doing.	Vancouver, BC, V6K1X9	2	3286329
2021-08-10 21:11	I know this city needs housing, but with a little change ever looking, knocking down a 100 year old tree isn't it, chief. In a city business, please don't take the tree down. Please.	New Westminster, BC, V3L9H2	2	3286335
2021-08-10 21:12	I'm not opposed to the project overall. I think more mid-level density is desperately needed in this area, and I appreciate that it is a passive house. I would suggest requiring less parking. Please do all you can to ensure that none of the beautiful old trees at the location (including the one marked for removal) are cut down in the course of the development.	Vancouver, BC, V6J2E1	3	3286337
2021-08-10 21:18	I believe this proposal is appropriate in context of its surroundings and will be highly desirable addition to our neighbourhood. Passive house design is strongly aligned with City's priorities in my opinion.	Vancouver, BC, V6K1W5	1	3286339
2021-08-10 21:33	We LOVE the prospect of a Passive House being added to the housing options in the community. However, Definitely do not support the removal of the gorgeous tree in the corner of West 10th Ave & Arbutus St.	Vancouver, BC, V6J2N3	3	3286797
2021-08-10 21:35	Completely opposed. Find a spot on that does NOT involve cutting down this tree that is older and wiser than all of us.	Vancouver, BC, V6J2E3	2	3286368
2021-08-10 21:55	Leave the tree!	Vancouver, BC, V6J1L5	2	3286362
2021-08-10 22:00	Please save the large old tree there and develop the housing around it. Do not cut down a tree that is about 100 years old. The city needs the shade, the housing would benefit from the tree remaining. Thank you.	Vancouver, BC, V6K1R5	1	3286301
2021-08-10 22:0	I have no objection to this development, but I do think that the big old tree at the corner should be conserved during and after the development. These trees are very important to our environment and make Vancouver the beautiful place that it is.	Vancouver, BC, V6K1S6	3	3286305
2021-08-10 22:08	There is a 100 year old tree that will be torn down if this goes ahead. We barely have any green spaces as it is and this is not contributing to a green vision that Vancouver portrays to be.	Vancouver, BC, V6J1A2	2	3286310
2021-08-10 22:22	Strongly opposed to the removal of that old beautiful tree	Vancouver, BC, V6J1W5	2	3286323
2021-08-10 22:31	<p>I think the storeys is too high to have on a corner of an intersection frequented by cyclists and pedestrians, and will negatively impact the character of the neighborhood. I would be more amenable to four storeys. It feels oppressive to have large buildings on the main streets.</p> <p>I would be sad to see more chain stores opening up on the ground floor - every neighborhood is starting to feel the same, and the character really gets lost. I would prefer more opportunities for co-ops and local independent vendors and grocers.</p> <p>I am concerned about putting in subsidized housing in this location. 6,222(1) This neighborhood does not have the amenities and services necessary to support low-income individuals and families, nor do I expect it ever will. While Stevie Manor is ok, 6,222(1) patients have a hard time getting to any form of medical appointments, and so often just skip them entirely. They also have a difficult time getting affordable groceries and household supplies, reporting that some items at the No Frills are too expensive. My concern is that subsidized housing in this location won't actually serve the individuals in a meaningful way, and political posturing will just create ongoing animosity.</p> <p>Please do not cut down the tree at the southwest corner of 10th and Arbutus.</p>	Vancouver, BC, V6K1X5	2	3286337
2021-08-10 22:36	We need more housing. This tree people are complaining about was planted after Vancouver was incorporated. Completely ridiculous reason to halt a development.	Vancouver, BC, V6J2B5	1	3286351
2021-08-10 22:39	I think that Vancouver's commitment to green infrastructure and sustainability should include preserving trees, especially older, established trees. They provide shade during these heat waves we have been getting, as well as help keep our air clean. I think that taking down the old trees surrounding this site would be a huge loss to the area, and to Vancouver more widely. I think that the City of Vancouver should find ways to preserve existing trees during development.	Vancouver, BC, V6K2Y1	3	3286355
2021-08-10 22:57	Heritage trees and heritage trees that define the local landscape must be kept and preserved as they hold the memories and stories and history of the area.	Vancouver, BC, V6K1J1	2	3286368
2021-08-10 23:00	I am concerned about the removal of the large tree on the corner in question. I am strongly opposed to its removal and urge that it be preserved.	Vancouver, BC, V6P5E2	2	3286369
2021-08-10 23:13	Says the Developer Please don't kill the tree on that corner of 10th and Arbutus.	Vancouver, BC, V6K2P5	3	3286381
2021-08-10 23:21	It is important that the development does not harm the over 100 year old tree in any way. It not only sets a poor precedent of the importance placed on the natural environment by the city and developer. If the tree is removed but also reduces the shaded area of the street which is a lot important during hot summer months with climate change.	Vancouver, BC, V6G2N8	2	3286388
2021-08-10 23:22	All or new housing	Vancouver, BC, V6A0C8	1	3286392
2021-08-10 23:37	Please keep the tree as we need them more than ever now.	Vancouver, BC, V6G3L3	3	3286502
2021-08-10 23:38	The trees that surround the site must remain. This urban greenery is so important to our local community. It's something I enjoy daily while walking or taking the biking lane on 10th. In other streets in the neighbourhood with developments there are trees, often taken for granted, provide so much for us to enjoy and benefit from. The last recent here is being the shade and cool during recent heat waves.	Vancouver, BC, V6J2C7	3	3286503

From: "Choi, Nicole" <Nicole.Choi@vancouver.ca>
To: "Eriksson, Oskar" <Oskar.Eriksson@vancouver.ca>
"Spaans, Kevin" <Kevin.Spaans@vancouver.ca>
CC: "Black, Sailen" <sailen.black@vancouver.ca>
Date: 9/14/2021 11:39:25 AM
Subject: 2120 W 10th - DP-2021-00545 - Revised Intake
Attachments: Transmittal - intake (revised).pdf

Good afternoon,

I have revised the decision date, please see attached.
Hopefully we will be able to clear up the concerns from the neighbours before this time.

Please note: I never got confirmation that the site area should be what they proposed, so we will proceed with the drawings as is and will condition it.

Sailen, no action required, just fyi

Nicole Choi | Project Coordinator | Development Review Branch

Development, Buildings, & Licensing
City of Vancouver | 515 W 10th Ave
Vancouver | BC V5Z 4A8



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθdōʔrəm (Musqueam), Məkwə́ 7mesh (Squamish), and səliwətaɫ (Tsleil-Waututh) Nations.

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DP Distribution Memo

September 14, 2021

Project Address: 2120 W 10th Avenue **Permit No.:** DP-2021-00545
Related to: PS-2018-00509

Target Dates: EARLY REVIEW June 24, 2021
 DECISION October 14, 2021

Intake Date: May 27, 2021

Comments Due: October 8, 2021 **Zone:** C-8

Group	Name	Remarks + Included Documents
Project Coordinator	Nicole Choi	
Development Planner	Kevin Spaans	
Landscape Review	Oskar Er ksson	
Engineering Services	Dan Walker / Terry Wilson	
Heritage Planner		
Building Review	Kelly Anderson	new build, no review required
Housing Policy/ACCS	Anna Mauboules	existing autobody shop, no review required
Sustainability	Sailen Black	Comments already provided July 26th - No action required
Social Policy	For Assignment	
Addressing	For Assignment	
Electrical	Bunsen Leung	
Environmental Protection	Nicole Montgomery / Rose Budau	

General Notes:

- § All related documents available in POSSE under the permit number.
- § Please review and send your comments and conditions to the PC on or before the comments due date as noted above.
- § **Please return drawings after final "Accepted" clearance as I may require additional copies for issuance.**

Thank you,

Nicole Choi | Project Coordinator – Development Review Branch
 CITY OF VANCOUVER | West Annex, 515 West 10th Av
[Ext. 89390](tel:6046813900)

From: "Choi, Nicole" <Nicole.Choi@vancouver.ca>
To: "Spaans, Kevin" <Kevin.Spaans@vancouver.ca>
"Eriksson, Oskar" <Oskar.Eriksson@vancouver.ca>
Date: 8/24/2021 2:56:11 PM
Subject: 2120 W 10th - DP-2021-00545 Update

Hello Kevin, Oskar,

Just wanted to inform you both that I will be taking this project to ENQ on Thursday for the following reasons:

1. Direction on the response from neighbours. Parks Board has indicated that the tree will be removed within 90 days and I'm not sure how to properly address the communities concerns. (Parks Board email attached for reference)
2. Direction for decision while we wait for the issue of 1997 Road widening to be resolved.

Your attendance is not required, but I want to extend the invite.

Thanks

Nicole Choi | Project Coordinator | Development Review Branch

Development, Buildings, & Licensing
City of Vancouver | 515 W 10th Ave
Vancouver | BC V5Z 4A8



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From: "Choi, Nicole" <Nicole.Choi@vancouver.ca>
To: "Spaans, Kevin" <Kevin.Spaans@vancouver.ca>
"Eriksson, Oskar" <Oskar.Eriksson@vancouver.ca>
"Wilson, Terry" <terry.wilson@vancouver.ca>
"Tessier, Darren" <Darren.Tessier@vancouver.ca>
"Montgomery, Nicole" <nicole.montgomery@vancouver.ca>
"Budau, Rose" <Rose.Budau@vancouver.ca>
"Black, Sailen" <sailen.black@vancouver.ca>
"CS Address Coordinator" <address.coordinator@vancouver.ca>
"Leung, Bunsen" <bunsen.leung@vancouver.ca>
Date: 6/14/2021 9:56:55 AM
Subject: 2120 W 10th Avenue - DP-2021-00545 - NEW
Attachments: Transmittal - intake.pdf

Good morning,

Please accept this as a form of electronic distribution for the project noted above.
Attached is the transmittal for target dates.
Hardcopies will only be distributed if requested.

Documents and drawings are uploaded in POSSE.

Nicole Choi | Project Coordinator | Development Review Branch

Development, Buildings, & Licensing
City of Vancouver | 515 W 10th Ave
Vancouver | BC V5Z 4A8



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DP Distribution Memo

June 14, 2021

Project Address: 2120 W 10th Avenue

Permit No.: DP-2021-00545

Related to: PS-2018-00509

Target Dates: EARLY REVIEW
DECISION

June 24, 2021

September 2, 2021

Intake Date: May 27, 2021

Comments Due: August 19, 2021

Zone: C-8

Group	Name	Remarks + Included Documents
Project Coordinator	Nicole Choi	
Development Planner	Kevin Spaans	
Landscape Review	Oskar Eriksson	
Engineering Services	Dan Walker / Terry Wilson	
Heritage Planner		
Building Review	Kelly Anderson	new build, no review required
Housing Policy/ACCS	Anna Mauboules	existing autobody shop, no review required
Sustainability	Sailen Black	
Social Policy	For Assignment	
Addressing	For Assignment	
Electrical	Bunsen Leung	
Environmental Protection	Nicole Montgomery / Rose Budau	

General Notes:

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§ Please review and send your comments and conditions to the PC on or before the comments due date as noted above.

§ Please return drawings after final "Accepted" clearance as I may require additional copies for issuance.

Thank you,

Nicole Choi | Project Coordinator – Development Review Branch

CITY OF VANCOUVER | West Annex, 515 West 10th Av

[Ext. 89390](tel:604-681-8939)

From: "Semproni, Mike" <Mike.Semproni@vancouver.ca>
To: "Fuego Gomez, Barbara" <Barbara.FuegoGomez@vancouver.ca>
Date: 7/13/2021 10:49:53 AM
Subject: BGs for 2150 W 10th Ave (DP-2021-00545 / BG-2017-00041 and BG-2017-00173)

Hi Barbara,

There is a DP application in for this site on the SW corner of 10th and Arbutus. The Redbooks (L-13) shows a widening requirement on Cranberry and this was included on the BGs that they were issued in 2017.

For this latest DP application Engineering will not be seeking this dedication so I assume the BGs from 2017 that the applicant has included in their DP application will need to be revised to be on the existing PL. We will be seeking some SRW on Cranberry for a sidewalk but the entire sidewalk will be within the SRW.

Please let me know if this brings up any questions.

Thanks,
Mike



From: ["Eriksson, Oskar" <Oskar.Eriksson@vancouver.ca>](mailto:Oskar.Eriksson@vancouver.ca)
To: ["O'Donnell, Theresa" <Theresa.O'Donnell@vancouver.ca>](mailto:Theresa.O'Donnell@vancouver.ca)
CC: ["Olinek, Jason" <Jason.Olinek@vancouver.ca>](mailto:Jason.Olinek@vancouver.ca)
["Isaac, Katherine" <Katherine.Isaac@vancouver.ca>](mailto:Katherine.Isaac@vancouver.ca)
["Spaans, Kevin" <Kevin.Spaans@vancouver.ca>](mailto:Kevin.Spaans@vancouver.ca)
Date: 8/25/2021 2:51:31 PM
Subject: CONFIDENTIAL - Brief - Elm removal at 2120 W 10th Ave - DP-2021-00545
Attachments: Diamond Head Consulting 210818-Tree Risk Assessment - Vancouver Board of Parks - 2120 West 10th Avenue.pdf
ACL Group 18186r_rev1_210608 full arborist submission - 2120 W 10.pdf
Brief - Elm removal at 2120 W 10th Ave 2021-08-24.docx

Hello Theresa,
I hope you are doing well.

Please find attached a brief regarding a contentious situation involving two street trees (of which one is to be removed) at 2120 W 10th Ave.

If you have any questions, please let us now.

All the best/

Oskar Eriksson | Landscape Development Planner | MLA
Planning, Urban Design and Sustainability | City of Vancouver
510 W Broadway, Vancouver BC V5Z 4A8
t. 604.829.9270
oskar.eriksson@vancouver.ca

The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh peoples

Tree Risk Assessment

For:

Vancouver Board of Parks and Recreation

Site Location:

2120 West 10th Avenue Vancouver BC



Submitted to:

Joe McLeod – City Arborist, Supervisor Urban Forestry
BCSLA, ISA Certified Arborist, TRAQ, FIT, LEED-AP

Vancouver Board of Parks and Recreation | 2099 Beach
Avenue | Vancouver, BC | V6G-1Z4

tel.: (604) 257-8474

email.: joe.mcleod@vancouver.ca

Date: August 18, 2021

Submitted by:



The following Diamond Head Consulting staff either performed the site visit and/or reviewed the report. All general and professional liability insurance and individual accreditations have been provided below for reference.



Trevor Cox, MCIP RPP
Senior Arborist/Planner
ISA Certified Arborist
ISA Tree Risk Assessment Qualified (TRAQ)
BC Parks Wildlife and Danger Tree Assessor

Please contact us if there are any questions or concerns about the contents of this report.

Contact Information:

Phone: 604-733-4886
Fax: 604-733-4879
Email: Trevor@diamondheadconsulting.com
Website: www.diamondheadconsulting.com

Insurance Information:

WCB: # 657906 AQ (003)
General Liability: Northbridge General Insurance Corporation - Policy #CBC1935506, \$10,000,000
Errors and Omissions: Lloyds Underwriters – Policy #1010615D, \$1,000,000

Table of Contents

1.0	Introduction	3
1.1	Scope of Assignment	3
1.2	Site Overview	3
2.0	Process and Methods	5
3.0	Findings: Tree Risk Assessment	5
3.1	Trees and Site Conditions.....	5
3.2	Targets.....	6
3.3	Consequence of Failure.....	6
3.4	Likelihood of Failure	7
3.5	Photos	8
3.6	Tree Risk Assessment	10
4.0	Summary and Conclusions.....	11
Appendix 1	Report Assumptions and Limiting Conditions	13

1.0 Introduction

1.1 Scope of Assignment

Diamond Head Consulting Ltd. (DHC) was retained to complete a tree risk assessment for an individual elm tree growing at the southwest corner of 10th Avenue and Arbutus Street and outside 2120 West 10th Avenue, Vancouver. Trevor Cox of DHC visited the site on August 17, 2021.

This report is produced with the following primary limitations, detailed limitations specified in Appendix 1:

- 1) Our investigation is based solely on visual inspection of the tree during the site visit. This inspection was conducted from ground level. We did not conduct aerial inspections, soil tests or below grade root examinations to assess the condition of tree root systems
- 2) Risk assessments consider only known targets and visible tree conditions and represent the condition at the time of inspection only.
- 3) Only the subject tree specified in the scope of work was assessed and assessments were performed within the limitations specified.
- 4) Risk is assessed in the context of a 3-year timeframe. However, it is not a guarantee period for the risk assessment.
- 5) This report does not provide any estimates to implement the proposed recommendations provided in this report.
- 6) Tree Risk Assessments were completed following International Society of Arboriculture (ISA) Standards to the accepted industry standard of care. Trees that do not have signs of visible weakness can however fail under abnormal weather conditions and wind events, or in any case where the forces applied exceed the strength of the tree or its parts.

1.2 Site Overview

The subject tree is an English elm (*Ulmus procera*) and is growing on the southwest corner of 10th and Arbutus, Vancouver, in the sidewalk median. The targets in this area include, the buildings to the south and east, the hydro lines and bus electrified lines, people in vehicles and pedestrians below. This is a densely populated area and arbutus at this intersection has a lot of vehicle and bike traffic. tree is predominantly exposed to winds from the south and is partly sheltered from winds coming from other directions.



Figure 1. The subject tree in context of the surrounding landscape and infrastructure.

2.0 Process and Methods

To assess the risk associated with this elm tree, the ISA Tree Risk Assessment process¹ (TRAQ) has been used. The TRAQ methodology assigns risk based on the likelihood of failure, the likelihood of impact and the severity of consequence if a failure occurs. The likelihood and risk rating matrices used to categorize tree risk are provided below. These two risk rating matrices are taken from the ISA Tree Risk Assessment Qualification Manual.

We conducted a Level 2 assessment (basic) from ground level, using:

- Diameter tape
- True Pulse Range finder.

Matrix 1: Likelihood

Likelihood of Failure	Likelihood of Impacting Target			
	Very Low	Low	Medium	High
Imminent	Unlikely	Somewhat Likely	Likely	Very Likely
Probable	Unlikely	Unlikely	Somewhat Likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat Likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2: Risk Rating

Likelihood of Failure and Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very Likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat Likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

3.0 Findings: Tree Risk Assessment

3.1 Trees and Site Conditions

The subject tree is described in Table 1 and the risk assessment outcome is reported in Table 2:

¹ Dunster, J.A., Smiley, E.T., Matheny, N. and Lilly, S. (2013). Tree Risk Assessment Manual. *International Society of Arboriculture*. Champaign, Illinois.

Table 1. Description of tree assessed.

Tag #	Species	DBH (cm)	Ht (m)	Description
92	English elm (<i>Ulmus procera</i>)	~90	32	<ul style="list-style-type: none"> This tree is growing in the sidewalk edge at the corner of Arbutus and 10th Avenue on the southwest corner. The canopy is wide spreading and has no other aerial conflicts. There has been ongoing pruning in the crown. Some of those on the south side have poor wound closure. Fungal fruiting bodies (conks) of <i>Ganoderma applanatum</i> are found growing on the main trunk, on the west side. There is a large scar on the north side near the base of the tree where it likely was struck by a car. There is decayed wood at this area and there is frass from pest activity in this wound. There are two main trunks that emerge at about 10 meters and the dominant stem to the west then emerges into two other stems at about 15m. The unions are slightly included on the south side but on the north side there is dominant. The eastern stem has a large scar that starts at about 3m and goes up the stem to about 12m in height. There appears to be relatively good vigour in the crown given the large wounds and heart-rot at its base. There is some dieback in its upper canopy.

3.2 Targets

The targets considered in this assessment are the buildings to the south, east, nearby parked cars, powerlines, poles and traffic lights. It is directly adjacent to the bike path which is commonly used and occupied due to the stop light being adjacent to the tree. The buildings being the constant target. The likelihood of striking a target if the tree were to fail would be high. "The failed tree or branch will most likely impact the target. This the case when a fixed target is fully exposed to the assessed tree or near a high-use road or walkway with an adjacent street tree"²

3.3 Consequence of Failure

The consequences of this tree failing would be considered severe. The size of part that would fail from this tree at distance will be considerable. There is little in the way to prevent parts of the tree from striking nearby targets. The significance of target values, whether monetary or otherwise in this case is subjective but the damage would be very significant resulting in death or long-term disruption in repairs. Please refer to the likelihood Matrix 1 and 2 to how the likelihood of impact and the consequences of failure work in relation to the likelihood of failure to determine the overall tree risk rating.

² Dunster, J.A., Smiley, E.T., Matheny, N. and Lilly, S. (2013). Tree Risk Assessment Manual. *International Society of Arboriculture*. Champaign, Illinois. Pg. 183.

3.4 Likelihood of Failure

The likelihood of this tree failing needs to be considered in relation to a time frame of the defect causing enough damage in the wood that it fails under some type of force, like gravity, wind or other force. The time frame also needs to be considered in relation to the main defect noted on the tree, a wood decay fungus. *Ganoderma applanatum* is the wood decay fungus that is affecting this tree. There is a fruiting body of this fungus growing at an opening in the bark on the west side of the tree (photo 2). These fungi generally require a wound site to enter a live tree. This likely came about from the damage on the stem of the tree from a car or other mechanical damage. The cambium was damaged enough to expose the xylem and allowed oxygen and airborne pathogens to penetrate the tree. This type of decay is typically referred to as a heart rot and generally leads to stem failure rather than windthrow. Under the other tree risk assessing standard used in British Columbia to assess trees for parks, all trees found with this type of fungus adjacent to buildings are automatically labelled dangerous and require immediate treatments to remove the hazardous condition from striking the target. The reason for the automatic mitigation measures is that the trees with large fungal, heart rot, conks indicates that it is in one of the last stages of decay. This standard, the BC Parks Wildlife Danger Tree Assessor's Course, describes the five stages of tree decay from the first stage where the tree is wounded, to the fifth stage where the tree is dead and in advanced stages of decay with the pathogen that originally killed the host tree may fade out with a secondary pathogen becoming established. The fourth stage of decay, described below, is where the subject elm is situated:

“After several years, some triggering mechanism occurs and fungal hyphae, which may form felts, fans or strands within the wood of the tree, produce fruiting bodies or ‘conks’ which grow on the branch, branch stubs or on the bole of the tree.”³

Although a secondary pathogen was not seen on the tree at the time of assessment, it is understood that an *Armillaria* spp. root rot was found on the tree by other professionals. This finding would corroborate with the description above of the tree being somewhat close to the last stage of decay where a secondary pathogen begins to establish.

When trying to assess the likelihood of failure, a timing of three years has been used to help quantify it for this risk assessment. The likelihood of failure, in this time frame, considering the size of the wounds on the tree and size of the conk, is probable. Given the consequences of such a large tree falling at a densely populated intersection, the need to conduct a detailed inspection of the tree becomes less important. This factor is compounded when trying to determine the wood strength of the roots below ground and how this is interacting with the stem of the tree where the heart rot is occurring. Using ground penetrating radar equipment, coupled with sonic wood assessment instruments still cannot account for an accurate determination of the likelihood of failure in a certain time frame. “Most of the calculations to assess strength loss due to decay in tree trunks are based on an idealized model of a single, vertical cylindrical trunk, with the decay centrally located and uniform. When the trunk is leaning, asymmetrical in shape and the decay is off center, the guidelines for shell wall thickness may not

³ Wildlife Danger Tree Assessor's Course Workbook, WorkSafeBC, Ministry of Forests and Range, BC Parks, Ministry of Environment. February 2006. Pg. 100.

apply⁴". The subject elm has a decay cavity situated at the western edge and a fruiting body indicating a heart-rot decay on the southern side. This shows that the column of decay is not centrally located and therefore the strength loss calculation would make the determination of wood strength difficult to accurately determine. This puts the onus on the City to determine what the acceptable risk threshold is for a significant tree in the City.

3.5 Photos



Photo 1. Looking up into the crown of the tree from its south side.



Photo 2. Looking at the conk found on the west side of the tree.

⁴ Dunster, J.A., Smiley, E.T., Matheny, N. and Lilly, S. (2013). Tree Risk Assessment Manual. *International Society of Arboriculture*. Champaign, Illinois. Pg. 29,30.



Photo 3. Looking at the wound on the north side where there is a cavity in behind the surface wood.



Photo 4. Looking east at the tree.

3.6 Tree Risk Assessment

Table 2: Tree Risk Summary Table.

Tree		Target	Likelihood			Consequences	Risk Rating	Action	Residual Risk
Species	Part to Fail	Type	Failure	Impact**	Failure & Impact				
Elm	Whole Tree	Building	Probable	High*	Likely	Severe, Significant	High	Remove	Low

*The likelihood of impact considers the occupancy of the site and the likelihood of the tree striking that target.

4.0 Summary and Conclusions

The subject tree is large Elm that is with striking of several targets should it fail. *Ganoderma applanatum* fruiting body is visible at the trees base, with additional large wounds near the lower stem which is the main factor when considering the likelihood of failure. *Ganoderma applanatum* fungus decays lignin, cellulose and hemicellulose resulting in severe loss of wood strength. The decay occurs in the sapwood and heartwood of the lower trunk and sometimes large roots that are close to the base.

As noted in Matrix 1 above, the 'likelihood of impacting a target' has four possible categories: very low, low, medium and high. These categories consider how often a target zone is occupied. A target zone's occupancy rate can be defined in the following four categories⁵:

- **Constant Occupancy** – a target is present at nearly all times, 24 hours a day, 7 days a week.
- **Frequent Occupancy** – the target zone is occupied for a large portion of a day or week.
- **Occasional Occupancy** – the target zone is occupied by people or targets infrequently or irregularly.
- **Rare Occupancy** – The target zone is not commonly used by people.

In this case, the likelihood of the subject tree failure impacting a building or electrical lines and or people in a car nearby at the site as 'high'⁶.

- **High:** The failed tree or tree part is likely to impact the target, with no protection factors, and the direction of fall is toward the target.

With the likelihood of the failure being probable and the high likelihood of striking a significant target, the overall risk rating is high and in this rating criteria, the Tree Risk Assessment Manual recommends that the tree "should be mitigated as soon as practical, when the work schedule or pruning cycle allows. The timing might be within a few weeks or months and before the next stormy season arrives."⁷

Removal of this tree will ultimately be necessary to mitigate safety risk to this public area.

Planning to replace this tree could be undertaken now to ensure that when this tree is removed a viable successor is in place. If there is an opportunity to increase the soil volume in this area to ensure that

⁵ Dunster, J.A., Smiley, E.T., Matheny, N. and Lilly, S. (2013). Tree Risk Assessment Manual. *International Society of Arboriculture*. Champaign, Illinois. Pg. 124.

⁶ Dunster, J.A., Smiley, E.T., Matheny, N. and Lilly, S. (2013). Tree Risk Assessment Manual. *International Society of Arboriculture*. Champaign, Illinois. Pg. 124.

⁷ Dunster, J.A., Smiley, E.T., Matheny, N. and Lilly, S. (2013). Tree Risk Assessment Manual. *International Society of Arboriculture*. Champaign, Illinois. Pg. 150.

another large canopy tree can grow to have a long life without stresses from inadequate soil volume. Consideration should be made to allow for changes at the site for adequate soil in both in the surrounding road and in the boulevard.

Appendix 1 Report Assumptions and Limiting Conditions

- 1) Unless expressly set out in this report or these Assumptions and Limiting Conditions, Diamond Head Consulting Ltd. ("Diamond Head") makes no guarantee, representation or warranty (express or implied) regarding this report, its findings, conclusions or recommendations contained herein, or the work referred to herein.
- 2) The work undertaken in connection with this report and preparation of this report have been conducted by Diamond Head for the "Client" as stated in the report above. It is intended for the sole and exclusive use by the Client for the purpose(s) set out in this report. Any use of, reliance on or decisions made based on this report by any person other than the Client, or by the Client for any purpose other than the purpose(s) set out in this report, is the sole responsibility of, and at the sole risk of, such other person or the Client, as the case may be. Diamond Head accepts no liability or responsibility whatsoever for any losses, expenses, damages, fines, penalties or other harm (including without limitation financial or consequential effects on transactions or property values, and economic loss) that may be suffered or incurred by any person as a result of the use of or reliance on this report or the work referred to herein. The copying, distribution or publication of this report (except for the internal use of the Client) without the express written permission of Diamond Head (which consent may be withheld in Diamond Head's sole discretion) is prohibited. Diamond Head retains ownership of this report and all documents related thereto both generally and as instruments of professional service.
- 3) The findings, conclusions and recommendations made in this report reflect Diamond Head's best professional judgment given the information available at the time of preparation. This report has been prepared in a manner consistent with the level of care and skill normally exercised by arborists currently practicing under similar conditions in a similar geographic area and for specific application to the trees subject to this report on the date of this report. Except as expressly stated in this report, the findings, conclusions and recommendations it sets out are valid for the day on which the assessment leading to such findings, conclusions and recommendations was conducted. If generally accepted assessment techniques or prevailing professional standards and best practices change at a future date, modifications to the findings, conclusions, and recommendations in this report may be necessary. Diamond Head expressly excludes any duty to provide any such modification if generally accepted assessment techniques and prevailing professional standards and best practices change.
- 4) Conditions affecting the trees subject to this report (the "Conditions", include without limitation, structural defects, scars, decay, fungal fruiting bodies, evidence of insect attack, discoloured foliage, condition of root structures, the degree and direction of lean, the general condition of the tree(s) and the surrounding site, and the proximity of property and people) other than those expressly addressed in this report may exist. Unless otherwise stated information contained in this report

covers only those Conditions and trees at the time of inspection. The inspection is limited to visual examination of such Conditions and trees without dissection, excavation, probing or coring. While every effort has been made to ensure that any trees recommended for retention are both healthy and safe, no guarantees, representations or warranties are made (express or implied) that those trees will not be subject to structural failure or decline. The Client acknowledges that it is both professionally and practically impossible to predict with absolute certainty the behavior of any single tree, or groups of trees, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure and this risk can only be eliminated if the risk is removed. If Conditions change or if additional information becomes available at a future date, modifications to the findings, conclusions, and recommendations in this report may be necessary. Diamond Head expressly excludes any duty to provide any such modification of Conditions change or additional information becomes available.

- 5) Nothing in this report is intended to constitute or provide a legal opinion and Diamond Head expressly disclaims any responsibility for matters legal in nature (including, without limitation, matters relating to title and ownership of real or personal property and matters relating to cultural and heritage values). Diamond Head makes no guarantee, representation or warranty (express or implied) as to the requirements of or compliance with applicable laws, rules, regulations, or policies established by federal, provincial, local government or First Nations bodies (collectively, "Government Bodies") or as to the availability of licenses, permits or authorizations of any Government Body. Revisions to any regulatory standards (including by-laws, policies, guidelines and any similar directions of a Government Bodies in effect from time to time) referred to in this report may be expected over time. As a result, modifications to the findings, conclusions and recommendations in this report may be necessary. Diamond Head expressly excludes any duty to provide any such modification if any such regulatory standard is revised.
- 6) Diamond Head shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
- 7) In preparing this report, Diamond Head has relied in good faith on information provided by certain persons, Government Bodies, government registries and agents and representatives of each of the foregoing, and Diamond Head assumes that such information is true, correct and accurate in all material respects. Diamond Head accepts no responsibility for any deficiency, misinterpretations or fraudulent acts of or information provided by such persons, bodies, registries, agents and representatives.
- 8) Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
- 9) Loss or alteration of any part of this report invalidates the entire report.

TREE MANAGEMENT REPORT: **FOR PROPOSED DEVELOPMENT**

Report Date: **July 4, 2018**

Rev 1: **June 8, 2021**

ACL File:

18186

ACL Bus Lic: **16 742556** Inter-Municipal West

Prepared for: Attn.: **Reid Kaufman**
Bastion Development Corp.
500 – 1681 Chestnut Street,
Vancouver, BC, V6J 4M6

Prepared by: **Norman Hol**
Senior Consulting Arborist

Site Address: **2120 West 10th Avenue, Vancouver**

Project: **Application for Proposed Rezoning Development**

BACKGROUND

Arbortech Consulting is retained to provide professional consulting arborist services to undertake an assessment of the existing trees located at or within influencing distance of a proposed development at the above noted site. Our site investigation was performed on May 11, 2018.

Reference documents provided by the client include; *Tree/Topographic Survey* and current *Architectural Site Plan*. The civil designs were not available for our review at the time of writing.

The subject site is comprised of commercial building. The proposed development consists of mixed use multi storey building.

Our ground based visual assessment of the existing trees includes; measuring the size (trunk diameter, height and spread), rating the health and structural condition, as well as identifying the species, age class, structural class, growing site constraints and other relevant tree or site factors. This report is not intended as a tree failure risk analysis; however, the structural form and presence and severity of defects were factors in our assessment. Tree health, structure and site factors were reviewed to rate the trees for viability of preservation in context to the proposed land use and expected construction related impacts to the site and the trees.

With consideration of municipal bylaws/policies we have reviewed the project design in context to our tree data and priority rankings to specify tree preservation within the development to the extent possible. Our process includes liaison with the client and design team to explore alternatives and design changes where applicable or appropriate. Our tree protection measures are developed in accordance with arboricultural best management practices and are the basis for our recommendations and specifications.

TREE RETENTION AND PROTECTION PLANNING

The specified *Tree Protection Zone (TPZ)* consists of 3 main components;

- **Crown Protection Zone (CPZ):** a minimum of 1.0 m outside the dripline (furthest extent of branches and foliage projected to the ground below) where any proposed aerial encroachment (i.e. for pedestrian or vehicle access, machinery or equipment operation, constructing building elements, operation of cranes or lifts etc) will require a detailed review by the project arborist to determine feasibility and to specify mitigation measures as necessary.
- **Root Protection Zone (RPZ):** a no-encroachment setback prescribed by the project arborist representing the closest proximities of soil and root disturbance toward a tree that are deemed manageable based on site and tree factors, and conditional to mitigation and compensatory treatment that may be specified.
- **Working Space Setback (WSS):** a setback outside of the RPZ of 1.5m or as specified by the project arborist where soil and root disturbance may occur (i.e. for excavation), conditional to supervision and direction by the project arborist and mitigation or treatment measures being implemented (i.e. root pruning).

Tree retention planning and design consists of determining the preservation of priority 1 and 2 trees, in that preferential order. We first consider an optimal TPZ deemed to be a setback equal to the CPZ or a root and crown protection radius deemed by the project arborist to net negligible impact to the tree. If the optimal TPZ cannot be fully achieved, then we carry out a detailed design review process in consideration of the species tolerance, the size, health and structural class and form of the tree, the site and soil conditions, the general changes in environmental influences (i.e. wind exposure, sun exposure and soil hydrology), the presence or absence of known root obstructions, among other factors. Our comprehensive prescriptive tree protection setbacks and measures supersede the optimal TPZ recommendations as well as city guideline for tree protection setbacks.

DETAILED ANALYSIS

TRAQ Findings

Trees deemed to be of concern from the perspective of risk of failure have been assessed using Tree Risk Assessment Qualification (TRAQ) methods in context to existing and contemplated land uses. Details are as follows:

- 1 tree on this site is deemed to have significant structural defects that warranted assessment by TRAQ methods, considering a 3 year term related to decay within the main bole and the very likely circumstance that the buttress roots have also been structurally impaired by decay fungal disease.
- Tree C02 was assessed to Level 2 Basic Visual Assessment standards.
- Level 3 testing is deemed to not be required to determine severity of defects.
- The target includes Pedestrians, cyclists, cars, and buildings deemed to have frequent and constant occupancies in the current land use, and to have frequent and constant occupancies during the construction phase with high likelihood that tree failure(s) will impact people. The consequences for the failure will be severe.
- The severity of the defects, the expected mode of failure, and the likelihood of failure are described in Appendix B, but generally consists of the decay and strength loss related to disease infection in the roots system and the lower trunk.
- Following are our risk rating summary findings from our Level 2 basic visual assessment:

TRAQ Ratings:	Likelihood of Failure:	Likelihood of Impact:	Failure and Impact:	Consequences:	Risk Rating:
TREE C02	Probable	High	Likely	Severe	<u>High</u>

- We understand that, after our referral of these findings to them, Park Board staff undertook detailed testing to TRAQ Level 3 standards by investigating the scope of internal decay within the bole only, not within the structural root system. We also understand that the Park Board has deemed the tree is viable for retention. We find that the unassessed and thus unknown scope of root decay remains a significant wildcard in determination of the likelihood of failure.
- This tree is specified to be protected accordingly, however we are recommending further assessment in the future (see below for further details).

TREE RETENTION FINDINGS

There are no on-site trees at this development site. There are 6 off-site city owned street trees in the frontages adjacent to the site. Refer to the Tree Photos (Appendix A), Tree Inventory (Appendix B) and the Tree Management Drawing (Appendix C) for pertinent details.

With consideration of; our tree assessment findings, our retention priority rankings, the protection setbacks required to preserve the trees, and the current project design, existing trees are proposed to be treated follows:

ON-SITE TREES WITHIN THE SUBJECT PROPERTY:

- No tree was found growing within the subject property

OFF-SITE CITY ROAD FRONTAGE TREES:

REFER 1 City tree was referred to Park Board due to its current potential as a high risk to the public.

- Tree Tag/ID: C02
See TRAQ details above.
Since this is a pre-existing condition, the removal of this tree should be the sole responsibility of the Park Board. Considering the reported results of a Level 3 assessment by Park Board staff, and their requirement to retain and protect this tree, we recommend the following measures:
 - Re-assess the tree, particularly a Level 3 assessment of the roots that may be exposed within the subject development site at the time of demolition (of the existing building), as well as to assess structural roots closer toward the tree where possible, to determine the structural condition of its root system (to the extent possible while limiting the assessment to non-destructive methods for the city hardscape).
 - Undertake further coordination with the Park Board in updating the tree risk assessment.

PROTECT 5 Road Frontage trees:

- Tree Tag/ID's: C01, C02, C03, C04 and C05.
These trees do not directly conflict with building construction on the site, however unknown impacts may require reassessment related to infrastructure work in the frontages such as but not limited to; trenching for underground services or utilities, sidewalk replacement, road curb replacement, etc. as well as site hoarding, temporary power and other temporary construction measures. As the project advances through the city review and approvals, more information will become known and re-assessment can be provided.
- Prune Tree Tag/ID's: C01 and C02
The crown of this tree overhangs slightly into the subject site. Mitigation of this condition appears feasible within tolerable scopes of pruning with adherence of ANSI A300 standards. The proposed pruning should be directed by the project arborist from this office. Note that all pruning to street trees will require approval from the city arborist at the Parks Board and it will be performed by the Park Board crews at the developer's cost.

Trees proposed to be retained will require protection measures in conformance with; the Tree Protection Prescription (see below), the Tree Management Drawing (see Appendix C), and Tree Protection Guidelines (see Appendix D).

REMOVE 1 City tree (subject to city approval) due to unresolvable conflict with demolition/construction:

- Tree Tag/ID: C02
This tree will likely be made high-risk due to the demolition and removal of the existing building foundation directly adjacent to the trunk.
Since this is a project related removal request, the removal and replacement costs are expected to be the responsibility of the developer.

OFF-SITE TREES ON NEIGHBOURING PRIVATE PROPERTY:

- No off-site, privately-owned tree was found.

TREE PROTECTION PRESCRIPTION

Refer to Tree Management Drawing (Appendix C), Tree Protection Specifications (Appendix D) and Letter of Undertaking (Appendix E) for further details. The owner is required to seek guidance and/or arrange on-site field services or supervision by the project arborist from this office, as specified on those documents.

TREE REPLACEMENT

Tree replacement requirements will be confirmed by the municipality in relation to their bylaw and policies. Design and specifications for the replacement trees will be provided by the project landscape architect.

Certified by;



Norman Hol, Company Principal and Senior Consultant

ISA Certified Arborist #PN-0730A
ISA Qualified Tree Risk Assessor (TRAQ)
PNWISA Certified Tree Risk Assessor #0076
BC Certified Wildlife and Danger Tree Assessor #P2529
ASCA Qualified Tree and Plant Appraiser (TPAQ)
Land Surveying Technologist

Enclosures; Appendix A: Tree Photos
 Appendix B: Tree Inventory
 Appendix C: Tree Management Drawing
 Appendix D: Tree Protection Specifications
 Appendix E: Letter of Undertaking

Assumptions and Limiting Conditions:

This report was prepared for and on the behalf of the client as addressed herein. Upon receipt of payment of our account in full, this report will become the property of the client. This report is intended for the exclusive use of our client, but in its entirety.

Arbortech Consulting shall not accept any liability derived from partial, unintended, unauthorized or improper use of this report.

This report is restricted only to the subject trees as detailed herein, and no other trees were inspected or assessed.

The inner tissue of the trunk, limbs and roots, as well as the majority of the root systems of trees are hidden within the tree and below ground. Trees have adaptive growth strategies that can effectively mask defects. Our assessment is limited by relying on the outward signs and non-destructive testing to identify the severity of defects that may be indicators of structural deficiencies. We use our training, experience and judgement in this regard, however not all defects can be diagnosed through available methods. It may not be feasible to identify certain defects, or to measure the severity, without causing mortal injury to the tree. Further, we must acknowledge that extreme weather and environmental influences are unpredictable, and that any tree has risk of failure in such events. Arbortech Consulting does not guarantee or warrant that a tree is free of defect or that it will not fail.

The ownership of trees is determined based on the location of the trunk where it emerges from the ground relative to the property line. This determination may require the advice from a duly qualified professional surveyor.

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. Arbortech has not verified that information, and does not warrant it as 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 regulatory agency may be required prior to carrying out any treatments recommended in this report. The client is responsible to make application for, pay related fees and costs, and meet all requirements and conditions for the issuance of such permits, approvals or authorizations.

APPENDIX A

TREE PHOTOS



Tree #C01



Tree #C01



Tree #C02



Tree #C02 Ganoderma fruiting body



APPENDIX A

TREE PHOTOS



Tree #C02 Armillaria Fruiting bodies



Tree #c02 Newly replaced sidewalk



Tree #C03



Tree #C04



APPENDIX A

TREE PHOTOS



Tree #C05



Tree #C06



APPENDIX B: TREE INVENTORY

Tree Inventory Legend:

Tag/ID denotes the serial numbered aluminum tag affixed to the tree or a reference ID as referenced in report and on tree management drawing.

Loc denotes the ownership of trees based on the survey and project plans provided; **ON** = On-Site, **SHARED** = On-Site tree straddling PL, **OFF** = Neighbour Tree, or **CITY**

Dbh denotes dia of the trunk in cm at 1.4 m above grade or to arboricultural standards (i.e. below scaff union). Multiple stems above the root crown are used to calculate dbh based on trunk area method. Multiple stems attached into the root crown references the largest stem. DBH may be estimated or derived from survey data.

Ht denotes the height of the tree in metres as measured or estimated by the assessor.

Spr denotes the spread RADIUS of the branches and foliage (dripline) in metres as measured or estimated by the assessor.

LCR denotes the live crown ratio based on percent of live crown observed in relation to a tree of normal form and with a full crown.

Class denotes the structural class of a tree growing in Landscape (**OPEN, GROVE, or EDGE**) or Forest stand environment (see below);

Suitability for retention considers condition, age class, species, tolerance of disturbance, etc. ; **U** denotes Unsuitable, **C** denotes Conditional, **S** denotes Suitable

Contribution rating considers location, contribution and landscape function the tree may provide to the proposed land use; **L** denotes Low, **M** denotes Medium, **H** denotes High

Priority denotes a preservation ranking for consideration in tree retention planning, combining the suitability and contribution.

Assessment Findings summary description of overt defects and noteworthy growing condition factors, as well as preservation and protection considerations.

Action denotes proposed treatment in context to the current project design; **RETAIN, REMOVE or PROTECT**. Shared and Off-Site trees proposed as REMOVE **require owner consent**.

CPZ and **RPZ** are arborist assigned setbacks for Crown and Root protection. Along with the working space setback (**WSS**), they form the tree protection zone (**TPZ**).

Tag/ID	# of Trees	Loc	Common name, (Botanical)	Dbh	Ht	Spr	Suitability	Contribution	Priority	Assessment Findings	Action	Rationale	CPZ	RPZ
C01	1	City	Scotch elm (Ulmus glabra)	107	35	8.0	C	H	N/A	<ul style="list-style-type: none"> • Cavity observed on the westernmost scaffold actively used by squirrels • Safe retention of this tree includes end weight reduction of the westernmost scaffold branch, and proactive pruning to reduce the crown spread to 4-5m on the west side of the tree. The overall scope of pruning is well within tolerances and it will not impact the health, stability, nor aesthetics of the tree. • Protect rots to the edge of the existing building near PL. 	Protect		9.0 N 5.0 S	see dwg



ACL GROUP

a division of:

Tag/ID	# of Trees	Loc	Common name, (Botanical)	Dbh	Ht	Spr	Suitability	Contribution	Priority	Assessment Findings	Action	Rationale
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C02	1	City	English elm (Ulmus procera)	134	35	10.0	U	H	N/A	• Sidewalk recently replaced adjacent to the tree so root impacts are expected to have been incurred.	Protect -	Possible High Risk
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Refer to Tree	Parks
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- Root and trunk rot diseases (i.e. Armillaria and Ganoderma) fruiting bodies observed at the base of trunk and on ground adjacent to the base of the tree.
- Sounding revealed the presence of internal decay in the buttress roots and within the lower bole.
- Historical trunk injury observed on the north side of the trunk resulting in a large open wound. Internal trunk decay behind the injury was detected by sounding.
- Failure of this tree is probable in any direction via either stem failure or root failure and target ratings are constant.
- Due to the severity of the defects, pruning is not an applicable treatment for mitigation and removal is strongly recommended.
- This tree is **HIGH-RISK** (see TRAQ findings in accompanying report).
- Park Board will be notified by this office for their consideration and action.

C03	1	City	Star magnolia (Magnolia stellata)	18	8	4.0	S	H	N/A	• No significant defect observed.	Protect	5.0 E 2.5
C04	1	City	European beech (Fagus sylvatica)	7	4	1.0	S	H	N/A	• No significant defect observed.	Protect	2.0 1.5
C05	1	City	European beech (Fagus sylvatica)	15	9	1.5	S	H	N/A	• No significant defect observed.	Protect	2.5 2.5
C06	1	City	Japanese maple (Acer palmatum)	20	15	3.0	U	M	N/A	• The tree is growing within approximately 1m of the existing building at the subject site, and it appears to likely rely on the existing foundation for tree root anchoring and soil stability. Removal of the existing foundation, required to accommodate construction of new building, is expected to destabilize the tree and make it high risk for failure. This tree is recommended to be removed proactively prior to demolition commencing.	REMOVE -	4.0 2.0

Subject to Parks Approval

APPENDIX D

TREE PROTECTION SPECIFICATIONS



1. CONTACT INFORMATION:

All tree protection questions, clarifications and coordination, should be directed to:

ARBORTECH CONSULTING OFFICE: 604 275 3484 EMAIL: trees@aclgroup.ca

A project arborist will be assigned by our office to schedule a pre-construction meeting, and coordination of supervision protocols will be established.

2. TREE PROTECTION ZONES (TPZ):

Tree protection setbacks are defined on our drawings and documents relative to the centre of the tree trunk where it emerges from the ground and/or the actual extent and spread of the crown or roots of the tree. The **TPZ** is comprised of three main components:

CPZ – CROWN PROTECTION ZONE SETBACKS:

Specified by the project arborist to be at a minimum of the dripline extents of the crown (furthest reaching branches and foliage) plus 1.0 m. Restrictions on any aerial encroachment within a CPZ are required in order to protect from tree damage. This includes interim needs during site preparation or construction (machinery, cranes, trucks, vehicles, etc.), design elements (new structures, etc), and the working space required to build or maintain them. Pruning may be possible to accommodate certain encroachments but some encroachments may not be feasible within tolerances for impacts – consult with project arborist to confirm.

RPZ – ROOT PROTECTION ZONE SETBACKS:

A specified setback denoting the closest limits of soil/root disturbance determined by the project arborist based on; tree species, size, age class, condition, soil type and depth, drainage, topography, wind exposure and changes thereof, constrained root conditions, and acceptable thresholds specific to those factors. RPZ alignments that are smaller than the CPZ may be supported conditional to; the locations of the design features being sufficiently set back to allow for building space and grade transition, the aerial encroachment of that design feature within the CPZ being of tolerable impacts, and/or implementation of special remedial measures or enhancement treatments.

WSS – WORKING SPACE SETBACKS:

A setback zone to the specified offset from the **RPZ** (see tree management drawing) where all proposed site changes or construction work is to be supervised by the project arborist. Demolition of existing structures or hard landscape features will require low impact methods, and any excavations within this zone will require on-site direction and root pruning services of the project arborist.

The design professionals should consider the above, as well as the rest of this document in preparing the project designs.

3. TREE PROTECTION ZONE RESTRICTIONS:

Trees that are specified to be retained must be protected from damage during all phases of development related work on the site. Any access or construction related work within the TPZ (CPZ, RPZ and/or WSS) requires advance approval, guidance and on-site direction or supervision by the project arborist. General restrictions in the **TPZ** are as follows:

- No soil disturbance of any scope or to any depth for cuts or fills, including but not limited to; trenching, stripping of over-burden, bulk excavation, fill placement, site preparation, grade transitions, topsoil placement, etc.,
- No passage or operation of machinery, trucks, vehicles or equipment (including small track machines, skid steers, lifts, etc), except as approved and directed by the project arborist, and subject to special measures.
- No storage of soil, spoil, gravel, construction materials, waste materials, etc.,
- No waste or washing of concrete, stucco, drywall, paint, or other potentially harmful materials,
- No placement of temporary structures or services,
- No affixing lights, signs, cables or any other device to retained trees,
- No pruning or cutting of retained trees, except as approved and directed by the project arborist, and performed by a qualified tree service firm employing ISA Certified Arborists and working to ANSI A300 and ANSI Z133 Standards.
- No landscape finishing, such as but not limited to; installing retaining walls, digging planting holes, placing growing medium, installing irrigation or conduit, etc., except as approved and directed by the project arborist.

4. TENDERING, IFC DRAWINGS AND CONSTRUCTION MANAGEMENT:

Tendering of the project, issuance of the IFC drawings and documents (architectural, civil, landscape, mechanical, geo-technical, etc.) as well as planning of the construction (demolition, site clearing, excavation, shoring, access/egress, crane operations, etc.) should be coordinated with the tree protection specifications herein and the measures outlined as specified on the **Tree Management Drawing** prepared by this office. Any conflicts with the TPZ's identified by the project team or the contractor will require additional detailed review by the project arborist in advance of proceeding.

5. BARRIERS – TREE PROTECTION FENCES:

Barriers should be erected at the CPZ setback where possible, but must be installed no closer to the RPZ specified alignments as a minimum tree protection measure. Signs stating "TREE PROTECTION ZONE - NO ENTRY" must be placed on the tree protection fence at a suitable frequency at the direction of the project arborist. The contractor, sub-contractors and trades should be made aware of the restrictions therein (see above). The barriers must be maintained at those alignments in good condition, and may not be removed for any reason (including landscaping), unless prior approval from the project arborist is obtained.

6. SURVEYING:

Tree locations are derived from the project survey, and any discrepancies should be coordinated with their office directly and reported to the project arborist.

Tree barriers aligned with or within close proximity to a property line, a design feature, a restrictive covenant line, and/or an environmentally sensitive or protected area may require a survey in advance to enable accurate barrier installation.

APPENDIX D

TREE PROTECTION SPECIFICATIONS



7. TREE PRUNING, TREATMENTS, ENHANCEMENTS AND SPECIAL MEASURES:

The developer and their contractors are responsible to ensure completion of enhancement or remedial tree treatments, and proactive tree protection measures for retained trees as specified by the project arborist, including but not limited to;

- Pruning for risk mitigation, crown restoration, form, building or overhead clearance, and/or sight lines.
- Pre-treatments such as root mapping, vertical aeration, advance root pruning and other treatments.
- Installation of soil amender (i.e. mulch) within the **RPZ** to mitigate soil desiccation and to improve soil fertility.
- Supplemental watering to compensate for soil hydrology changes.
- Low impact removal for stumps located within a **CPZ** (i.e. stump grinding or cutting with project arborist supervision).
- Windfirming of new forest edges created by clearing of the development lands, including; re-assessment, tree removals, pruning, modification to wildlife tree, or other treatments as specified by the project arborist.

See the tree management drawing for further details.

8. DEMOLITION OR PRE-CONSTRUCTION OPERATIONS:

If tree removal permits are issued at this stage, please review next item also. Note that some municipalities will not approve tree removal at the demolition phase. Tree barriers may need to be installed prior to demolition and/or the municipality may require on-site direction and supervision by the project arborist during the process of demolishing existing structures and hardscapes. In some cases tree protection barriers must be realigned, and restoration of the zone undertaken, after demolition is complete. A letter of undertaking (**LOU**) confirming supervision may be required by, or may be on file with, the municipality. The demolition contractor will need to coordinate with the project arborist accordingly.

9. TREE REMOVAL/CLEARING OPERATIONS:

A copy of the tree permit must be provided to the project arborist to check for congruency with our tree management drawing. Note that neighbour approvals, additional municipal permits and/or authorizations from regulatory bodies may be required and are the responsibility of the developer or their assigned representative. Certain trees requiring removal may not be shown or referenced on the drawing or documents prepared by this office (i.e. undersize or non-by-law trees or untagged trees assessed in groups). There are often removal trees (identified or unidentified on our drawings) that require felling, extraction and stump removal from TPZ's using low impact methods. Only the trees shown for retention within a tree protection zone as specified on our tree management drawing shall be retained (unless otherwise directed by the developer). The contractor and/or the land clearing subcontractor should verify the tree removal and clearing scope based on their own site investigation. The developer/owner and their contractor should also coordinate with the project arborist in advance to identify retained trees, identify low impact removal trees, review the work plan, and to ensure contractor compliance with the tree protection measures specified.

10. CONSTRUCTION OPERATIONS:

A letter of undertaking (**LOU**) for arborist supervision may be on file with the municipality. The contractor (project manager/site superintendent) and the developer are encouraged to proactively meet with the project arborist in advance of commencing work on the project to; establish communication and procedural protocols, review responsibilities for tree protection measures at specific milestones of the project, and identify and resolve any anticipated tree protection related challenges. Pursuant to the Tree Protection Zone Restrictions noted above, the trunks, branches, foliage and roots of retained trees, as well as the soil within the TPZ, must not be damaged by construction activities. Careful attention to excavation, access/egress, servicing, and machinery equipment and crane operation in proximity to the height and size of the TPZ's is recommended. Note that pruning to reduce the height of retained trees (topping or heading) CANNOT be accommodated. It is recognized that certain unpredictable construction conflicts with a TPZ may arise that could interfere with the protection of the selected trees, however any proposed encroachment into a TPZ and/or changes to the tree retention scheme are subject to approval in advance by the project arborist and the municipality. Special measures required for tree protection compliance related to construction work in the **CPZ** or within an **RPZ** may be feasible to accommodate managed encroachments into a **TPZ**, such as but not limited to:

- Root mapping by the project arborist.
- Installing armour or suspended structures over the soil within the **RPZ** to accommodate temporary worker or equipment passage within a **TPZ**. Several types of armouring may be available. Implementation is at the discretion of the project arborist and may be conditional to municipal approvals.
- Low impact trenching using air-vac or hydro-vac, with arborist supervision, to accommodate underground services or utilities. This option is restricted as to viability by; proximity, scope, depth, shoring needs, tree species, site/soil conditions and other factors.

11. LANDSCAPING OPERATIONS:

Removal of the tree barriers requires advance coordination and approval by the project arborist. The operation of equipment of any size or type, the placement of growing medium, all grading and sub-base preparation for hard landscape features. (i.e. 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 infrastructure, and the placement of turf and other surface finishing, all have a high potential for causing damage to trees, roots or soil. Advance coordination between the landscape contractor and our office prior to landscape operations commencing is required to avoid tree protection non-compliance and bylaw issues.

PROOF OF CONTRACT FOR FIELD SERVICES BY PROJECT ARBORIST

July 4, 2018 **Revision 1: June 8, 2021**

ACL File: **18186**

For Municipal Review and Approval Purposes

Client and Project: **Bastion Development Corp – Park Place**

Site Address: **2120 w 10TH Avenue, Vancouver**

Ref Documents: **Arbortech Tree Management Report and Drawing**

Pursuant to city bylaws or policies, the **Project Arborist** is confirmed to be retained under contract to the developer or owner to assist with tree protection treatments and compliance during site preparation and construction phase as summarized below:

SCHEDULE:

- PRE-CONSTRUCTION SITE VISIT:
The tree protection zone setbacks and restrictions will be reviewed by the project arborist with the general contractor, including the working space setback provisions noted below.
- SITE VISITS DURING CONSTRUCTION:
The project arborist will attend proactively once per month or as scheduled with the contractor when construction is in progress in vicinity of the retained trees in order to check on compliance.
- POST CONSTRUCTION ASSESSMENT AND SIGN-OFF:
At completion of the project, the project arborist is required by the city to undertake an inspection and sign-off to confirm that all tree protection measures have been successfully implemented.

SPECIAL MEASURES:

1. General:
We must be called to attend and review, approve, direct and/or supervise certain works from time to time during the demolition, site preparation, construction and landscaping, at critical milestones or activities:
 - a. Prior to demolition, site preparation or construction commencing, to direct and inspect the installation of tree protection barriers in advance of or in lieu of municipal inspection.
 - b. Whenever access into the tree protection zone (TPZ) is contemplated or desired for any reason.
 - c. Whenever any grading, trenching, excavation or landscape work occurs within a TPZ, including the root protection zone (RPZ) and the working space setback (WSS) of 1.5m setback from a RPZ.
 - d. For any pruning of a retained tree.
 - e. For any tree removal or stump removal from within a RPZ or WSS.
 - f. During any landscape finishing within the TPZ.
 - g. At the completion of the project to review the condition of the trees and to sign off on the construction and landscape having met tree protection compliance measures to the satisfaction of the project arborist.
2. Pruning - Tree C01 and C02:
This tree requires pruning as recommended by the project arborist to mitigate aerial building clearance. All tree work is to be carried out under the direction of the project arborist from this office and by the Vancouver Park Board crews. The scope of pruning is within ANSI standards (A300).
3. Demolition Supervision – Tree C01 and C02:
The removal of the building and its foundation, as well as any hardscape features from within the TPZ (including the WSS) will require on-site supervision by the project arborist.
4. Root Pruning for Site Excavation – Tree C01 and C02:
The project arborist must be on site concurrently with any excavation adjacent to the tree protection zone. If required: to identify tree roots, provide root protection measures and/or undertake root pruning treatments as necessary.
5. Root Pruning for Services Adjacent to TPZ – All Retained Trees:
If Required; The project arborist must approve the method of excavation (i.e. excavator, hydro-vac, air-vac, air spade etc) and also must be on site concurrent with trenching to identify tree roots, provide root protection measures and/or undertake root pruning treatments as necessary.
6. Low Impact Trenching for Services Through TPZ – All Retained Trees:
The preference would be for all underground services and utilities to be aligned outside of the tree

protection zones. If required; The project arborist must be on site concurrently with the excavation to expose tree roots with hydro-vac and air-vac methods and to provide root protection measures and/or undertake root pruning treatments as necessary.


7. Landscape Finishing – All Retained Trees:

Preparation works and installation of landscape finishing works including but not limited to; hardscape, retaining walls, fencing, irrigation, conduit, benches, patio pavers, soil placement, grass or turf installation, planting or other landscape features that are proposed within or directly adjacent to a TPZ must be reviewed by this office in advance and installed with on-site direction and guidance from the project arborist.

Site review reports will be issued to; the owner, the prime consultant and the general contractor through the construction phase, and the post construction assessment sign off report will be issued to the city after completion of the project.

By signing below, the owner agrees that they;

- Have read and understand Arbortech's standard ***Tree Protection Specifications***,
- Will provide Arbortech Consulting with all design drawings and report any design changes that may impact tree preservation,
- Will ensure that Arbortech Consulting is contacted with a minimum of **3 business days advance notice** to arrange attendance by the project arborist at required times,
- Will comply with project arborist directed and supervised work in conformance with arboricultural standards and best management practices, using low impact materials and methods as directed, and facilitate any remedial work or treatments that may be prescribed or required by the project arborist.

<p>Certified by;</p>  <p>Norman Hol For Scheduling: Phone: 604 275 3484 Email: trees@aclgroup.ca</p>	<p>Signature of Developer/Owner: _____</p> <p>Printed Name: _____</p> <p>Phone: _____</p> <p>Email: _____</p>
---	---

	<p>Signature of Contractor: _____</p> <p>Printed Name: _____</p> <p>Phone: _____</p> <p>Email: _____</p>
--	--

Re: Proposed removal of 2 large street trees - Elm trees

Staff:

- Staff team: Kevin Spaans (Development Planning), Oskar Eriksson (Landscape Review), Nicole Choi (DBL), Joe McLeod (Park Board)

Issues:

- The proposed development would impact two large street trees (Elms) (CO1 and CO2). Park Board supports removal of one tree (CO2) (poor condition, high risk) per third-party arborist report
- Strong emerging opposition following public notification / public review of landscape drawings

Key Project Date(s):

- Director of Planning decision tentatively scheduled for October

Summary and Key Relevant Background Information:

- Developer (Bastion) has proposed a development that would negatively impact two large street trees.
- Park Board signalled they would support removal of the eastern Elm (tree CO2) due to poor condition.
- Park Board reached out to PDS staff to request Director of Planning to condition redesign of the building footprint and parkade to allow for retention of the western Elm (CO1).
- DBL, PDS and PB received substantial correspondence in opposition of the tree removal from the Public.
- Members of the public requested the developer's arborist report to be released for full transparency.
- As the developer's arborist report in part contradicted Park Board's own assessment, the Access to Information team opposed releasing the Arborist report to the public.
- On Aug 23 Park Board received their own-commissioned, third party tree assessment which supported the developer's assessment.
- Park Board will support removal of Elm CO2 and request for DoP to condition the redesign of the development to accommodate Elm CO1.

Key Questions/Issues:

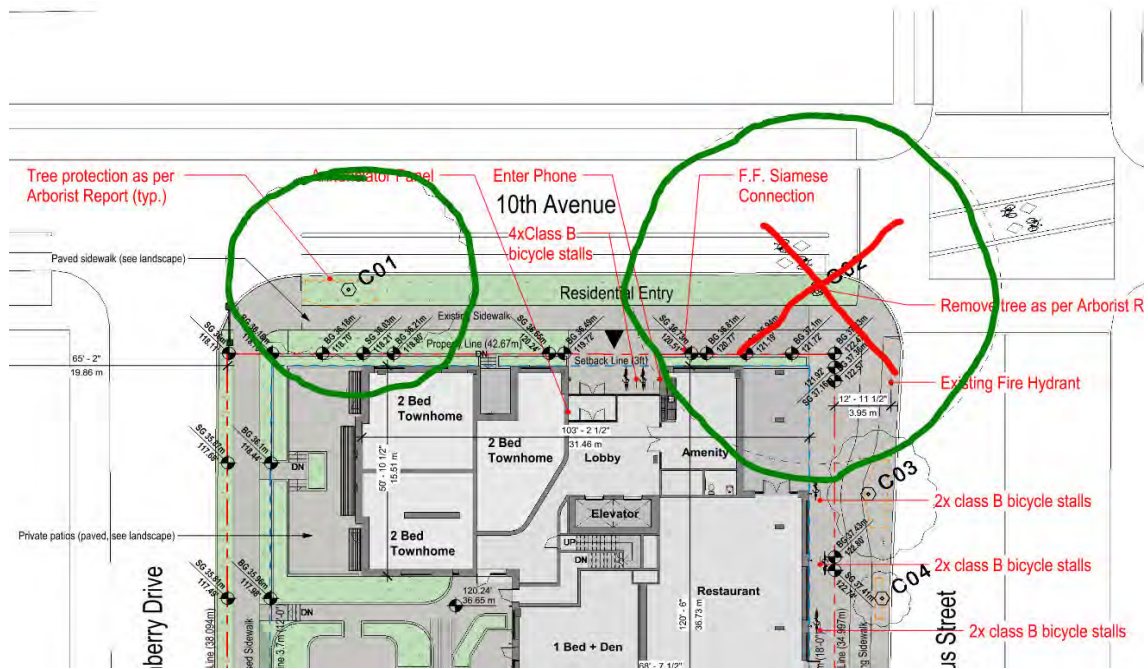
- For information only

Recommendation:

- Support Park Board's decision to remove Elm CO2 and condition DP-2021-00545 to redesign the building footprint to accommodate Elm CO1.

PROJECT SPECIFICS

- *Site Plan*



• *Street view*



<<End of Brief>>

From: ["Kim, Dave \ \(engineering\\)" <dave.kim@vancouver.ca>](mailto:dave.kim@vancouver.ca)
To: ["Rawsthorne, David" <david.rawsthorne@vancouver.ca>](mailto:david.rawsthorne@vancouver.ca)
CC: ["Wattheyne, Tanner" <Tanner.Wattheyne@vancouver.ca>](mailto:Tanner.Wattheyne@vancouver.ca)
["Lewis, Toby" <Toby.Lewis@vancouver.ca>](mailto:Toby.Lewis@vancouver.ca)
["Quintero, Liliana" <Liliana.Quintero@vancouver.ca>](mailto:Liliana.Quintero@vancouver.ca)
["Wong, Winnie" <Winnie.Wong@vancouver.ca>](mailto:Winnie.Wong@vancouver.ca)
Date: 6/23/2021 2:25:27 PM
Subject: DP-2021-00545 - 2120 W 10th Ave

Hi David,

A DP has come in for the SW corner of Arbutus/10th Ave.

During our TDM review, Toby mentioned that there might be some geometric changes along the site frontage for 10th Avenue.

Could you tell me if there is a drawing showing what changes are proposed here and if there are any impacts to the signal.

Thank you
Dave



Dave Kim
Traffic Safety and Development Review

City of Vancouver - Engineering Services
Traffic and Data Management Branch
320 - 507 West Broadway
Vancouver BC V5Z 0B4

Phone: 604-829-9708
Email: dave.kim@vancouver.ca

City of Vancouver website:
<http://vancouver.ca>

From: ["Black, Sailen" <sailen.black@vancouver.ca>](mailto:sailen.black@vancouver.ca)
To: ["Choi, Nicole" <Nicole.Choi@vancouver.ca>](mailto:Nicole.Choi@vancouver.ca)
["Spaans, Kevin" <Kevin.Spaans@vancouver.ca>](mailto:Kevin.Spaans@vancouver.ca)
Date: 9/15/2021 2:43:10 PM
Subject: FW: 2120 W 10th - green building exclusions

FYI – I am asking for some clarification on these exclusions. Details below.

--

Sailen · PDS · 604-873-7929

From: Black, Sailen
Sent: Wednesday, September 15, 2021 2:42 PM
To: 'Stephane Laroye' <stephane@slaarchitect.com>
Cc: 'Ivan Kuptsov' <ivan@slaarchitect.com>
Subject: RE: 2120 W 10th - green building exclusions

Correction to the below, I just read an update and the decision date is being put forward to October. Something about neighbour concerns.

So you have a bit more time.

Ideally we can resolve everything before decision, and avoid prior-to conditions for any green building items.

--

Sailen · PDS · 604-873-7929

From: Black, Sailen
Sent: Wednesday, September 15, 2021 2:37 PM
To: 'Stephane Laroye' <stephane@slaarchitect.com>
Cc: 'Ivan Kuptsov' <ivan@slaarchitect.com>
Subject: 2120 W 10th - green building exclusions

Hi Stephane,

Thanks for the new PDF.

Took a quick look and appreciate the imagery.

However with regard to the green building relaxations, I am not sure it makes the case for all the dimensions you may intend.

Pg. 4, I did not see a calculation per the wall bulletin ([link](#)) to show the amount of proposed exclusion under 10.11.2. Maybe this is elsewhere? Given the thermal exclusions on sheet A0.01 total 1,711 sq. ft. this probably worth resolving quickly.

Pg. 8, how does 1" of additional insulation add to the 1.2 m of height at the top of the page? Is this separate from the 1.2 m on pg. 7 for PV panels or are they all combined? It would help to see a section drawing that identifies where the additional insulation adds height, and how much for each element.

Not so much a green building exclusion, but am also curious about the rain screen on pg. 4. On A0.01, 152 mm (6") for a rain seems high if using 3 5/8" deep brick and 1" air. The same dimension of 152 mm is also given for a wall with no brick. The BEP letter should recommend and provide dimensions for the materials to show how the proposed exclusion adds up. Specific requirements are in the wall bulletin.

I believe the application is up for decision tomorrow, so if you can address the above by 11:00 am on Thursday, I will try to bring it forward.

--

Sailen · PDS · 604-873-7929

From: Stephane Laroye <stephane@slaarchitect.com>

Sent: Monday, September 13, 2021 3:28 PM

To: Black, Sailen <sailen.black@vancouver.ca>

Cc: Choi, Nicole <Nicole.Choi@vancouver.ca>; Ivan Kuptsov <ivan@slaarchitect.com>; Danika Maust <dmaust@bastion.ca>; Reid Kaufmann <RKaufmann@bastion.ca>

Subject: [EXT] Re: [EXT] [EXT] 2120 W 10th - NEW

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Good afternoon Sailen,

Please find our Relaxation Design Rationale booklet here [LINK \[dropbox.com\]](#) and hope it helps better advise the Director of Planning of our requests, and confirms our commitment to sustainability.

All the best,

Stephane

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA
Principal | Architect + Urban Planner



215 - 35 West 5th Avenue
Vancouver, BC V5Y 1H4
O: (604) 558-6955
M: (604) 418-8130
stephane@slaarchitect.com

<https://slaarchitect.com> [slaarchitect.com]

On Sep 1, 2021, at 5:20 AM, Stephane Laroye <stephane@slaarchitect.com> wrote:

Good morning Sailen - we have not forgotten.

Keep well,

Stephane

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA
Principal | Architect + Urban Planner



215 - 35 West 5th Avenue
Vancouver, BC V5Y 1H4
O: (604) 558-6955
M: (604) 418-8130
stephane@slaarchitect.com

<https://slaarchitect.com> [slaarchitect.com]

On Jul 29, 2021, at 10:31 AM, Stephane Laroye <stephane@slaarchitect.com> wrote:

\u-257 ?Good morning Sallen - I apologize for the delay in sending the rationale update. It will arrive shortly.

Keep well,

Stephane

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA
Principal | Architect + Urban Planner



215 - 35 West 5th Avenue
Vancouver, BC V5Y 1H4
(604) 558-6955 office
(604) 418-8130 mobile
stephane@slaarchitect.com

<https://slaarchitect.com> [slaarchitect.com]

On Jul 26, 2021, at 11:21 AM, Black, Sailen <sailen.black@vancouver.ca> wrote:

\u-257 ?

Hi Stephane,

To confirm, I did receive the updated signature from Ivan, but would still appreciate the rationale update.

Current copy is good at identifying the relaxation, and noting the related policy, but to enable staff to better advise the Director of Planning when decision time comes, it should also connect the PH (or timber) relaxation back to specific design elements shown (ideally labeled and dimensioned) on the drawings.

Showing how these elements compare dimensionally to conventional construction is especially useful. In my experience it helps them when they are faced with, for example, neighbourhood concerns about height, massing, etc. if they can point to physical items that require more space or other adjustments.

Re-adding Nicole for her info.

--

Sailen · PDS · 604-873-7929

From: Stephane Laroye <stephane@slaarchitect.com>

Sent: Tuesday, July 6, 2021 3:59 PM

To: Black, Sailen <sailen.black@vancouver.ca>

Subject: [EXT] Re: [EXT] 2120 W 10th - NEW

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Sailen!

Thank you so much for following-up on this. I did have a good break in the backcountry but it made it difficult being completely disconnected for 10 days - I returned to 54 text messages. Nicole saw your email and my auto-reply, and forwarded your questions to Ivan who assisted in providing responses but alas, only directly to Nicole on 23 June. I have attached the emails below. Please let me know if they address your concerns.

All the best,

Stephane

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA
Principal | Architect + Urban Planner

<image001.png>

215 - 35 West 5th Avenue
Vancouver, BC V5Y 1H4
O: (604) 558-6955
M: (604) 418-8130
stephane@slaarchitect.com

<https://slaarchitect.com> [slaarchitect.com]

On Jul 6, 2021, at 1:42 PM, Black, Sailen <sailen.black@vancouver.ca> wrote:

Hi Stephane,

Hope you had a good trip.

If you are back in the saddle, please let me know your ETA for these two items.

—
Sailen · PDS · 604-873-7929

From: Black, Sailen
Sent: Tuesday, June 22, 2021 11:06 AM
To: 'Stephane Laroye' <stephane@slaarchitect.com>
Cc: Choi, Nicole <nicole.choi@vancouver.ca>
Subject: RE: [EXT] Re: 2120 W 10th - NEW

Hi Stephane,

I took a quick look at the Passive House material submitted on June 11 and it looks good. I'm quite happy to see the applicant team taking on both PH and mass timber.

Only things that stood out as missing relative to the Zero Emission guideline was a signature from the CPHC on the verification page, and a design strategy that connects any PH or timber relaxations back to the design. Apologies if you have submitted the latter somewhere, if so, let me know where to look.

<image003.png>

<image004.png>

Please pass on the signature request to Kevin at Integral, I don't have his e-mail.

—
Sailen · PDS · 604-873-7929

From: Stephane Laroye <stephane@slaarchitect.com>
Sent: Wednesday, June 9, 2021 1:25 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Cc: Spaans, Kevin <Kevin.Spaans@vancouver.ca>; Black, Sailen
<sailen.black@vancouver.ca>; Reid Kaufmann <RKaufmann@bastion.ca>; Danika Maust
<dmaust@bastion.ca>; Ivan K <ivan@slaarchitect.com>
Subject: [EXT] Re: 2120 W 10th - NEW

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Good afternoon Nicole,

Please find the full DP submission here: [LINK \[dropbox.com\]](#)

We have attached the completed checklist to this email and also included a copy in the shared folder. We have calculated the fee based on a gross building area of 53,380 sq.ft. (4,960 sq.m.) and the fee should be \$53,694.16. Our client Bastion Development Corp. has prepared a cheque and will be submitting it to the cashier in Development Services' Inquiry Centre.

I look forward to working together on this exciting mass timber, Passive House, Net Zero Carbon mixed-use project in Kitsilano. If you have any questions, feel free to contact me anytime.

All the best,

Stephane

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA
Principal | Architect + Urban Planner

<image005.png>

215 - 35 West 5th Avenue
Vancouver, BC V5Y 1H4
O: (604) 558-6955
M: (604) 418-8130
stephane@slaarchitect.com

<https://slaarchitect.com> [slaarchitect.com]

On Jun 2, 2021, at 11:40 AM, Stephane Laroye
<stephane@slaarchitect.com> wrote:

Thank you Nicole - We will review the checklist and the fee schedule
right away.

All the best,

Stephane

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA
Principal | Architect + Urban Planner

<SLA_Logo.png>

215 - 35 West 5th Avenue
Vancouver, BC V5Y 1H4
O: (604) 558-6955
M: (604) 418-8130
stephane@slaarchitect.com

<https://slaarchitect.com> [slaarchitect.com]

On Jun 2, 2021, at 11:27 AM, Choi, Nicole
<Nicole.Choi@vancouver.ca> wrote:

Hello Stephanie,

For the checklist, please use: <https://vancouver.ca/files/cov/mixed-use-multiple-dwellings-and-rt-zones.pdf>

For fees: <https://vancouver.ca/files/cov/vancouver-development-building-permit-fees.pdf>

This application will be utilizing 3b. for mixed use – commercial and residential

For timing: After payment is received, I would schedule a preliminary meeting with our team and senior staff to ensure all the documents and drawings are in order and once ok'd, we would proceed with notification and reviews. Typically it is a 10 weeks until a decision date.

I've attached some forms as well to help with the intake.

I hope this helps. If you wish to submit early, you may do so, but I will still review during the scheduled intake day.

NOTE: there will be no in-person meetings, submission is electronic.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Stephane Laroye <stephane@slaarchitect.com>
Sent: Monday, May 31, 2021 3:08 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: [EXT] Fwd: Development Application Intake
Reminder for 2120 W 10th

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Good afternoon Nicole,

I understand you will be the Project Coordinator for our project. We are scheduled for an Intake Meeting on 9 June and are eager to know more about the submission requirements, payment and timing.

I look forward to working with you!

All the best,

Stephane

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA
Principal | Architect + Urban Planner

<image001.png>

215 - 35 West 5th Avenue
Vancouver, BC V5Y 1H4
O: (604) 558-6955
M: (604) 418-8130

stephane@slaarchitect.com

<https://slaarchitect.com> [slaarchitect.com]

Begin forwarded message:

From: Development Review Branch

[<DRB@vancouver.ca>](mailto:DRB@vancouver.ca)

Subject: Development Application

Intake Reminder for 2120 W 10th

Date: May 31, 2021 at 11:58:43 AM PDT

To: "stephane@slaarchitect.com" <stephane@slaarchitect.com>

Due to evolving circumstances resulting from the

COVID-19 virus there have been changes to the intake system for Development Permits. We are working hard to minimize impacts to your development proposal, and appreciate your understanding as we manage this challenging situation.

Please visit the City of Vancouver's COVID-19 Response website for updates, including information regarding the City's Development and Building Services Centre.

Please DO NOT COME to the Service Centre for your intake time. A Project Coordinator assigned to the application will be in touch with you prior to the scheduled intake appointment. They will coordinate a time for you to drop off the material required for the intake, as well as information on how to pay the application fee. Thank You.

If you cannot make your appointment, or have further questions regarding your application please contact the Services Center at 604-873-7611 or fill out the form on <https://vancouver.ca/building-development-support> .

Note: Please do not respond to this email.

<Development Application Form.pdf><Site Disclosure
Form.pdf><Site Profile.pdf>

From: "Tsang-Trinaistich, Templar" <Templar.Tsang-Trinaistich@vancouver.ca>
To: "Spaans, Kevin" <Kevin.Spaans@vancouver.ca>
"Eriksson, Oskar" <Oskar.Eriksson@vancouver.ca>
CC: "Choi, Nicole" <Nicole.Choi@vancouver.ca>
Date: 8/9/2021 8:16:34 AM
Subject: FW: New case in PDS_Mayor and Council Correspondence queue - 2120 W 10th (DP-2021-00545) tree removal
Attachments: Mayor and Council Feedback-101015264450 - 2120 W 10th (DP-2021-00545) tree removal.rtf

Hi Kevin and Oskar

Re: 2120 W 10th (DP-2021-00545) tree removal

I received the enclosed correspondence on the above noted property/application. Can you provide some background and advice on the tree proposed to be removed? I read through the arborist report on POSSE, and the design + landscape plans. The arborist report recommends that the Park Board review for the removal of this one tree (Tree #2). The landscape plans show it as being removed, but the architectural drawings are still showing the tree to be retained? What is our protocol on releasing the arborist report during the DP process ?... (it can be FOI). Looks like the tree in question is in the boulevard (Parks Board jurisdiction?... has Parks weighed in yet?). I can refer to Parks Board staff, but wanted some input on our end first.

Thank you,

Templar Tsang-Trinaistich, BES, MCIP, RPP, PMP
Issues Manager
Planning, Urban Design and Sustainability | City of Vancouver
515 West 10th Avenue, Vancouver BC V5Z 4A8
T: 604.829.9474 | templar.tsang-trinaistich@vancouver.ca

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

From: 311.COV@vancouver.ca <311.COV@vancouver.ca>
Sent: Friday, August 6, 2021 11:42 AM
To: Tsang-Trinaistich, Templar <Templar.Tsang-Trinaistich@vancouver.ca>
Subject: New case in PDS_Mayor and Council Correspondence queue

A new case 101015264450 has been assigned to the PDS_Mayor and Council Correspondence queue for review.

Click on link to view case details:

<http://311ECM:8080/lagan/uwa/case/view.html?caseref=101015264450>

311 Contact Centre

Mayor and Council Feedback

Case number: 101015264450 Case created: 2021-08-05, 05:33:00 PM
Channel: WEB

Incident Location

Address: 311 UNADDRESSED LOCATION, VANCOUVER, VAN 311
Address2:
Location name:
Original Address: 109, 2628 Yew Street

Request Details

1.

Subject:
2120 W 10th Ave (DP-2021-00545) development application
2.

Describe details (who, what, where, when, why):
The illustration for the development, as you will see if you consult shapeyourcity.ca, includes the 100 year old Elm tree situated on the boulevard sidewalk.

However, inspection of the documents clearly show that this majestic 100 year old tree is to be demolished.

I would like the arborist's report to be made available to the public. Why does it have to come down? Is it diseased? Or is it to accomodate the development?
3.

Neighbourhood:
Kitsilano
4.

Were any other cases or service requests created as a result of this feedback?
No
6.

(Don't ask, just record - did caller indicate they want a call back?):
Unknown
7.

Council Item:
Not Applicable
8.

Select category:
Licences and Permits
10.

Specific area of concern:
Tree Removal
11.

Author Type:
Individual
12.

Correspondence Type:
Original Feedback
13.

Original Client:
s.22(1)

14. Original Email address:
s.22(1)

15. Original address:
s.22(1)

Additional Details

Contact Details

Name: s.22(1)
Address: ,
Address2:
Phone: s.22(1) Email: s.22(1)
Alt. Phone: Preferred contact method: Either

Case Notes

Photo

- no picture -

From: "Eriksson, Oskar" <Oskar.Eriksson@vancouver.ca>
To: "Eddy, Reg" <Reg.Eddy@vancouver.ca>
Date: 6/29/2021 5:48:25 PM
Subject: RE: 2120 W 10 - DP-2021-00545 - Street tree issues

Hi Reg,

I checked in with my colleague about this and he raised a good point that as the tree is an engineering asset, your conditions should be listed under Engineering's conditions. I see Eileen Curran is assigned an engineering review so you should check in with her regarding this.

I have made some suggested revisions so that it fits with required prior-to-condition format. But you should let Eileen have final say on the language.

(All conditions should start with a noun like:– "Design development to", "Provision of", "Revision of", "Confirmation of" etc)

1. design development to the building envelope, including the parkade, to allow for adequate root- and canopy retention to ensure safe tree retention of tree CO1. Coordination with project arborist and Park Board staff is required.

Note to Applicant: For further details, please follow up with Park Board staff via pbdevelopment.trees@vancouver.ca.

2. confirmation by notation in to-scale plans of shotcrete installation to be limited to private property, as opposed to city property.

Note to applicant: Any shotcrete that would accidentally be installed on city property is required to be removed. This would undermine the tree and undo any retention efforts.

I hope this helps/

Oskar Eriksson | Landscape Development Planner | MLA
Planning, Urban Design and Sustainability | City of Vancouver
515 West 10th Avenue, Vancouver BC V5Z 4A8
t. 604.829.9270
oskar.eriksson@vancouver.ca

I am currently working remotely via email and online servers. I am not available for in-person meetings. If needed, please leave a phone number in your email and I will return your call. Thank you for your patience while we continue to provide service as best we can during this time.

The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam,

Squamish, and Tsleil-Waututh peoples

From: PB Development Trees <PBDevelopment.Trees@vancouver.ca>
Sent: Tuesday, June 29, 2021 3:32 PM
To: PB Development Trees <PBDevelopment.Trees@vancouver.ca>; Eriksson, Oskar <Oskar.Eriksson@vancouver.ca>
Subject: RE: 2120 W 10 - DP-2021-00545 - Street tree issues

Hi Oskar,

Here are some conditions:

x.x shotcrete must not be installed on the CoV side of the property line.

x.x the entire existing canopy of Tree C01 (as per the arborist report) must be accommodated in the building design.

Please let provide me with any feedback you see necessary.

Best,
Reg

From: PB Development Trees <PBDevelopment.Trees@vancouver.ca>
Sent: Monday, June 28, 2021 4:18 PM
To: Eriksson, Oskar <Oskar.Eriksson@vancouver.ca>; PB Development Trees <PBDevelopment.Trees@vancouver.ca>
Cc: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: RE: 2120 W 10 - DP-2021-00545 - Street tree issues

Hi Oskar,

Thanks for sharing this. We are just in the process of reviewing. I should have some comments to you by tomorrow.

Best,

Reg Eddy | Arboriculture Technician
ISA Certified Arborist, ISA TRAQ, B. Urban Forestry
Urban Forestry | Vancouver Park Board
mail: reg.eddy@vancouver.ca | tel: 604-257-8580

From: Eriksson, Oskar <Oskar.Eriksson@vancouver.ca>
Sent: Thursday, June 24, 2021 2:35 PM
To: PB Development Trees <PBDevelopment.Trees@vancouver.ca>
Cc: Choi, Nicole <Nicole.Choi@vancouver.ca>

Subject: 2120 W 10 - DP-2021-00545 - Street tree issues

Hello Park Board staff,

I'd like to highlight a development project that is going to impact street trees. Please refer to the application documents under DP-2021-00545.

The project will be taken for Director of Planning decision in a few weeks and if you have any conditions you would like to include in the Prior-to-letter, please forward them to Nicole Choi, project coordinator, cc'd.

If you have any questions for me, I am here to assist.

All the best/

Oskar Eriksson | Landscape Development Planner | MLA
Planning, Urban Design and Sustainability | City of Vancouver
515 West 10th Avenue, Vancouver BC V5Z 4A8
t. 604.829.9270
oskar.eriksson@vancouver.ca

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From: "PB Development Trees" <PBDevelopment.Trees@vancouver.ca>
To: "Eriksson, Oskar" <Oskar.Eriksson@vancouver.ca>
"PB Development Trees" <PBDevelopment.Trees@vancouver.ca>
CC: "Choi, Nicole" <Nicole.Choi@vancouver.ca>
Date: 7/6/2021 8:40:54 AM
Subject: RE: 2120 W 10 - DP-2021-00545 - Street tree issues

Hi Oskar and Nicole,

Below are the Park Board conditions:

1. design development to the building envelope, including the parkade, to allow for adequate root- and canopy retention to ensure safe tree retention of tree CO1. Coordination with project arborist and Park Board staff is required.

Note to Applicant: For further details, please follow up with Park Board staff via pbdevelopment.trees@vancouver.ca.

2. confirmation by notation in to-scale plans of shotcrete installation to be limited to private property, as opposed to city property.

Note to applicant: Any shotcrete that would accidentally be installed on city property is required to be removed. This would undermine the tree and undo any retention efforts.

Please let me know if you have any questions.

Best,

Reg Eddy | Arboriculture Technician
ISA Certified Arborist, ISA TRAQ, B. Urban Forestry
Urban Forestry | Vancouver Park Board
mail: reg.eddy@vancouver.ca | tel: 604-257-8580

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Sent: Thursday, June 24, 2021 2:35 PM
To: PB Development Trees <PBDevelopment.Trees@vancouver.ca>
Cc: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: 2120 W 10 - DP-2021-00545 - Street tree issues

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The project will be taken for Director of Planning decision in a few weeks and if you have any conditions you would like to include in the Prior-to-letter, please forward them to Nicole Choi, project

coordinator, cc'd.

If you have any questions for me, I am here to assist.

All the best/

Oskar Eriksson | Landscape Development Planner | MLA
Planning, Urban Design and Sustainability | City of Vancouver
515 West 10th Avenue, Vancouver BC V5Z 4A8
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From: "Choi, Nicole" <Nicole.Choi@vancouver.ca>
To: "Eriksson, Oskar" <Oskar.Eriksson@vancouver.ca>
"Spaans, Kevin" <Kevin.Spaans@vancouver.ca>
Date: 8/11/2021 8:40:12 PM
Subject: RE: 2120 W 10th - DP-2021-00545 - Notification

Hi Team,

Templar has been notified.

I will be going through the comments sometime this week, and think it may be good idea for us meet and discuss our plan to de-escalate the situation.

Also the applicant is asking for advice on the situation (see attached)

Our next steps for now are:

Oskar, and I have a meeting with Mandy and people on the FOI team to discuss releasing the arborist on Monday. Kevin if you would like join, please let me know and I can send you the invite.

Thanks.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Eriksson, Oskar <Oskar.Eriksson@vancouver.ca>
Sent: Wednesday, August 11, 2021 11:40 AM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>; Spaans, Kevin <Kevin.Spaans@vancouver.ca>
Subject: RE: 2120 W 10th - DP-2021-00545 - Notification

Seriously... 150+ emails?.. does Templar know about this?

/Oskar

From: Choi, Nicole <Nicole.Choi@vancouver.ca>
Sent: Wednesday, August 11, 2021 11:12 AM
To: Eriksson, Oskar <Oskar.Eriksson@vancouver.ca>; Spaans, Kevin <Kevin.Spaans@vancouver.ca>
Subject: 2120 W 10th - DP-2021-00545 - Notification

Hello Oskar, Kevin,

I've had a recent flux of emails regarding this application because of the Elm tree. (150+ emails to be exact)

I've gathered the submissions that I've received on SYC, please see attached. (green highlights any entry that mentions "tree")

Please note this does not include emails that were sent directly to me, and will require some time for me to sort through my emails (I was away for two days)

Additionally, the site area issue (pre dedication) has not yet been resolved, so the decision date is tentative until further notice.

Kevin, have you heard anything?

Nicole Choi | Project Coordinator | Development Review Branch

Development, Buildings, & Licensing
City of Vancouver | 515 W 10th Ave
Vancouver | BC V5Z 4A8



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From: "Spaans, Kevin" <kevin.spaans@vancouver.ca>
To: "Eriksson, Oskar" <oskar.eriksson@vancouver.ca>
"Choi, Nicole" <nicole.choi@vancouver.ca>
Date: 8/11/2021 12:25:24 PM
Subject: RE: 2120 W 10th - DP-2021-00545 - Notification

I haven't heard anything. I thought John G was looking into it?

This Elm tree thing...isn't there someone from Parks that we can get to respond?

Kevin Spaans MArch Architect AIBC MRAIC
SENIOR DEVELOPMENT PLANNER (Urban Design Group)

T: 604 871 6301
E: kevin.spaans@vancouver.ca

From: Eriksson, Oskar <Oskar.Eriksson@vancouver.ca>
Sent: Wednesday, August 11, 2021 11:40 AM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>; Spaans, Kevin <Kevin.Spaans@vancouver.ca>
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Sent: Wednesday, August 11, 2021 11:12 AM
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Nicole Choi | Project Coordinator | Development Review Branch

Development, Buildings, & Licensing
City of Vancouver | 515 W 10th Ave
Vancouver | BC V5Z 4A8



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From: "Scott, Douglas" <douglas.scott@vancouver.ca>
To: "Semproni, Mike" <Mike.Semproni@vancouver.ca>
Date: 7/12/2021 2:40:11 PM
Subject: RE: 2120 W 10th - DP-2021-00545

Sounds fine

From: Semproni, Mike <Mike.Semproni@vancouver.ca>
Sent: Monday, July 12, 2021 2:39 PM
To: Scott, Douglas <douglas.scott@vancouver.ca>
Subject: RE: 2120 W 10th - DP-2021-00545

Actually looks like Eileen commented this morning with the following:

Conditional Approval Note for Perform Review for DP-2021-00545-REVIEW-1: IN REVIEW

Confirm removal of one street tree on W 10th at Arbutus with Park Board. Consider soil cells on private property or support the installation of street trees on Cranberry; otherwise, there is not enough room for street trees over the to PL.

From: Semproni, Mike
Sent: Monday, July 12, 2021 2:37 PM
To: Scott, Douglas <douglas.scott@vancouver.ca>
Subject: RE: 2120 W 10th - DP-2021-00545

Any suggestions on how to proceed in terms of conditions for this one?

We will have an SRW to get 3.7m from back of existing curb. Should we ask for 1.2m boulevard and 2.1m sidewalk and not include any mention of trees and then let others sort it out?

From: Scott, Douglas <douglas.scott@vancouver.ca>
Sent: Monday, June 21, 2021 8:16 AM
To: Curran, Eileen <eileen.curran@vancouver.ca>; Semproni, Mike <Mike.Semproni@vancouver.ca>
Subject: RE: 2120 W 10th - DP-2021-00545

Good morning

I wonder whether it would be possible to angle the parkade at the PL at 45 degrees? I seem to recall they we used to ask developments in downtown south to do something like that for the second row of trees. Not sure how successful that was. Is that an option here?

Cheers
Douglas

From: Curran, Eileen <eileen.curran@vancouver.ca>
Sent: Friday, June 18, 2021 3:32 PM
To: Semproni, Mike <Mike.Semproni@vancouver.ca>
Cc: Scott, Douglas <douglas.scott@vancouver.ca>
Subject: RE: 2120 W 10th - DP-2021-00545

Hi Mike,

I took a quick look and with the underground parkade, I don't see how any trees can be installed period, so I guess just best to say it straight away.

I will provide that in my comments, I am not sure it is obvious from the landscape plans that the parkade comes to the PL but I will check.

Thanks,
Eileen

Eileen Curran
Streets Design Branch
Engineering Services
City of Vancouver
604-871-6131

From: Semproni, Mike <Mike.Semproni@vancouver.ca>
Sent: Tuesday, June 15, 2021 9:44 AM
To: Curran, Eileen <eileen.curran@vancouver.ca>
Cc: Scott, Douglas <douglas.scott@vancouver.ca>
Subject: 2120 W 10th - DP-2021-00545

Hi Eileen,

This DP just came in but the applicant has been submitting enquiries since as far back as 2017. I wanted to give you some background about Cranberry Street and to get your advice about potential trees.

I believe there were various discussions between the applicant, Planning, and Transportation through the various pre-submittal enquiries where it was agreed that space for a sidewalk on Cranberry would be provided as SRW rather than dedication. It looks like they will be providing an SRW to get a total of 3.7m from back of existing curb on Cranberry. According to the BG survey the distance from the back of curb to PL is only 0.65m. The new sidewalk will be fully within the SRW and we plan to ask for 1.8 or 2.1m (TBD). There is space remaining within the 3.7m to ask for a 1.2m wide front boulevard but the boulevard would straddle public property and SRW. The parkade goes right to PL so there would be some parkade under the front boulevard within the SRW (0.55m of the 1.2m).

I assume that since there will be only 0.65m of the front boulevard on City property without parkade underneath we will not be asking for street trees on the City side?

If this is correct then I suggest that either you/TPL or both should include a note or condition that any trees proposed on Cranberry Street be fully within the SRW so that they applicant is required to maintain them as the City would not want the liability of having the parkade underneath. Does this make sense, or do you have another suggestion on how to proceed?

Thanks,
Mike

From: ["Lyford, Cabot" <Cabot.Lyford@vancouver.ca>](mailto:Cabot.Lyford@vancouver.ca)
To: ["Choi, Nicole" <Nicole.Choi@vancouver.ca>](mailto:Nicole.Choi@vancouver.ca)
["McLeod, Joe" <Joe.McLeod@vancouver.ca>](mailto:Joe.McLeod@vancouver.ca)
CC: ["Eriksson, Oskar" <Oskar.Eriksson@vancouver.ca>](mailto:Oskar.Eriksson@vancouver.ca)
Date: 8/18/2021 7:57:27 AM
Subject: RE: 2120 W 10th Ave (DP-2021-00545) development application

FYI, Google can't find "Trees of Vancouver Society".

Thanks, Nicole.

From: Choi, Nicole <Nicole.Choi@vancouver.ca>
Sent: Tuesday, August 17, 2021 4:27 PM
To: Lyford, Cabot <Cabot.Lyford@vancouver.ca>; McLeod, Joe <Joe.McLeod@vancouver.ca>
Cc: Eriksson, Oskar <Oskar.Eriksson@vancouver.ca>
Subject: 2120 W 10th Ave (DP-2021-00545) development application

Good afternoon Cabot, Joe, Oskar

Along with many other responses regarding the tree, I received a response from the Arbutus Tree Service, which labeled themselves as "Trees of Vancouver Society" which I thought you may want to know.

I've attached a list of the responses from the neighbourhood which was received only on the SYC platform. (not including direct email responses)
The green columns are highlighted because the response indicates the word "tree" for ease of reference.

Thanks,

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>
Sent: Monday, August 9, 2021 1:21 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: [EXT] Trees of Vancouver Society completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Trees of Vancouver Society completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

The significant size of the elm tree to be removed is concerning. The tree can be a heritage tree considering its size and canopy spread, along with the ecosystem services that it provides. A tree this size has value that is near impossible to replace. The tree is unique due to its size compared to smaller trees, especially with the size of its trunk root mass in such a limited growing space abutting the sidewalk, even more amazing that it has not uplifted the sidewalk and road. The neighbourhood has expressed the desire to keep the tree as well. Tree huggers have surrounded the tree with signs and notes, expressing their love for the tree. We are concerned for the status of the tree, and want it to be retained. Please advise. - Trees of Vancouver Society

Street address

s.22(1) Vancouver, BC

Postal code

Vancouver, BC, V6K4S7

Your overall position about the application:

Mixed

||

From: "Choi, Nicole" <Nicole.Choi@vancouver.ca>
To: "McLeod, Joe" <Joe.McLeod@vancouver.ca>
"Lyford, Cabot" <Cabot.Lyford@vancouver.ca>
CC: "Downie, Alex" <alex.downie@vancouver.ca>
"Gandha, Amit" <Amit.Gandha@vancouver.ca>
"Olinek, Jason" <Jason.Olinek@vancouver.ca>
"Spaans, Kevin" <Kevin.Spaans@vancouver.ca>
"Eriksson, Oskar" <Oskar.Eriksson@vancouver.ca>
Date: 9/1/2021 9:02:37 PM
Subject: RE: Elm Tree at 2120 West 10th Ave

Hello Joe, Cabot,

I just wanted to take the time to thank you for providing this information in such a short period of time.

This matter has been stretch beyond my capabilities to address the concerns, given the extreme number of responses, so I believe Jason/Templar may be reaching out to your team soon.

Thanks !

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Eriksson, Oskar <Oskar.Eriksson@vancouver.ca>
Sent: Monday, August 23, 2021 4:07 PM
To: McLeod, Joe <Joe.McLeod@vancouver.ca>; Choi, Nicole <Nicole.Choi@vancouver.ca>
Cc: Lyford, Cabot <Cabot.Lyford@vancouver.ca>; Downie, Alex <alex.downie@vancouver.ca>;
Gandha, Amit <Amit.Gandha@vancouver.ca>
Subject: RE: Elm Tree at 2120 West 10th Ave

Thank you Joe, for the update.

I will follow up with your team to make sure any DoP conditions from Parks Board align with this direction before we proceed to DoP decision.

If you need anything further, feel free to reach out anytime.

All the best and thanks again/

Oskar Eriksson | Landscape Development Planner | MLA
Planning, Urban Design and Sustainability | City of Vancouver
510 W Broadway, Vancouver BC V5Z 4A8
t. 604.829.9270
oskar.eriksson@vancouver.ca

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From: McLeod, Joe <Joe.McLeod@vancouver.ca>
Sent: Monday, August 23, 2021 2:39 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>; Eriksson, Oskar <Oskar.Eriksson@vancouver.ca>
Cc: Lyford, Cabot <Cabot.Lyford@vancouver.ca>; Downie, Alex <alex.downie@vancouver.ca>;
Gandha, Amit <Amit.Gandha@vancouver.ca>
Subject: Elm Tree at 2120 West 10th Ave

Good Afternoon Nicole and Oskar,

We have received an updated arborist report and the findings support the removal of the tree.

Please adopt the following text:

The Park Board have been monitoring the condition of the elm tree at the southwest corner of Arbutus Street and 10th Avenue (2120 West 10th Ave) for the last several years. In 2018, the Park Board commissioned an arborist report that acknowledged the likelihood of failure was 'possible' and recommended ongoing monitoring of the *Ganoderma* decay fungus that had infected the stem. Since then, the condition of the stem and extent of fungal decay has worsened and the likelihood of failure has increased to 'probable'. This risk factor, coupled with the 'high' likelihood of impact and 'severe' consequence of failure has resulted in a tree that is considered to be 'High' risk. This risk rating is the conclusion of two separately commissioned arborist reports, both prepared in 2021, as well as assessments conducted by professional tree risk assessors employed by the Park Board. Proposed future development activities will further increase the risk of failure. To address public safety in the short-term, Park Board staff will be removing this tree within the next 90-days.

Kindly
Joe

Joe McLeod – City Arborist, Supervisor Urban Forestry
BCSLA, ISA Certified Arborist, TRAQ, FIT, LEED-AP
Vancouver Board of Parks and Recreation | 955 Evans Avenue | Vancouver, BC | V6A-2K9
tel.: (604) 257-8474 | mail.: joe.mcleod@vancouver.ca

From: ["Eriksson, Oskar" <Oskar.Eriksson@vancouver.ca>](mailto:Oskar.Eriksson@vancouver.ca)
To: ["Isaac, Katherine" <Katherine.Isaac@vancouver.ca>](mailto:Katherine.Isaac@vancouver.ca)
Date: 8/20/2021 5:23:26 PM
Subject: RE: NEED YOUR HELP Fwd: 2120 W 10th

Hello Kat,
Yes, this is the very same project.

Background summary for DP-2021-00545 @ 2120 W 10:

- The issue is regarding 2 large elms at the SW corner of the intersection at W 10th ave and Arbutus st. These are street trees under Park Board jurisdiction.
- Developer was asked to provide special protection measure for the demolition in 2018/19. This led to substantial conversation between Park Board and developer at that time with 2 separate arborist reports procured for these trees.
- On June 10 the developer, Bastion, applied for a DP to build a 5-storey mixed-use building at this site, zero-lotline development. The proposed development is unclear whether it will allow for the trees to be retained. Documentation is uncoordinated.
- Park board initially signalled that they would approve removal of the eastern elm (tree CO2) due to bad condition, and that they would request from DoP to condition the safe retention of the western elm (tree CO1) which would require the building footprint to be set back from the property line.
- After pushback from the local community (more than 150 replies to notification, Park board has now commissioned another arborist report to assess the situation further (I believe this is the 4th arborist report for these 2 trees). We are waiting to hear what this arborist report recommends. We expect to hear back from Park Board on Monday.

I hope this summary is helpful.

All the best/

Oskar Eriksson | Landscape Development Planner | MLA
Planning, Urban Design and Sustainability | City of Vancouver
510 W Broadway, Vancouver BC V5Z 4A8
t. 604.829.9270
oskar.eriksson@vancouver.ca

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From: Isaac, Katherine <Katherine.Isaac@vancouver.ca>
Sent: Friday, August 20, 2021 4:55 PM

To: Eriksson, Oskar <Oskar.Eriksson@vancouver.ca>
Subject: Fwd: NEED YOUR HELP Fwd: 2120 W 10th

I think this is the one we discussed this past week, let me know if you can help me summarize for Jason, K

From: "Olinek, Jason" <Jason.Olinek@vancouver.ca>
Date: August 20, 2021 at 4:44:43 PM PDT
To: "Isaac, Katherine" <Katherine.Isaac@vancouver.ca>
Subject: 2120 W 10th

\u-257 ?

Hi Kat. Hearing we have a number of responses on this application WRT tree removal and request to see arborist report. Can you fill me in? I expect To will be asking shortly... Many thanks J.

From: "Eriksson, Oskar" <Oskar.Eriksson@vancouver.ca>
To: "Tsang-Trinaistich, Templar" <Templar.Tsang-Trinaistich@vancouver.ca>
CC: "Choi, Nicole" <Nicole.Choi@vancouver.ca>
"Spaans, Kevin" <Kevin.Spaans@vancouver.ca>
Date: 8/10/2021 5:48:13 PM
Subject: RE: New case in PDS_Mayor and Council Correspondence queue - 2120 W 10th (DP-2021-00545) tree removal

Hi Templar,
I think you covered it well.

Please note that DoP has no obligation to support Park Boards request. The draft conditions can still be challenged by DoP. You might want to adjust the wording to stating that the DoP will consider Parks Boards request. But we cannot confirm that tree C01 will be retained before DoP has formally signed off on Parks Boards draft conditions. If the building footprint is not adjusted, this tree will not be successfully retained.

The current documentation is outlining tree C01 to be retained, but a trained eye can see that to be unrealistic with the currently proposed development.

I have added below that DoP decision for this project is scheduled for Sept 2.

I hope this helps to clarify.

Best/

Oskar Eriksson | Landscape Development Planner | MLA
Planning, Urban Design and Sustainability | City of Vancouver
510 W Broadway, Vancouver BC V5Z 4A8
t. 604.829.9270
oskar.eriksson@vancouver.ca

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From: Tsang-Trinaistich, Templar <Templar.Tsang-Trinaistich@vancouver.ca>
Sent: Tuesday, August 10, 2021 10:10 AM
To: Eriksson, Oskar <Oskar.Eriksson@vancouver.ca>; Spaans, Kevin <Kevin.Spaans@vancouver.ca>
Cc: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: RE: New case in PDS_Mayor and Council Correspondence queue - 2120 W 10th (DP-2021-00545) tree removal

Thanks Oskar

To close, I plan on responding as follows, but welcome your feedback

s.13(1)



Thank you,

Templar Tsang-Trinaistich, BES, MCIP, RPP, PMP
Issues Manager

Planning, Urban Design and Sustainability | City of Vancouver
515 West 10th Avenue, Vancouver BC V5Z 4A8
T: 604.829.9474 | templar.tsang-trinaistich@vancouver.ca

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

From: Eriksson, Oskar <Oskar.Eriksson@vancouver.ca>
Sent: Monday, August 9, 2021 8:58 AM
To: Tsang-Trinaistich, Templar <Templar.Tsang-Trinaistich@vancouver.ca>; Spaans, Kevin <Kevin.Spaans@vancouver.ca>
Cc: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: RE: New case in PDS_Mayor and Council Correspondence queue - 2120 W 10th (DP-2021-00545) tree removal

Hi Templar and Kevin,
Templar, your summary correctly reflects the situation.

To provide further background:

- There are no private trees related to this project. My role is limited to coordination with Park Board staff.
- I recognized the impacts to these 2 large trees at the time of my first screening at NAP and the conflicting documentation. I therefore sent it off to Park Board for their input.
- Park Board staff, Reg Eddy, came back with the below draft DOP conditions:

1. design development to the building envelope, including the parkade, to allow for adequate root- and canopy retention to ensure safe tree retention of tree CO1. Coordination with project arborist and Park Board staff is required.

Note to Applicant: For further details, please follow up with Park Board staff via pbdevelopment.trees@vancouver.ca.

2. confirmation by notation in to-scale plans of shotcrete installation to be limited to private property, as opposed to city property.

Note to applicant: Any shotcrete that would accidentally be installed on city property is required to be removed. This would undermine the tree and undo any retention efforts.

- As I understand it, Park Board is supporting removal of tree CO2, concurring with the arborist's assessment that this tree is of 'High Risk' of failure. For tree CO1 Park Board wants to see adjustments to the development to allow for retention of tree CO1, which would not be successfully retained based on the current proposal (in spite of the tree being indicated as 'Retained' in part of the documentation).

-Regarding releasing Arborist reports - currently we do not release Arborist reports to the public due to privacy concerns. If they insist on FOI'ing it, it is their prerogative. Instead of releasing arborist

reports we typically use excerpts from the report and forward that to inquirers. In this case the arborist assessment for tree CO2 is solid and clear in terms of the tree being of 'High risk of failure'. Personally, I am of the opinion that Arborist's need to be able to answer to their assessments, instead of staff answering on the Arborist's behalf. Everyone agrees we need to improve the industry reliance re: tree retention. Letting arborist's answer to their own assessments would be one way of reducing staffs involvement in cases like these.

I hope this helps. Let me know if I can assist further.

All the best/

Oskar Eriksson | Landscape Development Planner | MLA Planning, Urban Design and Sustainability |
City of Vancouver
510 W Broadway, Vancouver BC V5Z 4A8
t. 604.829.9270
oskar.eriksson@vancouver.ca

The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh peoples
Out-of-office notice: I will be away from the office from July 31 to Aug 8

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

From: Tsang-Trinaistich, Templar <Templar.Tsang-Trinaistich@vancouver.ca>
Sent: Monday, August 9, 2021 8:17 AM
To: Spaans, Kevin <Kevin.Spaans@vancouver.ca>; Eriksson, Oskar <Oskar.Eriksson@vancouver.ca>
Cc: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: FW: New case in PDS_Mayor and Council Correspondence queue - 2120 W 10th (DP-2021-00545) tree removal

Hi Kevin and Oskar

Re: 2120 W 10th (DP-2021-00545) tree removal

I received the enclosed correspondence on the above noted property/application. Can you provide some background and advice on the tree proposed to be removed? I read through the arborist report on POSSE, and the design + landscape plans. The arborist report recommends that the Park Board review for the removal of this one tree (Tree #2). The landscape plans show it as being removed, but the architectural drawings are still showing the tree to be retained? What is our protocol on releasing the arborist report during the DP process?... (it can be FOI). Looks like the tree in question is in the boulevard (Parks Board jurisdiction?... has Parks weighed in yet?). I can refer to Parks Board staff, but wanted some input on our end first.

Thank you,

Templar Tsang-Trinaistich, BES, MCIP, RPP, PMP Issues Manager Planning, Urban Design and Sustainability | City of Vancouver
515 West 10th Avenue, Vancouver BC V5Z 4A8
T: 604.829.9474 | templar.tsang-trinaistich@vancouver.ca

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

From: 311.COV@vancouver.ca <311.COV@vancouver.ca>
Sent: Friday, August 6, 2021 11:42 AM
To: Tsang-Trinaistich, Templar <Templar.Tsang-Trinaistich@vancouver.ca>
Subject: New case in PDS_Mayor and Council Correspondence queue

A new case 101015264450 has been assigned to the PDS_Mayor and Council Correspondence queue for review.

Click on link to view case details:

<http://311ECM:8080/lagan/uwa/case/view.html?caseref=101015264450>

311 Contact Centre

From: "Spaans, Kevin" <kevin.spaans@vancouver.ca>
To: "Tsang-Trinaistich, Templar" <Templar.Tsang-Trinaistich@vancouver.ca>
"Eriksson, Oskar" <oskar.eriksson@vancouver.ca>
CC: "Choi, Nicole" <nicole.choi@vancouver.ca>
Date: 8/9/2021 8:45:40 AM
Subject: RE: New case in PDS_Mayor and Council Correspondence queue - 2120 W 10th (DP-2021-00545) tree removal

Hi Templar + Oskar,

I can't speak with confidence about the tree - I don't recall this coming up as something that would limit the build out of their site, but much of the focus on this development was on the other side of the property where there was some property line confusion. I'll look to Oskar's authority here, but it appears that the intention is to protect the tree with deferral to Parks.

Kevin Spaans MArch Architect AIBC MRAIC
SENIOR DEVELOPMENT PLANNER (Urban Design Group)

T: 604 871 6301
E: kevin.spaans@vancouver.ca

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

From: Tsang-Trinaistich, Templar <Templar.Tsang-Trinaistich@vancouver.ca>
Sent: Monday, August 9, 2021 8:17 AM
To: Spaans, Kevin <Kevin.Spaans@vancouver.ca>; Eriksson, Oskar <Oskar.Eriksson@vancouver.ca>
Cc: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: FW: New case in PDS_Mayor and Council Correspondence queue - 2120 W 10th (DP-2021-00545) tree removal

Hi Kevin and Oskar

Re: 2120 W 10th (DP-2021-00545) tree removal

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Thank you,

Templar Tsang-Trinaistich, BES, MCIP, RPP, PMP Issues Manager Planning, Urban Design and Sustainability | City of Vancouver
515 West 10th Avenue, Vancouver BC V5Z 4A8
T: 604.829.9474 | templar.tsang-trinaistich@vancouver.ca

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

From: 311.COV@vancouver.ca <311.COV@vancouver.ca>

Sent: Friday, August 6, 2021 11:42 AM

To: Tsang-Trinaistich, Templar <Templar.Tsang-Trinaistich@vancouver.ca>

Subject: New case in PDS_Mayor and Council Correspondence queue

A new case 101015264450 has been assigned to the PDS_Mayor and Council Correspondence queue for review.

Click on link to view case details:

<http://311ECM:8080/lagan/uwa/case/view.html?caseref=101015264450>

311 Contact Centre

From: "Van Fraassen, Barbara" <Barbara.VanFraassen@vancouver.ca>
To: "Eriksson, Oskar" <Oskar.Eriksson@vancouver.ca>
Date: 8/23/2021 12:34:27 PM
Subject: RE: Question about 2120 W 10

Hello Oskar – No problem at all, my calendar is up to date. We have a submission going to the Information and Privacy Commissioner today so I am not available, but please feel free to book time in any other slot not taken in my calendar.

Barbara J. Van Fraassen, BA honours
she/her/hers
Director Access to Information & Privacy | City Clerk's Office
City of Vancouver

The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməŋ̓əm (Musqueam), ḵʷəṇú7mesh (Squamish), and səliwətaʔ (Tsleil-Waututh) Nations.

From: Eriksson, Oskar <Oskar.Eriksson@vancouver.ca>
Sent: Monday, August 23, 2021 11:56 AM
To: Van Fraassen, Barbara <Barbara.VanFraassen@vancouver.ca>
Subject: Question about 2120 W 10

Hi Barbara,
I hope you are doing well.

I'm following up on the meeting we had on Monday last week in regards to 2120 W 10.

I have been asked to type up a brief for my General Manager, and I have a couple of questions I'd like to ask you, to make sure I get the details correct.

Would you be available for a quick phone conversation sometime today or tomorrow?

Feel free to reach out via the number below anytime, or let me know a good time to chat and I can call you.

All my best/

Oskar Eriksson | Landscape Development Planner | MLA
Planning, Urban Design and Sustainability | City of Vancouver
510 W Broadway, Vancouver BC V5Z 4A8
t. 604.829.9270
oskar.eriksson@vancouver.ca

The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh peoples

From: "Craig, Cheryl" <cheryl.craig@vancouver.ca>
To: stephane@slaarchitect.com
Date: 7/4/2021 11:05:04 AM
Subject: Water Design Requirements - 2120 W 10th Ave - DP-2021-00545
Attachments: Application Form 2021.docx
water-connection-permitting-procedure-and-submittal-requirements.pdf
DP-2120 W 10th Ave.pdf

Greetings,

Attached to the email is the Water Design Requirements in regards to 2120 W 10th Ave, DP-2021-00545.

Also attached to the email is the Water Commercial Application Form and Permitting Procedures to start the Water Commercial Permit.

Regards,

Cheryl Craig

Commercial Water Services | Water Design | City of Vancouver
604.873.7311 | cheryl.craig@vancouver.ca



Commercial Water Connection Permit Application Form

The following information is required for processing for your Commercial Water permit application.

Property Address:

Rezoning / Development Permit / Building Permit Numbers (if known):

Principle contact

Name:

Address:

Phone:

Email:

How many residential units (dwelling units) are there within
the entire legal lot?

(Including house, basement suite, laneway house and/or infill house)

_____ Dwelling units

What is the floor space of the building (excluding parking)?

_____ m²

What is the size of the lot?

_____ m²

Is this a renovation only?

Yes ☐ No ☐

Will the property be occupied during construction?

Yes ☐ No ☐

Approximate demolition date (MM/DD/YYYY)

____/____/____

Will the site require construction water access?*

Yes ☐ No ☐

What is the proposed Property Use?

Attach your proposed site plan (see attachment for a sample) Included? ☐

**NOTE: If access to construction water is required, applicant must inform Water Design of the service line to be used. Please note that when the new water service is installed all existing services will be discontinued. If the need for construction water is indicated the new service will be left available for use, otherwise, the new services will not be activated (turned on) until private side plumbing passes inspection.)*



Water Connection Permitting Procedure

(Document Revision 1.0 - December 2018)

This document outlines the process for obtaining a water connection permit for buildings that are not one or two-family dwellings or laneway houses. A different permitting process exists for a one or two-family dwelling, or a laneway house – Visit <https://vancouver.ca/home-property-development/one-and-two-family-dwellings-and-laneway-housing.aspx> for more information.

Before you apply for a Water Connection Permit. . .

1. Apply for a development permit at the Development and Building Services Centre (Ground floor, 515 West 10th Avenue). As part of your development permit review, you will receive a letter with initial site-specific feedback for servicing your lot.
2. Engage a mechanical engineer to design your water connection and water meter station. Generally, the Waterworks Design Branch Connection Coordinator (“Connection Coordinator”) will engage directly with your mechanical engineer. Provide your mechanical engineer with this information package and the above-noted development permit response letter that has site-specific feedback for your lot.

Note: Finalized submittals need to be signed and sealed by an engineer registered with Engineers and Geoscientists British Columbia (EGBC).

General Water Servicing Requirements:

1. Each legal lot shall have one water service and one water meter installed. Water may not be conveyed across property lines without the written permission from the City Engineer.
2. All strata and air space titles, or infill type developments are not permitted to have a separate water service or multiple City water meters. Private metering is permitted downstream of the City water meter.
3. Large developments may require an additional service if the City Engineer deems it necessary to properly serve the development.
4. All existing servicing will be discontinued and disconnected when the new water services are installed. If construction water is required, you must inform your Connection Coordinator at the time of application as special servicing arrangements are required.
5. The domestic water service and water meter locations must conform to current City of Vancouver Waterworks Standards. It is the responsibility of the applicant to request a service size that will be adequate for the private domestic and fire protection systems.
6. Service pipe invert and depth of cover is dependent upon the depth of the City’s water main and existing utilities in the area. At the point of connection between the “private service pipe” and the “City service pipe”, the depth of cover is typically between 0.8 m and 1.5 m. The City service pipe will be installed from the water main to between 0.3m to 0.9m from the property line on City property. It is the responsibility of the customer

to connect to the City's service pipe regardless of the depth of the service. It's recommended to wait until the City services are constructed before constructing the private side of the service out of the building.

7. For meters sited within a mechanical room, the meter should be located on ground level or the first level of underground parking. 24-hour direct access to the water meter is required. If keys are required for City staff to access the meter in a mechanical room, building occupancy will not be granted until it is confirmed that the meter is installed and keys are received by Meter Shop staff.
8. Refer to the [Water Works Bylaw 4848](#) or contact 3-1-1 for more detailed information and the latest fee schedules.

Applying for a Water Connection Permit

Step 1 - Permit Initiation and Site Plan Submission:

To initiate a Water Connection Permit, email the Connection Coordinator listed on your Waterworks Development Permit Response Letter with the following items:

1. Completed Application Form (see Appendix A),
2. A preliminary site servicing plan ("Site Plan"),
3. For developments with a gross floor area greater than 600m² or 6500sqft: Required Fire Flow Calculations specific to your development in accordance with the latest version of the Fire Underwriter's Survey Publication *Water Supply for Public Fire Protection* ("FUS Calculations"). FUS Calculations must be signed and sealed by an engineer registered with EGBC.

The Connection Coordinator will initiate the permitting process once these three items are received. If you do not know who your Connection Coordinator is, please call 604.829.9287 and one will be assigned to you.

Site Plan Requirements:

The Site Plan is an engineering drawing that indicates the desired location and size of the water service for your development. Requirements for the Site Plan are shown in the sample site plan in this package (Appendix B). Ensure all of the required information is detailed before submitting the drawing.

The Site Plan will be reviewed by the Connection Coordinator to determine whether the proposed servicing location is acceptable. Continual dialogue with the developer's engineer to revise the site plan may be required. Once all City comments are addressed, the **final** version of this drawing will need to be signed and sealed by an engineer registered with EGBC.

When proposing a location for your water service, note that services shall not be placed:

1. Within proposed driveways,
2. In line with proposed building entryways,
3. In conflict with other existing or proposed utilities,
4. In conflict with existing or proposed lamp standards or utility poles,
5. Within 2.0m of the dripline of any existing (that will remain) or proposed trees.

FUS Calculations:

The FUS Calculations for the development's required fire flow must be signed and sealed by a qualified engineer registered with EGBC. The submission should indicate all inputs and assumptions and show each step in the calculation.

Step 2 - Submitting Servicing Configuration and Meter Siting Drawing

Once the overall location and configuration of water services is confirmed with the Connection Coordinator, the developer's engineer shall submit a drawing showing the site-specific water service configuration and water meter details.

Typical servicing configurations and meter siting arrangements are shown in Appendix C. The drawing submitted to the City should be appropriate for, and specific to, your site.

Note the following when designing your service configuration and meter placement:

1. Ensure all required dimensions (including chamber dimensions and distances between valves) and pipe sizing are shown,
2. Show details of the meter installation if the meter is sited on private property, whether in a chamber or in the mechanical room,
3. Refer to Waterworks Bylaw 4848 for costs of placing the meter on City property vs private property
4. Determine whether a flow-through sprinkler system is being implemented. Indicate this on the drawing,
5. Determine what type of backflow prevention is required,
6. A meter bypass is required for meters larger than 50mm, and is recommended for all meter installations,
7. Show the peak domestic demand in USGPM on the drawing to inform meter sizing. Meters are sized by the Connection Coordinator,
8. No plumbing fixtures or strainers are not permitted upstream of the water meter.

Once all Waterworks Design Branch comments for the Site Plan and Service Configuration Drawing are addressed, the developer's engineer shall submit final signed and sealed copies of both drawings.

Step 3 - Pay Fees and Obtain Your Permit

Once all submittals are accepted by the Waterworks Branch, you will receive an email indicating your permit is ready. Pay the fees either online or at Engineering Client Services and your permit will be emailed to you.

Note: Information on how to coordinate the installation of your water service is detailed on your Water Connection Permit.

Appendix A – Commercial Water Connection Application Form

Commercial Water Connection Permit Application Form

The following information is required for processing for your Commercial Water permit application.

Property Address:

Rezoning / Development Permit / Building Permit Numbers (if known):

Principle contact

Name:

Address:

Phone:

Email:

How many residential units (dwelling units) are there within the entire legal lot?

(Including house, basement suite, laneway house and/or infill house)

_____ Dwelling units

What is the floor space of the building (excluding parking)?

_____ m²

What is the size of the lot?

_____ m²

Is this a renovation only?

Yes ☐ No ☐

Will the property be occupied during construction?

Yes ☐ No ☐

Approximate demolition date (MM/DD/YYYY)

____/____/____

Will the site require construction water access?*

Yes ☐ No ☐

What is the proposed Property Use?

Attach your proposed development's Required Fire Flow calculation based on the *Fire Underwriter's Survey*

Included? ☐

Attach your proposed site plan (see attachment for a sample)

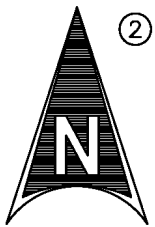
Included? ☐

**NOTE: If access to construction water is required, applicant must inform Water Design of the service line to be used. Please note that when the new water service is installed all existing services will be discontinued. If the need for construction water is indicated the new service will be left available for use, otherwise, the new services will not be activated (turned on) until private side plumbing passes inspection.*

(Document Revision 2.0 - December 2018)

Appendix B – Sample Site Plan

E HASTINGS ST^①

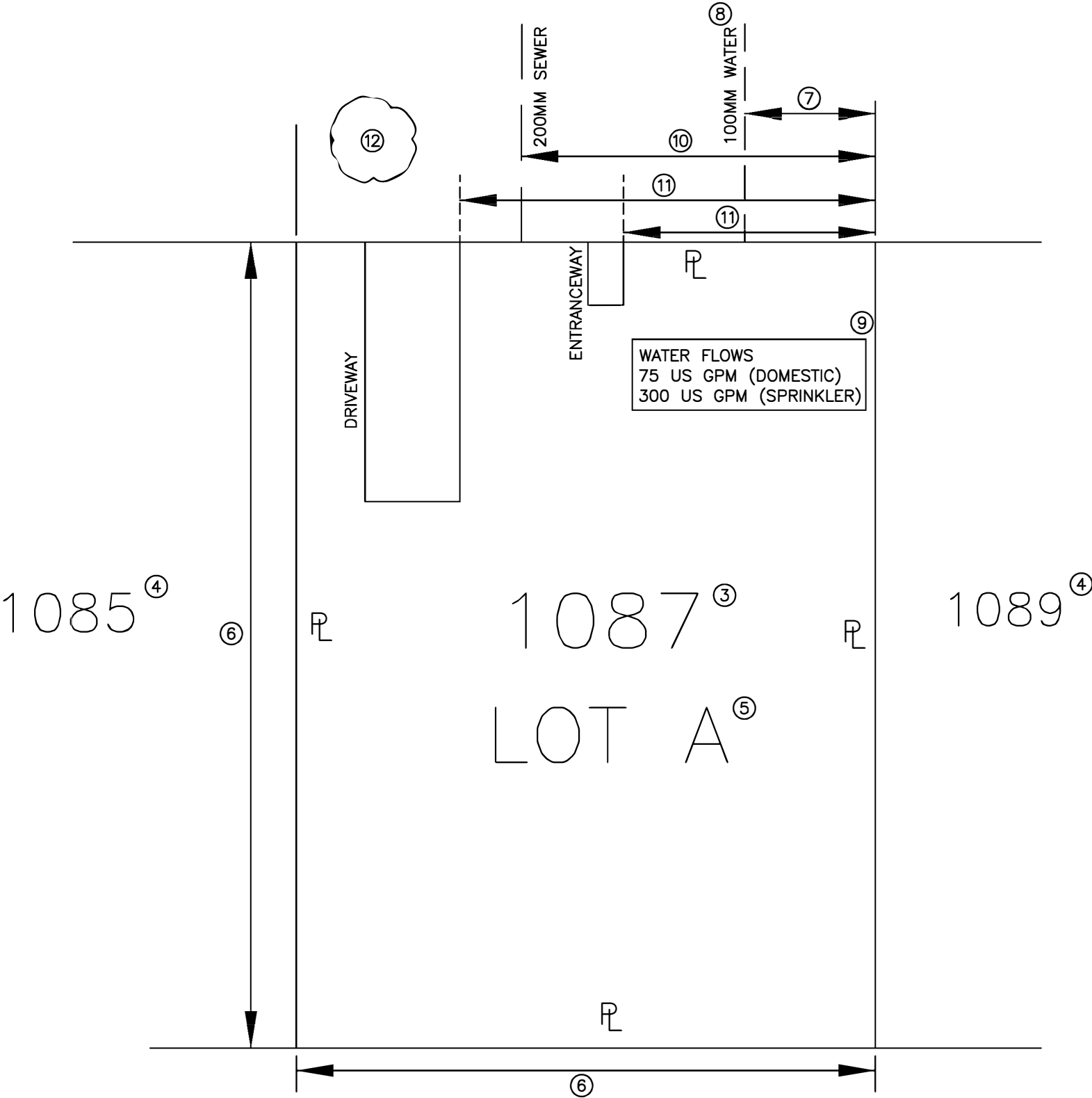


PLEASE LABEL THE FOLLOWING ON THE DRAWING:

- ① ALL STREET NAMES, CLEARLY
- ② NORTH ARROW
- ③ SITE ADDRESS
- ④ PROPERTY ADDRESSES OF ADJACENT LOTS
- ⑤ SITE LOT NUMBER
- ⑥ LOT DIMENSIONS (M)
- ⑦ LOCATION OF PROPOSED WATER SERVICE(S) WITH OFFSET MEASUREMENT*
- ⑧ SIZE (MM) OF PROPOSED WATER SERVICE
- ⑨ PEAK DOMESTIC WATER DEMAND AND NFPA SPRINKLER DEMAND (USGPM)
- ⑩ LOCATION OF EXISTING AND PROPOSED SEWER SERVICES, WITH OFFSET MEASUREMENT(S)*
- ⑪ LOCATION OF EXISTING OR PROPOSED DRIVEWAYS AND ENTRANCEWAYS, WITH OFFSET MEASUREMENT(S)*
- ⑫ EXISTING (TO BE RETAINED) AND PROPOSED TREES

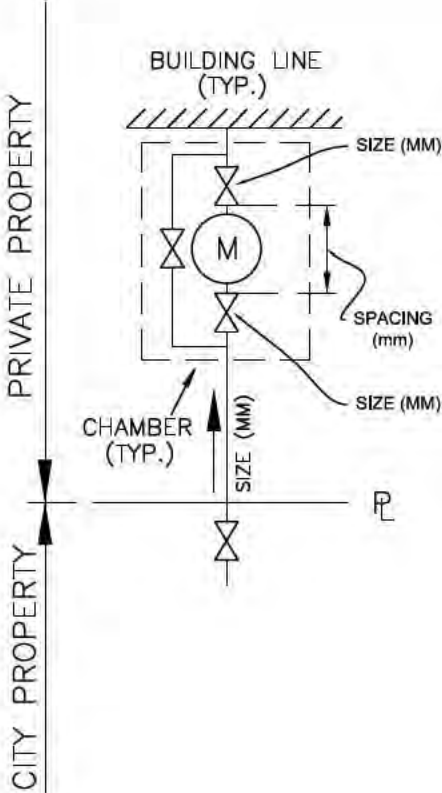
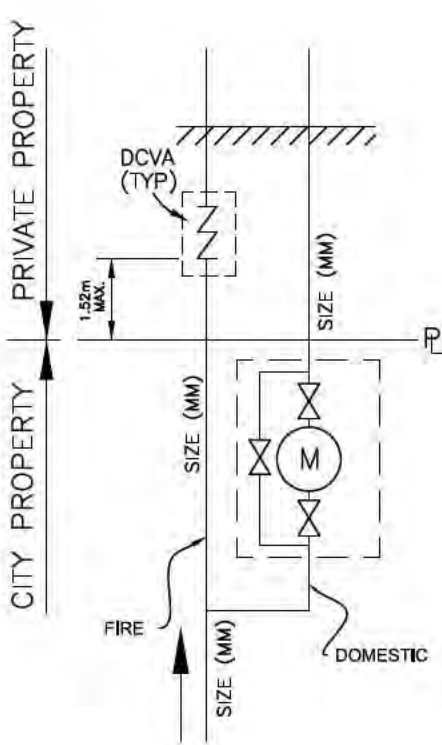
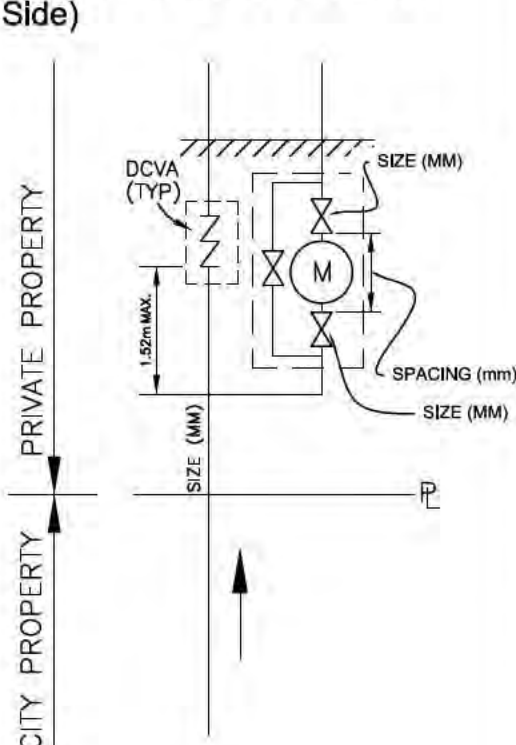
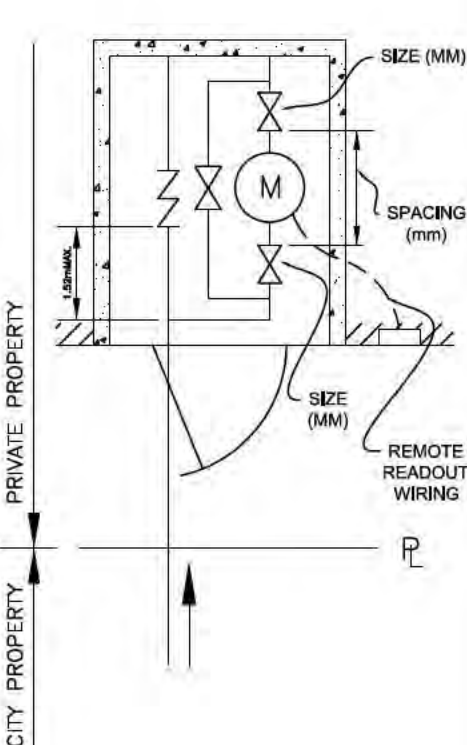
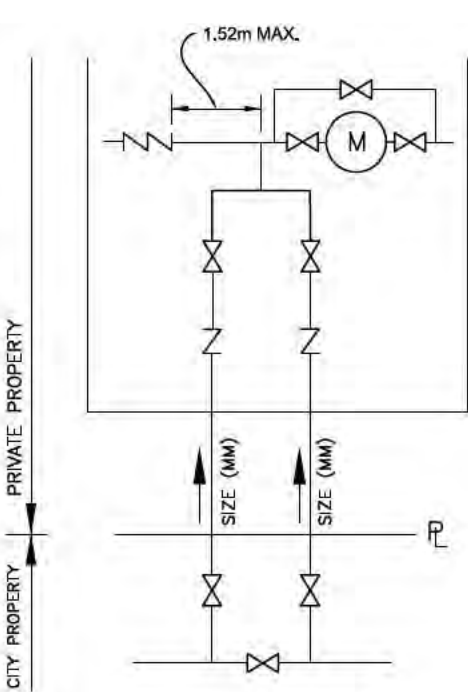
*ALL OFFSET DIMENSIONS SHOULD BE TAKEN FROM THE SAME PL

NOTE: THE FINAL DESIGN MUST BE SIGNED AND SEALED BY AN ENGINEER REGISTERED WITH ENGINEERS AND GEOSCIENTISTS BC



Appendix C – Typical Servicing Configurations and Meter Siting Arrangements

Typical Servicing Configurations and Meter Siting Arrangements

Type	Metered Service	Tapped on City Side	Dual Service - Outside Meter	Dual Service - Inside Meter	Interconnected Services
Example					
Description	<ul style="list-style-type: none">No fire suppression required.Meter can be:<ul style="list-style-type: none">In a chamber on City propertyIn a chamber on private property (shown above)In a mechanical room inside building. (This requires keys be provided to the City for 24/7 access)Meter bypass is required for meters larger than 2in. (or 50mm) and recommended for all meter installations.	<ul style="list-style-type: none">Meter on city side of property line.DCVA maximum 1.52m from property line.If fire suppression is to be treated as NFPA-13D, check Plumbing Code requirements for back flow prevention.	<ul style="list-style-type: none">Meter on private side of property line.DCVA maximum 1.52m from the tee for the domestic line.Meter bypass is required for meters larger than 2in. (or 50mm) and recommended for all meter installations.If fire suppression is to be treated as NFPA-13D, check Plumbing Code requirements for back flow prevention.	<ul style="list-style-type: none">Meter in mechanical room on private side of property line.DCVA maximum 1.52m from the tee for the domestic line.Meter bypass is required for meters larger than 2in. (or 50mm) and recommended for all meter installations.If fire suppression is to be treated as NFPA-13D, check Plumbing Code requirements for back flow prevention.Please note there are minimum space requirements for mechanical rooms.Remote readout wiring (18 gauge - 6 wire run in conduit) to address face of building (run length not to exceed 100 ft) installed by contractor.	<ul style="list-style-type: none">For developments that have floor areas greater than 40,000 sqft or more than 30 dwelling units.Two equally sized services.Meter on private property (typically inside the mechanical room).DCVA maximum 1.52m from the tee for the domestic line.

July 4, 2021

To: Stephane Laroye DBA: SLA Inc.
215 - 35 5th Ave. W.
Vancouver, BC V5Y 1H4

Re: 2120 W 10TH AVENUE, Vancouver, BC V6K 2H6
Legal Description: LOT 8 BLOCK 364 DISTRICT LOT 526 PLAN 4905
LOT 10 BLOCK 364 PLAN 4905 DISTRICT LOT 526 NWD GROUP 1, EXCEPT PLAN
PART IN PLAN LMP38839, LOT 9, BLOCK 364, PLAN 4905, DISTRICT LOT 526,
NEW WESTMINSTER LAND DISTRICT.
Development Application: DP-2021-00545
Permit Description: To develop a five-storey mixed-use building consisting of Ground floor:
Dwelling use, Restaurant and <Commercial>; Second to fifth floor: dwelling use
for a total of 48 dwelling units, all over three levels of underground parking
having vehicular access from Cranberry Drive.
Building Area: 53,380 SQ. FT.

Dear Stephane Laroye DBA: SLA Inc.,

Below are the Waterworks Design Branch comments regarding servicing and metering requirements for the Development Permit Application at the property noted above. These comments are intended to advise you of the City's Waterworks requirements at the earliest possible date and do not represent all the Engineering Department's concerns regarding the development proposal. These comments are based on your preliminary drawings and may change when more details are made available to us. Should you have any questions regarding water servicing please contact Water Commercial Permits of the Waterworks Design Branch at 604-829-9287.

General Comments:

A set of mechanical plans relating to the water servicing should be submitted to the Water Design Office for review prior to obtaining a building permit. Plan review by the City's Permits and Licenses Department does not cover the Engineering Departments requirements for obtaining water service. Water Designs requirements for water servicing includes both on-street and on-site plumbing details which must conform to the Water Works By-Law 4848.

Each legal lot shall have one water service and one water meter installed. Water may not be conveyed across property lines without the written permission from the City Engineer. All Strata and Air Space Titles, or Infill type developments are not permitted to have a separate water service but private metering is permitted downstream of the City water meter. Large developments may require an additional service if the City Engineer deems it necessary to properly serve the development. Application for a new water service is made through the Water Design Branch.

New water service installations are scheduled based on the date the water service application has been paid for and depend on the backlog, contact Waterworks Coordinator at (604) 326-4813 for scheduling details. Where a fire line meter is required the installation may take up to 16 weeks based on the delivery time of the meter.

Specific comments for this development:

There is a 200mm water main on W 10th Ave available for servicing and a 300mm water main on Arbutus St available for servicing. An interconnected service will be required for this property. Lot consolidation is required. The water meter location is still to be determined. An indoor water meter is to be located on Ground Level or Parking Level 1. The domestic water service and water meter locations must conform to current Waterworks Standards. 24 hour direct access to the water meter is required. Only one water service is permitted for the property, all existing servicing will be discontinued once the new servicing has been installed. If the Development Permit Application has undergone a rezoning process, the developer shall supply project details including confirmed average day domestic water demands, peak hour domestic water demands and the fire flow calculations based on the Fire Underwriter's Survey's document, *Water Supply for Public Fire Protection* to confirm the water system analysis. Should system upgrades be deemed necessary upon analysis of the confirmed development flows, arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading.

TO AVOID ANY SERVICING DELAYS, PLEASE HAVE THE MECHANICAL DESIGNER CONTACT THE WATER DESIGN BRANCH, AT (604) 829-9287, TO CONFIRM THE WATER SERVICING DETAILS.

Regards,

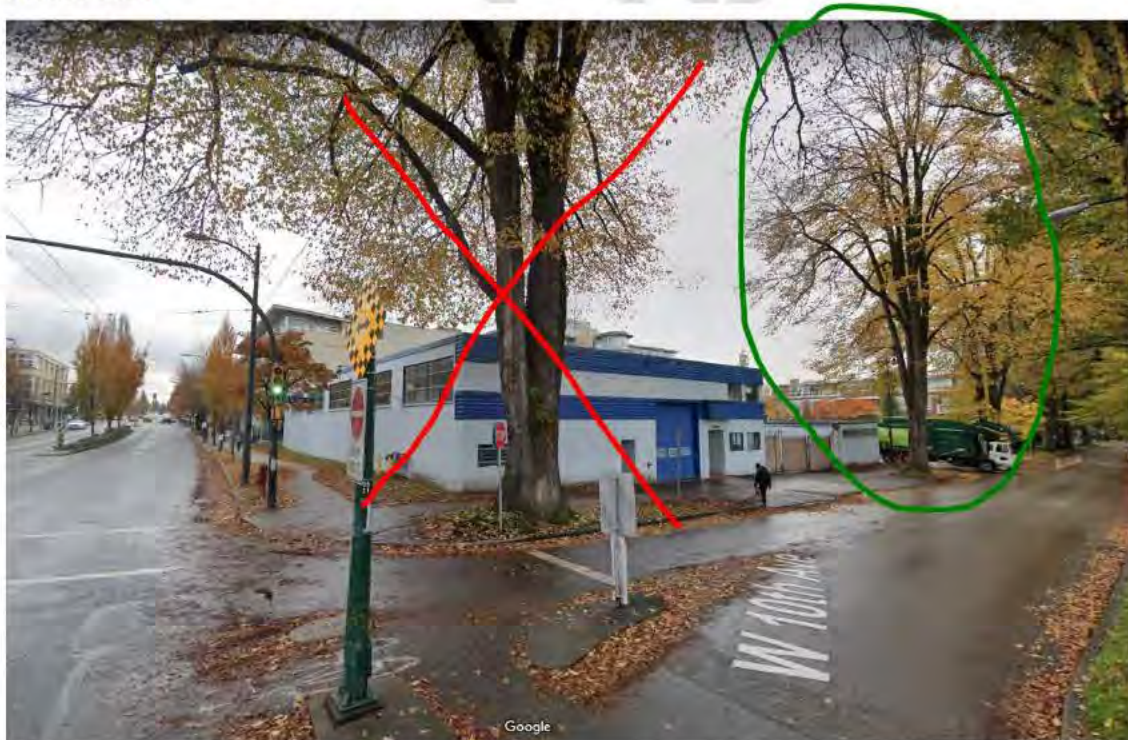
Cheryl Craig

Water Design Branch | Engineering Services
cheryl.craig@vancouver.ca
(604) 873-7311

- *Site Plan*



- *Street view*



<<End of Brief>>

Tree Risk Assessment

For:

Vancouver Board of Parks and Recreation

Site Location:

2120 West 10th Avenue Vancouver BC



Submitted to:

Joe McLeod – City Arborist, Supervisor Urban Forestry
BCSLA, ISA Certified Arborist, TRAQ, FIT, LEED-AP

Vancouver Board of Parks and Recreation | 2099 Beach
Avenue | Vancouver, BC | V6G-1Z4

tel.: (604) 257-8474

email.: joe.mcleod@vancouver.ca

Date: August 18, 2021

Submitted by:



The following Diamond Head Consulting staff either performed the site visit and/or reviewed the report. All general and professional liability insurance and individual accreditations have been provided below for reference.



Trevor Cox, MCIP RPP
Senior Arborist/Planner
ISA Certified Arborist
ISA Tree Risk Assessment Qualified (TRAQ)
BC Parks Wildlife and Danger Tree Assessor

Please contact us if there are any questions or concerns about the contents of this report.

Contact Information:

Phone: 604-733-4886
Fax: 604-733-4879
Email: Trevor@diamondheadconsulting.com
Website: www.diamondheadconsulting.com

Insurance Information:

WCB: # 657906 AQ (003)
General Liability: Northbridge General Insurance Corporation - Policy #CBC1935506, \$10,000,000
Errors and Omissions: Lloyds Underwriters – Policy #1010615D, \$1,000,000

Table of Contents

1.0	Introduction	3
1.1	Scope of Assignment	3
1.2	Site Overview	3
2.0	Process and Methods	5
3.0	Findings: Tree Risk Assessment	5
3.1	Trees and Site Conditions.....	5
3.2	Targets.....	6
3.3	Consequence of Failure.....	6
3.4	Likelihood of Failure	7
3.5	Photos	8
3.6	Tree Risk Assessment	10
4.0	Summary and Conclusions.....	11
Appendix 1	Report Assumptions and Limiting Conditions	13

1.0 Introduction

1.1 Scope of Assignment

Diamond Head Consulting Ltd. (DHC) was retained to complete a tree risk assessment for an individual elm tree growing at the southwest corner of 10th Avenue and Arbutus Street and outside 2120 West 10th Avenue, Vancouver. Trevor Cox of DHC visited the site on August 17, 2021.

This report is produced with the following primary limitations, detailed limitations specified in Appendix 1:

- 1) Our investigation is based solely on visual inspection of the tree during the site visit. This inspection was conducted from ground level. We did not conduct aerial inspections, soil tests or below grade root examinations to assess the condition of tree root systems
- 2) Risk assessments consider only known targets and visible tree conditions and represent the condition at the time of inspection only.
- 3) Only the subject tree specified in the scope of work was assessed and assessments were performed within the limitations specified.
- 4) Risk is assessed in the context of a 3-year timeframe. However, it is not a guarantee period for the risk assessment.
- 5) This report does not provide any estimates to implement the proposed recommendations provided in this report.
- 6) Tree Risk Assessments were completed following International Society of Arboriculture (ISA) Standards to the accepted industry standard of care. Trees that do not have signs of visible weakness can however fail under abnormal weather conditions and wind events, or in any case where the forces applied exceed the strength of the tree or its parts.

1.2 Site Overview

The subject tree is an English elm (*Ulmus procera*) and is growing on the southwest corner of 10th and Arbutus, Vancouver, in the sidewalk median. The targets in this area include, the buildings to the south and east, the hydro lines and bus electrified lines, people in vehicles and pedestrians below. This is a densely populated area and arbutus at this intersection has a lot of vehicle and bike traffic. tree is predominantly exposed to winds from the south and is partly sheltered from winds coming from other directions.



Figure 1. The subject tree in context of the surrounding landscape and infrastructure.

2.0 Process and Methods

To assess the risk associated with this elm tree, the ISA Tree Risk Assessment process¹ (TRAQ) has been used. The TRAQ methodology assigns risk based on the likelihood of failure, the likelihood of impact and the severity of consequence if a failure occurs. The likelihood and risk rating matrices used to categorize tree risk are provided below. These two risk rating matrices are taken from the ISA Tree Risk Assessment Qualification Manual.

We conducted a Level 2 assessment (basic) from ground level, using:

- Diameter tape
- True Pulse Range finder.

Matrix 1: Likelihood

Likelihood of Failure	Likelihood of Impacting Target			
	Very Low	Low	Medium	High
Imminent	Unlikely	Somewhat Likely	Likely	Very Likely
Probable	Unlikely	Unlikely	Somewhat Likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat Likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2: Risk Rating

Likelihood of Failure and Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very Likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat Likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

3.0 Findings: Tree Risk Assessment

3.1 Trees and Site Conditions

The subject tree is described in Table 1 and the risk assessment outcome is reported in Table 2:

¹ Dunster, J.A., Smiley, E.T., Matheny, N. and Lilly, S. (2013). Tree Risk Assessment Manual. *International Society of Arboriculture*. Champaign, Illinois.

Table 1. Description of tree assessed.

Tag #	Species	DBH (cm)	Ht (m)	Description
92	English elm (<i>Ulmus procera</i>)	~90	32	<ul style="list-style-type: none"> This tree is growing in the sidewalk edge at the corner of Arbutus and 10th Avenue on the southwest corner. The canopy is wide spreading and has no other aerial conflicts. There has been ongoing pruning in the crown. Some of those on the south side have poor wound closure. Fungal fruiting bodies (conks) of <i>Ganoderma applanatum</i> are found growing on the main trunk, on the west side. There is a large scar on the north side near the base of the tree where it likely was struck by a car. There is decayed wood at this area and there is frass from pest activity in this wound. There are two main trunks that emerge at about 10 meters and the dominant stem to the west then emerges into two other stems at about 15m. The unions are slightly included on the south side but on the north side there is dominant. The eastern stem has a large scar that starts at about 3m and goes up the stem to about 12m in height. There appears to be relatively good vigour in the crown given the large wounds and heart-rot at its base. There is some dieback in its upper canopy.

3.2 Targets

The targets considered in this assessment are the buildings to the south, east, nearby parked cars, powerlines, poles and traffic lights. It is directly adjacent to the bike path which is commonly used and occupied due to the stop light being adjacent to the tree. The buildings being the constant target. The likelihood of striking a target if the tree were to fail would be high. "The failed tree or branch will most likely impact the target. This the case when a fixed target is fully exposed to the assessed tree or near a high-use road or walkway with an adjacent street tree"²

3.3 Consequence of Failure

The consequences of this tree failing would be considered severe. The size of part that would fail from this tree at distance will be considerable. There is little in the way to prevent parts of the tree from striking nearby targets. The significance of target values, whether monetary or otherwise in this case is subjective but the damage would be very significant resulting in death or long-term disruption in repairs. Please refer to the likelihood Matrix 1 and 2 to how the likelihood of impact and the consequences of failure work in relation to the likelihood of failure to determine the overall tree risk rating.

² Dunster, J.A., Smiley, E.T., Matheny, N. and Lilly, S. (2013). Tree Risk Assessment Manual. *International Society of Arboriculture*. Champaign, Illinois. Pg. 183.

3.4 Likelihood of Failure

The likelihood of this tree failing needs to be considered in relation to a time frame of the defect causing enough damage in the wood that it fails under some type of force, like gravity, wind or other force. The time frame also needs to be considered in relation to the main defect noted on the tree, a wood decay fungus. *Ganoderma applanatum* is the wood decay fungus that is affecting this tree. There is a fruiting body of this fungus growing at an opening in the bark on the west side of the tree (photo 2). These fungi generally require a wound site to enter a live tree. This likely came about from the damage on the stem of the tree from a car or other mechanical damage. The cambium was damaged enough to expose the xylem and allowed oxygen and airborne pathogens to penetrate the tree. This type of decay is typically referred to as a heart rot and generally leads to stem failure rather than windthrow. Under the other tree risk assessing standard used in British Columbia to assess trees for parks, all trees found with this type of fungus adjacent to buildings are automatically labelled dangerous and require immediate treatments to remove the hazardous condition from striking the target. The reason for the automatic mitigation measures is that the trees with large fungal, heart rot, conks indicates that it is in one of the last stages of decay. This standard, the BC Parks Wildlife Danger Tree Assessor's Course, describes the five stages of tree decay from the first stage where the tree is wounded, to the fifth stage where the tree is dead and in advanced stages of decay with the pathogen that originally killed the host tree may fade out with a secondary pathogen becoming established. The fourth stage of decay, described below, is where the subject elm is situated:

“After several years, some triggering mechanism occurs and fungal hyphae, which may form felts, fans or strands within the wood of the tree, produce fruiting bodies or ‘conks’ which grow on the branch, branch stubs or on the bole of the tree.”³

Although a secondary pathogen was not seen on the tree at the time of assessment, it is understood that an *Armillaria* spp. root rot was found on the tree by other professionals. This finding would corroborate with the description above of the tree being somewhat close to the last stage of decay where a secondary pathogen begins to establish.

When trying to assess the likelihood of failure, a timing of three years has been used to help quantify it for this risk assessment. The likelihood of failure, in this time frame, considering the size of the wounds on the tree and size of the conk, is probable. Given the consequences of such a large tree falling at a densely populated intersection, the need to conduct a detailed inspection of the tree becomes less important. This factor is compounded when trying to determine the wood strength of the roots below ground and how this is interacting with the stem of the tree where the heart rot is occurring. Using ground penetrating radar equipment, coupled with sonic wood assessment instruments still cannot account for an accurate determination of the likelihood of failure in a certain time frame. “Most of the calculations to assess strength loss due to decay in tree trunks are based on an idealized model of a single, vertical cylindrical trunk, with the decay centrally located and uniform. When the trunk is leaning, asymmetrical in shape and the decay is off center, the guidelines for shell wall thickness may not

³ Wildlife Danger Tree Assessor's Course Workbook, WorkSafeBC, Ministry of Forests and Range, BC Parks, Ministry of Environment. February 2006. Pg. 100.

apply⁴". The subject elm has a decay cavity situated at the western edge and a fruiting body indicating a heart-rot decay on the southern side. This shows that the column of decay is not centrally located and therefore the strength loss calculation would make the determination of wood strength difficult to accurately determine. This puts the onus on the City to determine what the acceptable risk threshold is for a significant tree in the City.

3.5 Photos



Photo 1. Looking up into the crown of the tree from its south side.



Photo 2. Looking at the conk found on the west side of the tree.

⁴ Dunster, J.A., Smiley, E.T., Matheny, N. and Lilly, S. (2013). Tree Risk Assessment Manual. *International Society of Arboriculture*. Champaign, Illinois. Pg. 29,30.



Photo 3. Looking at the wound on the north side where there is a cavity in behind the surface wood.



Photo 4. Looking east at the tree.

3.6 Tree Risk Assessment

Table 2: Tree Risk Summary Table.

Tree		Target	Likelihood			Consequences	Risk Rating	Action	Residual Risk
Species	Part to Fail	Type	Failure	Impact**	Failure & Impact				
Elm	Whole Tree	Building	Probable	High*	Likely	Severe, Significant	High	Remove	Low

*The likelihood of impact considers the occupancy of the site and the likelihood of the tree striking that target.

4.0 Summary and Conclusions

The subject tree is large Elm that is with striking of several targets should it fail. *Ganoderma applanatum* fruiting body is visible at the trees base, with additional large wounds near the lower stem which is the main factor when considering the likelihood of failure. *Ganoderma applanatum* fungus decays lignin, cellulose and hemicellulose resulting in severe loss of wood strength. The decay occurs in the sapwood and heartwood of the lower trunk and sometimes large roots that are close to the base.

As noted in Matrix 1 above, the 'likelihood of impacting a target' has four possible categories: very low, low, medium and high. These categories consider how often a target zone is occupied. A target zone's occupancy rate can be defined in the following four categories⁵:

- **Constant Occupancy** – a target is present at nearly all times, 24 hours a day, 7 days a week.
- **Frequent Occupancy** – the target zone is occupied for a large portion of a day or week.
- **Occasional Occupancy** – the target zone is occupied by people or targets infrequently or irregularly.
- **Rare Occupancy** – The target zone is not commonly used by people.

In this case, the likelihood of the subject tree failure impacting a building or electrical lines and or people in a car nearby at the site as 'high'⁶.

- **High:** The failed tree or tree part is likely to impact the target, with no protection factors, and the direction of fall is toward the target.

With the likelihood of the failure being probable and the high likelihood of striking a significant target, the overall risk rating is high and in this rating criteria, the Tree Risk Assessment Manual recommends that the tree "should be mitigated as soon as practical, when the work schedule or pruning cycle allows. The timing might be within a few weeks or months and before the next stormy season arrives."⁷

Removal of this tree will ultimately be necessary to mitigate safety risk to this public area.

Planning to replace this tree could be undertaken now to ensure that when this tree is removed a viable successor is in place. If there is an opportunity to increase the soil volume in this area to ensure that

⁵ Dunster, J.A., Smiley, E.T., Matheny, N. and Lilly, S. (2013). Tree Risk Assessment Manual. *International Society of Arboriculture*. Champaign, Illinois. Pg. 124.

⁶ Dunster, J.A., Smiley, E.T., Matheny, N. and Lilly, S. (2013). Tree Risk Assessment Manual. *International Society of Arboriculture*. Champaign, Illinois. Pg. 124.

⁷ Dunster, J.A., Smiley, E.T., Matheny, N. and Lilly, S. (2013). Tree Risk Assessment Manual. *International Society of Arboriculture*. Champaign, Illinois. Pg. 150.

another large canopy tree can grow to have a long life without stresses from inadequate soil volume. Consideration should be made to allow for changes at the site for adequate soil in both in the surrounding road and in the boulevard.

Appendix 1 Report Assumptions and Limiting Conditions

- 1) Unless expressly set out in this report or these Assumptions and Limiting Conditions, Diamond Head Consulting Ltd. ("Diamond Head") makes no guarantee, representation or warranty (express or implied) regarding this report, its findings, conclusions or recommendations contained herein, or the work referred to herein.
- 2) The work undertaken in connection with this report and preparation of this report have been conducted by Diamond Head for the "Client" as stated in the report above. It is intended for the sole and exclusive use by the Client for the purpose(s) set out in this report. Any use of, reliance on or decisions made based on this report by any person other than the Client, or by the Client for any purpose other than the purpose(s) set out in this report, is the sole responsibility of, and at the sole risk of, such other person or the Client, as the case may be. Diamond Head accepts no liability or responsibility whatsoever for any losses, expenses, damages, fines, penalties or other harm (including without limitation financial or consequential effects on transactions or property values, and economic loss) that may be suffered or incurred by any person as a result of the use of or reliance on this report or the work referred to herein. The copying, distribution or publication of this report (except for the internal use of the Client) without the express written permission of Diamond Head (which consent may be withheld in Diamond Head's sole discretion) is prohibited. Diamond Head retains ownership of this report and all documents related thereto both generally and as instruments of professional service.
- 3) The findings, conclusions and recommendations made in this report reflect Diamond Head's best professional judgment given the information available at the time of preparation. This report has been prepared in a manner consistent with the level of care and skill normally exercised by arborists currently practicing under similar conditions in a similar geographic area and for specific application to the trees subject to this report on the date of this report. Except as expressly stated in this report, the findings, conclusions and recommendations it sets out are valid for the day on which the assessment leading to such findings, conclusions and recommendations was conducted. If generally accepted assessment techniques or prevailing professional standards and best practices change at a future date, modifications to the findings, conclusions, and recommendations in this report may be necessary. Diamond Head expressly excludes any duty to provide any such modification if generally accepted assessment techniques and prevailing professional standards and best practices change.
- 4) Conditions affecting the trees subject to this report (the "Conditions", include without limitation, structural defects, scars, decay, fungal fruiting bodies, evidence of insect attack, discoloured foliage, condition of root structures, the degree and direction of lean, the general condition of the tree(s) and the surrounding site, and the proximity of property and people) other than those expressly addressed in this report may exist. Unless otherwise stated information contained in this report

covers only those Conditions and trees at the time of inspection. The inspection is limited to visual examination of such Conditions and trees without dissection, excavation, probing or coring. While every effort has been made to ensure that any trees recommended for retention are both healthy and safe, no guarantees, representations or warranties are made (express or implied) that those trees will not be subject to structural failure or decline. The Client acknowledges that it is both professionally and practically impossible to predict with absolute certainty the behavior of any single tree, or groups of trees, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure and this risk can only be eliminated if the risk is removed. If Conditions change or if additional information becomes available at a future date, modifications to the findings, conclusions, and recommendations in this report may be necessary. Diamond Head expressly excludes any duty to provide any such modification of Conditions change or additional information becomes available.

- 5) Nothing in this report is intended to constitute or provide a legal opinion and Diamond Head expressly disclaims any responsibility for matters legal in nature (including, without limitation, matters relating to title and ownership of real or personal property and matters relating to cultural and heritage values). Diamond Head makes no guarantee, representation or warranty (express or implied) as to the requirements of or compliance with applicable laws, rules, regulations, or policies established by federal, provincial, local government or First Nations bodies (collectively, "Government Bodies") or as to the availability of licenses, permits or authorizations of any Government Body. Revisions to any regulatory standards (including by-laws, policies, guidelines and any similar directions of a Government Bodies in effect from time to time) referred to in this report may be expected over time. As a result, modifications to the findings, conclusions and recommendations in this report may be necessary. Diamond Head expressly excludes any duty to provide any such modification if any such regulatory standard is revised.
- 6) Diamond Head shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
- 7) In preparing this report, Diamond Head has relied in good faith on information provided by certain persons, Government Bodies, government registries and agents and representatives of each of the foregoing, and Diamond Head assumes that such information is true, correct and accurate in all material respects. Diamond Head accepts no responsibility for any deficiency, misinterpretations or fraudulent acts of or information provided by such persons, bodies, registries, agents and representatives.
- 8) Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
- 9) Loss or alteration of any part of this report invalidates the entire report.

2120 W 10 - DP-2021-00545 Landscape notes for early review
LoA is not signed
Arborist report
Park board trees - outlining high risk.

Landscape plan, Landscape details

Issues with street trees

Trellis on rooftop to Count in floor area and height
calculations

TREE MANAGEMENT REPORT: **FOR PROPOSED DEVELOPMENT**

Report Date: **July 4, 2018**

Rev 1: **June 8, 2021**

ACL File:

18186

ACL Bus Lic: **16 742556** Inter-Municipal West

Prepared for: Attn.: **Reid Kaufman**
Bastion Development Corp.
500 – 1681 Chestnut Street,
Vancouver, BC, V6J 4M6

Prepared by: **Norman Hol**
Senior Consulting Arborist

Site Address: **2120 West 10th Avenue, Vancouver**

Project: **Application for Proposed Rezoning Development**

BACKGROUND

Arbortech Consulting is retained to provide professional consulting arborist services to undertake an assessment of the existing trees located at or within influencing distance of a proposed development at the above noted site. Our site investigation was performed on May 11, 2018.

Reference documents provided by the client include; *Tree/Topographic Survey* and current *Architectural Site Plan*. The civil designs were not available for our review at the time of writing.

The subject site is comprised of commercial building. The proposed development consists of mixed use multi storey building.

Our ground based visual assessment of the existing trees includes; measuring the size (trunk diameter, height and spread), rating the health and structural condition, as well as identifying the species, age class, structural class, growing site constraints and other relevant tree or site factors. This report is not intended as a tree failure risk analysis; however, the structural form and presence and severity of defects were factors in our assessment. Tree health, structure and site factors were reviewed to rate the trees for viability of preservation in context to the proposed land use and expected construction related impacts to the site and the trees.

With consideration of municipal bylaws/policies we have reviewed the project design in context to our tree data and priority rankings to specify tree preservation within the development to the extent possible. Our process includes liaison with the client and design team to explore alternatives and design changes where applicable or appropriate. Our tree protection measures are developed in accordance with arboricultural best management practices and are the basis for our recommendations and specifications.

TREE RETENTION AND PROTECTION PLANNING

The specified *Tree Protection Zone (TPZ)* consists of 3 main components;

- **Crown Protection Zone (CPZ):** a minimum of 1.0 m outside the dripline (furthest extent of branches and foliage projected to the ground below) where any proposed aerial encroachment (i.e. for pedestrian or vehicle access, machinery or equipment operation, constructing building elements, operation of cranes or lifts etc) will require a detailed review by the project arborist to determine feasibility and to specify mitigation measures as necessary.
- **Root Protection Zone (RPZ):** a no-encroachment setback prescribed by the project arborist representing the closest proximities of soil and root disturbance toward a tree that are deemed manageable based on site and tree factors, and conditional to mitigation and compensatory treatment that may be specified.
- **Working Space Setback (WSS):** a setback outside of the RPZ of 1.5m or as specified by the project arborist where soil and root disturbance may occur (i.e. for excavation), conditional to supervision and direction by the project arborist and mitigation or treatment measures being implemented (i.e. root pruning).

Tree retention planning and design consists of determining the preservation of priority 1 and 2 trees, in that preferential order. We first consider an optimal TPZ deemed to be a setback equal to the CPZ or a root and crown protection radius deemed by the project arborist to net negligible impact to the tree. If the optimal TPZ cannot be fully achieved, then we carry out a detailed design review process in consideration of the species tolerance, the size, health and structural class and form of the tree, the site and soil conditions, the general changes in environmental influences (i.e. wind exposure, sun exposure and soil hydrology), the presence or absence of known root obstructions, among other factors. Our comprehensive prescriptive tree protection setbacks and measures supersede the optimal TPZ recommendations as well as city guideline for tree protection setbacks.

DETAILED ANALYSIS

TRAQ Findings

Trees deemed to be of concern from the perspective of risk of failure have been assessed using Tree Risk Assessment Qualification (TRAQ) methods in context to existing and contemplated land uses. Details are as follows:

- 1 tree on this site is deemed to have significant structural defects that warranted assessment by TRAQ methods, considering a 3 year term related to decay within the main bole and the very likely circumstance that the buttress roots have also been structurally impaired by decay fungal disease.
- Tree C02 was assessed to Level 2 Basic Visual Assessment standards.
- Level 3 testing is deemed to not be required to determine severity of defects.
- The target includes Pedestrians, cyclists, cars, and buildings deemed to have frequent and constant occupancies in the current land use, and to have frequent and constant occupancies during the construction phase with high likelihood that tree failure(s) will impact people. The consequences for the failure will be severe.
- The severity of the defects, the expected mode of failure, and the likelihood of failure are described in Appendix B, but generally consists of the decay and strength loss related to disease infection in the roots system and the lower trunk.
- Following are our risk rating summary findings from our Level 2 basic visual assessment:

TRAQ Ratings:	Likelihood of Failure:	Likelihood of Impact:	Failure and Impact:	Consequences:	Risk Rating:
TREE C02	Probable	High	Likely	Severe	<u>High</u>

- We understand that, after our referral of these findings to them, Park Board staff undertook detailed testing to TRAQ Level 3 standards by investigating the scope of internal decay within the bole only, not within the structural root system. We also understand that the Park Board has deemed the tree is viable for retention. We find that the unassessed and thus unknown scope of root decay remains a significant wildcard in determination of the likelihood of failure.
- This tree is specified to be protected accordingly, however we are recommending further assessment in the future (see below for further details).

TREE RETENTION FINDINGS

There are no on-site trees at this development site. There are 6 off-site city owned street trees in the frontages adjacent to the site. Refer to the Tree Photos (Appendix A), Tree Inventory (Appendix B) and the Tree Management Drawing (Appendix C) for pertinent details.

With consideration of; our tree assessment findings, our retention priority rankings, the protection setbacks required to preserve the trees, and the current project design, existing trees are proposed to be treated follows:

ON-SITE TREES WITHIN THE SUBJECT PROPERTY:

- No tree was found growing within the subject property

OFF-SITE CITY ROAD FRONTAGE TREES:

REFER 1 City tree was referred to Park Board due to its current potential as a high risk to the public.

- Tree Tag/ID: C02
See TRAQ details above.
Since this is a pre-existing condition, the removal of this tree should be the sole responsibility of the Park Board. Considering the reported results of a Level 3 assessment by Park Board staff, and their requirement to retain and protect this tree, we recommend the following measures:
 - Re-assess the tree, particularly a Level 3 assessment of the roots that may be exposed within the subject development site at the time of demolition (of the existing building), as well as to assess structural roots closer toward the tree where possible, to determine the structural condition of its root system (to the extent possible while limiting the assessment to non-destructive methods for the city hardscape).
 - Undertake further coordination with the Park Board in updating the tree risk assessment.

PROTECT 5 Road Frontage trees:

- Tree Tag/ID's: C01, C02, C03, C04 and C05.
These trees do not directly conflict with building construction on the site, however unknown impacts may require reassessment related to infrastructure work in the frontages such as but not limited to; trenching for underground services or utilities, sidewalk replacement, road curb replacement, etc. as well as site hoarding, temporary power and other temporary construction measures. As the project advances through the city review and approvals, more information will become known and re-assessment can be provided.
- Prune Tree Tag/ID's: C01 and C02
The crown of this tree overhangs slightly into the subject site. Mitigation of this condition appears feasible within tolerable scopes of pruning with adherence of ANSI A300 standards. The proposed pruning should be directed by the project arborist from this office. Note that all pruning to street trees will require approval from the city arborist at the Parks Board and it will be performed by the Park Board crews at the developer's cost.

Trees proposed to be retained will require protection measures in conformance with; the Tree Protection Prescription (see below), the Tree Management Drawing (see Appendix C), and Tree Protection Guidelines (see Appendix D).

REMOVE 1 City tree (subject to city approval) due to unresolvable conflict with demolition/construction:

- Tree Tag/ID: C02
This tree will likely be made high-risk due to the demolition and removal of the existing building foundation directly adjacent to the trunk.
Since this is a project related removal request, the removal and replacement costs are expected to be the responsibility of the developer.

OFF-SITE TREES ON NEIGHBOURING PRIVATE PROPERTY:

- No off-site, privately-owned tree was found.

TREE PROTECTION PRESCRIPTION

Refer to Tree Management Drawing (Appendix C), Tree Protection Specifications (Appendix D) and Letter of Undertaking (Appendix E) for further details. The owner is required to seek guidance and/or arrange on-site field services or supervision by the project arborist from this office, as specified on those documents.

TREE REPLACEMENT

Tree replacement requirements will be confirmed by the municipality in relation to their bylaw and policies. Design and specifications for the replacement trees will be provided by the project landscape architect.

Certified by;



Norman Hol, Company Principal and Senior Consultant

ISA Certified Arborist #PN-0730A
ISA Qualified Tree Risk Assessor (TRAQ)
PNWISA Certified Tree Risk Assessor #0076
BC Certified Wildlife and Danger Tree Assessor #P2529
ASCA Qualified Tree and Plant Appraiser (TPAQ)
Land Surveying Technologist

Enclosures: Appendix A: Tree Photos
 Appendix B: Tree Inventory
 Appendix C: Tree Management Drawing
 Appendix D: Tree Protection Specifications
 Appendix E: Letter of Undertaking

Assumptions and Limiting Conditions:

This report was prepared for and on the behalf of the client as addressed herein. Upon receipt of payment of our account in full, this report will become the property of the client. This report is intended for the exclusive use of our client, but in its entirety.

Arbortech Consulting shall not accept any liability derived from partial, unintended, unauthorized or improper use of this report.

This report is restricted only to the subject trees as detailed herein, and no other trees were inspected or assessed.

The inner tissue of the trunk, limbs and roots, as well as the majority of the root systems of trees are hidden within the tree and below ground. Trees have adaptive growth strategies that can effectively mask defects. Our assessment is limited by relying on the outward signs and non-destructive testing to identify the severity of defects that may be indicators of structural deficiencies. We use our training, experience and judgement in this regard, however not all defects can be diagnosed through available methods. It may not be feasible to identify certain defects, or to measure the severity, without causing mortal injury to the tree. Further, we must acknowledge that extreme weather and environmental influences are unpredictable, and that any tree has risk of failure in such events. Arbortech Consulting does not guarantee or warrant that a tree is free of defect or that it will not fail.

The ownership of trees is determined based on the location of the trunk where it emerges from the ground relative to the property line. This determination may require the advice from a duly qualified professional surveyor.

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. Arbortech has not verified that information, and does not warrant it as 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 regulatory agency may be required prior to carrying out any treatments recommended in this report. The client is responsible to make application for, pay related fees and costs, and meet all requirements and conditions for the issuance of such permits, approvals or authorizations.

APPENDIX A

TREE PHOTOS



Tree #C01



Tree #C01



Tree #C02



Tree #C02 Ganoderma fruiting body



APPENDIX A

TREE PHOTOS



Tree #C02 Armillaria Fruiting bodies



Tree #c02 Newly replaced sidewalk



Tree #C03



Tree #C04



APPENDIX A

TREE PHOTOS



Tree #C05



Tree #C06



APPENDIX B: TREE INVENTORY

Tree Inventory Legend:

Tag/ID denotes the serial numbered aluminum tag affixed to the tree or a reference ID as referenced in report and on tree management drawing.

Loc denotes the ownership of trees based on the survey and project plans provided; **ON** = On-Site, **SHARED** = On-Site tree straddling PL, **OFF** = Neighbour Tree, or **CITY**

Dbh denotes dia of the trunk in cm at 1.4 m above grade or to arboricultural standards (i.e. below scaff union). Multiple stems above the root crown are used to calculate dbh based on trunk area method. Multiple stems attached into the root crown references the largest stem. DBH may be estimated or derived from survey data.

Ht denotes the height of the tree in metres as measured or estimated by the assessor.

Spr denotes the spread RADIUS of the branches and foliage (dripline) in metres as measured or estimated by the assessor.

LCR denotes the live crown ratio based on percent of live crown observed in relation to a tree of normal form and with a full crown.

Class denotes the structural class of a tree growing in Landscape (**OPEN, GROVE, or EDGE**) or Forest stand environment (see below);

Suitability for retention considers condition, age class, species, tolerance of disturbance, etc. ; **U** denotes Unsuitable, **C** denotes Conditional, **S** denotes Suitable

Contribution rating considers location, contribution and landscape function the tree may provide to the proposed land use; **L** denotes Low, **M** denotes Medium, **H** denotes High

Priority denotes a preservation ranking for consideration in tree retention planning, combining the suitability and contribution.

Assessment Findings summary description of overt defects and noteworthy growing condition factors, as well as preservation and protection considerations.

Action denotes proposed treatment in context to the current project design; **RETAIN, REMOVE or PROTECT**. Shared and Off-Site trees proposed as REMOVE **require owner consent**.

CPZ and **RPZ** are arborist assigned setbacks for Crown and Root protection. Along with the working space setback (**WSS**), they form the tree protection zone (**TPZ**).

Tag/ID	# of Trees	Loc	Common name, (Botanical)	Dbh	Ht	Spr	Suitability	Contribution	Priority	Assessment Findings	Action	Rationale	CPZ	RPZ
C01	1	City	Scotch elm (Ulmus glabra)	107	35	8.0	C	H	N/A	<ul style="list-style-type: none"> • Cavity observed on the westernmost scaffold actively used by squirrels • Safe retention of this tree includes end weight reduction of the westernmost scaffold branch, and proactive pruning to reduce the crown spread to 4-5m on the west side of the tree. The overall scope of pruning is well within tolerances and it will not impact the health, stability, nor aesthetics of the tree. • Protect rots to the edge of the existing building near PL. 	Protect		9.0 N 5.0 S	see dwg



a division of: **ACL GROUP**

Tag/ID	# of Trees	Loc	Common name, (Botanical)	Dbh	Ht	Spr	Suitability	Contribution	Priority	Assessment Findings	Action	Rationale
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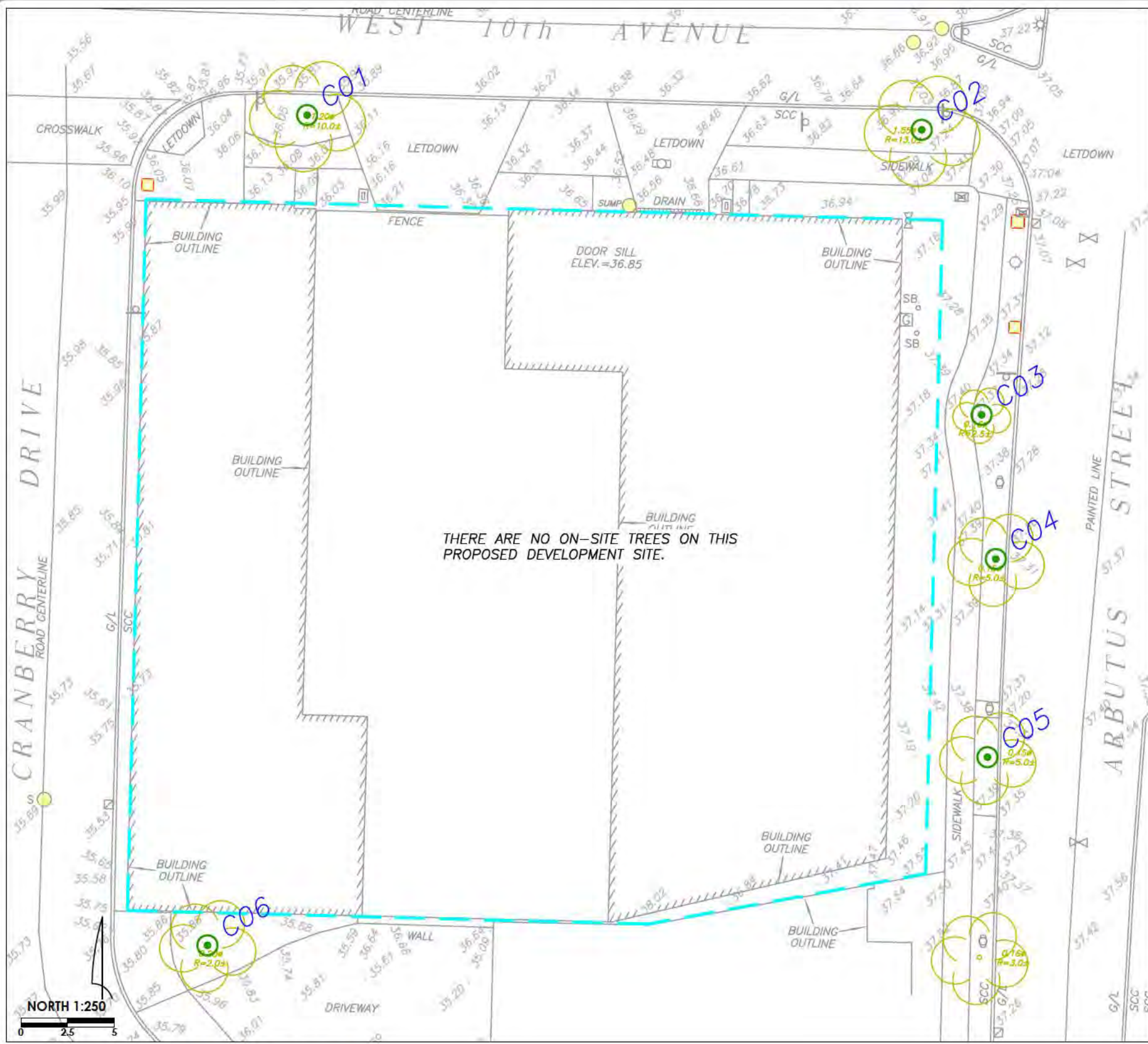
C02	1	City	English elm (Ulmus procera)	134	35	10.0	U	H	N/A	• Sidewalk recently replaced adjacent to the tree so root impacts are expected to have been incurred.	Protect -	Possible High Risk
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Refer to	Tree	Parks
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see	11.0	dwg
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- Root and trunk rot diseases (i.e. Armillaria and Ganoderma) fruiting bodies observed at the base of trunk and on ground adjacent to the base of the tree.
- Sounding revealed the presence of internal decay in the buttress roots and within the lower bole.
- Historical trunk injury observed on the north side of the trunk resulting in a large open wound. Internal trunk decay behind the injury was detected by sounding.
- Failure of this tree is probable in any direction via either stem failure or root failure and target ratings are constant.
- Due to the severity of the defects, pruning is not an applicable treatment for mitigation and removal is strongly recommended.
- This tree is **HIGH-RISK** (see TRAQ findings in accompanying report).
- Park Board will be notified by this office for their consideration and action.

C03	1	City	Star magnolia (Magnolia stellata)	18	8	4.0	S	H	N/A	• No significant defect observed.	Protect	5.0 E 2.5
C04	1	City	European beech (Fagus sylvatica)	7	4	1.0	S	H	N/A	• No significant defect observed.	Protect	2.0 1.5
C05	1	City	European beech (Fagus sylvatica)	15	9	1.5	S	H	N/A	• No significant defect observed.	Protect	2.5 2.5
C06	1	City	Japanese maple (Acer palmatum)	20	15	3.0	U	M	N/A	• The tree is growing within approximately 1m of the existing building at the subject site, and it appears to likely rely on the existing foundation for tree root anchoring and soil stability. Removal of the existing foundation, required to accommodate construction of new building, is expected to destabilize the tree and make it high risk for failure. This tree is recommended to be removed proactively prior to demolition commencing.	REMOVE -	4.0 2.0



TREE ASSESSMENT DETAIL

LEGEND-TREE ASSESSMENT:

- 1 XXX denotes TAG NUMBER or ID REFERENCE
- 2 denotes PRIORITY 1 tree SUITABLE for preservation (retainable if design can accommodate it)
- 3 denotes PRIORITY 2 tree MARGINAL for preservation (possible candidate subject to design and other conditions)
- 4 denotes PRIORITY 3 tree UNSUITABLE for preservation (not viable)
- 5 denotes UNDERSIZE TREE that is exempt from permitting (based on municipal bylaw)
- 6 denotes OFF-SITE tree within influencing distance (neighbour or city to be advised or consulted)
- 7 denotes OPTIMAL TREE PROTECTION SETBACK (for planning and design consideration)
- 8 denotes TREE OWN SETBACK (for reference only - not a specification)

Tree Inventory Legend:

Tag ID denotes the serial-numbered aluminum tag affixed to the tree or a reference ID as referenced in report and tree management drawing.

Loc denotes the ownership of trees based on the survey and project plans provided: ON - On-site; SHARED - On-site tree straddling PL OPP - Neighbour Tree, or CITY OWN denotes dia of the trunk in cm at 1.4m above grade or to above natural standards (i.e. below 50mm), Multiple stems above the root crown are used to calculate dbh based on trunk area method. Multiple stems attached into the root crown references the largest stem. DBH may be estimated or derived from survey data.

He denotes the height of the tree in metres as measured or estimated by the assessor.

Sp denotes the spread (radius) of the branches and foliage (design) in metres as measured or estimated by the assessor.

Class denotes the structural class of a tree growing in Landscape (OPEN, GROVE, or EDGE) or Ecotone (stand environment) tree below:

Suitability for retention considers condition, age class, species, tolerance of disturbance, etc. U denotes Unsuitable, C denotes Conditional, S denotes Suitable.

Condition rating considers location, orientation, and landscape function the tree may provide versus potential land use & features (e.g., M denotes Medium, H denotes High).

Priority denotes a preservation ranking for consideration in tree retention planning, combining the suitability and condition.

Assessment findings summary description of overt defects and noteworthy growing condition factors, as well as preservation and protection considerations.

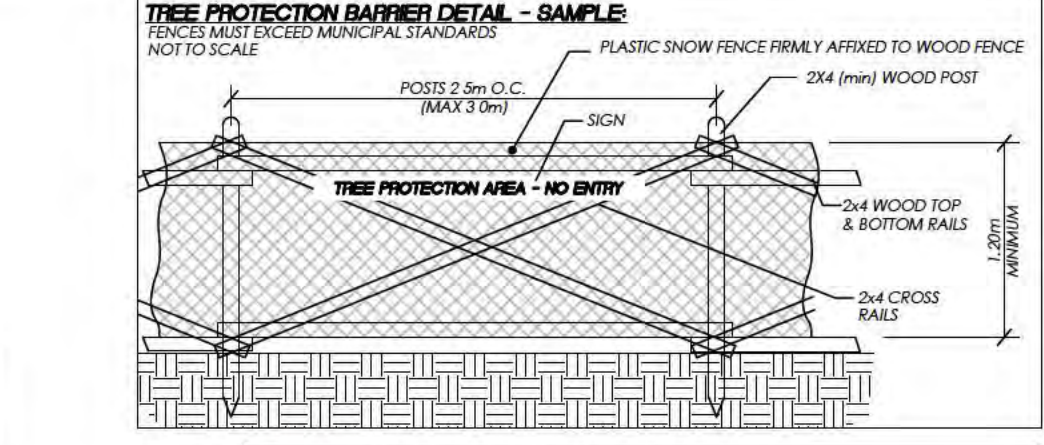
Location of the tree crown relative to the proposed building footprint, and the tree crown's proximity to the building footprint, as well as the tree crown's proximity to the building footprint.

CP1 and CP2 are arborist assigned setbacks for CP1 and CP2 protection. Along with the working space setback (WSS), they form the tree protection zone (TPZ).

Tag ID	Loc	Common Name (Botanical)	DBH	He	Sp	Class	Condition	Priority	Assessment Findings	Action	Rationale	CP1	CP2
C01	City	Scots Pine (Pinus sylvestris)	107	25	8.0	C	N/A	1	A cavity observed on the westward scaffold actively used by squirrels.	Protect	Possible High Risk	9.0 N	10.5 S
C02	City	English Elm (Ulmus glabra)	124	25	10.0	U	H	N/A	A sidewalk recently replaced adjacent to the tree's root impacts are expected to have been secured.	Protect - Refer to Tree Parks	Possible High Risk	11.0 N	12.0 S
C03	City	Star Magnolia (Magnolia stellata)	18	8	4.0	S	H	N/A	No significant defect observed.	Protect	Low Risk	2.0 N	2.5 S
C04	City	European Beech (Fagus sylvatica)	7	4	3.0	S	H	N/A	No significant defect observed.	Protect	Low Risk	2.0 N	2.5 S
C05	City	European Beech (Fagus sylvatica)	15	9	1.5	S	H	N/A	No significant defect observed.	Protect	Low Risk	2.0 N	2.5 S
C06	City	Japanese Maple (Acer palmatum)	20	15	3.0	U	M	N/A	The tree is growing within 1m of the existing building and it appears to rely on the existing foundation for tree root anchoring and soil stability. Removal of the existing foundation, required to accommodate construction of new building, will destabilize the tree and make it high risk for failure. This tree should be removed proactively prior to demolition commencing.	Remove - Subject to Parks	High Risk	4.0 N	2.0 S

- DRAWING USE AND COORDINATION:**
- This drawing relies on information and drawings supplied by the client or their consultants. Refer to original drawings from the consultants (i.e. surveyor, engineer, architect or other design professionals) for accurate locations and dimensions of site features.
 - All tree protection measures specified herein should be included and coordinated with the designs for the project, including but not limited to architectural, landscape, civil and geotechnical. It is the responsibility of each design professional to understand and review the tree protection measures and determine any conflicts. If conflicts are identified, the design professional should the client should bring these to the attention of the project architect from this office to review and resolve.
 - Landscaping and construction to site, including site work and/or construction should include specifications for tree protection measures to be implemented as per this drawing and any reference documents.
 - It is the responsibility of the owner or their agent to obtain all necessary approvals for the tree retention and removal scheme presented herein. Any changes that the municipality requests should be brought to the attention of the project architect from this office to review and resolve.
 - Some existing trees may not be shown on this drawing (i.e. understorey or byway exempt trees or grouped trees). It is the responsibility of the contractor to confirm that all necessary municipal approvals are in place, and to determine the full scope of tree removal work. Only the trees shown on this drawing are to remain on site, unless otherwise directed by the owner.
 - Trees and stumps to be removed from within the tree protection zone (including CP1, CP2 and WSS) are to be removed as directed and with overall supervision from the project architect from this office.
 - Stump grinding may be required for the removal of trees within the tree protection zone, at the discretion of an arborist from this office.
 - Certain tree removals in proximity of retained trees or power lines may require assistance from a suitably qualified professional, such as but not limited to:
 - BA Certified Arborist (tree removal, pruning and other tree services work) working to ANSI A300 and ANSI Z33 Standards and Best Management Practices.
 - Certified Utility Arborist (tree removal, pruning and other tree services work) working to ANSI A300 and ANSI Z33 Standards and Best Management Practices and following BC Hydro policies and procedures.

- TREE PROTECTION ZONE RESTRICTIONS:**
- Areas that are specified to be retained must be protected from damage during all phases of development related work on the site. Any access or construction related work within the TPZ (CP1, CP2 and/or WSS) requires advance approval, guidance and on-site direction or supervision by the project architect. General restrictions in the TPZ are as follows:
- No soil disturbance of any scope or to any depth for cuts or fills, including but not limited to trenching, shoring, pile over-burden, bulk excavation, fill placement, site preparation, grade transitions, topsoil placement, etc.
 - No passage or operation of machinery, trucks, vehicles or equipment (including small backhoes, skid steer, etc.), except as approved and directed by the project architect, and subject to special measures.
 - No storage of soil, rock, gravel, construction materials, waste materials, etc.
 - No waste or washing of concrete, stucco, drywall, paint, or other potentially harmful materials.
 - No placement of temporary structures or enclosures.
 - No cutting lights, signs, cables or any other device to retained trees.
 - No drilling or cutting of retained trees except as approved and directed by the project architect, and performed by a qualified tree service firm employing BA Certified Arborists and working to ANSI A300 and ANSI Z33 Standards.
 - No introduction of anything, such as but not limited to: fuel, oil, debris, or other materials, including growing medium, including irrigation or control, etc., except as approved and directed by the project architect.



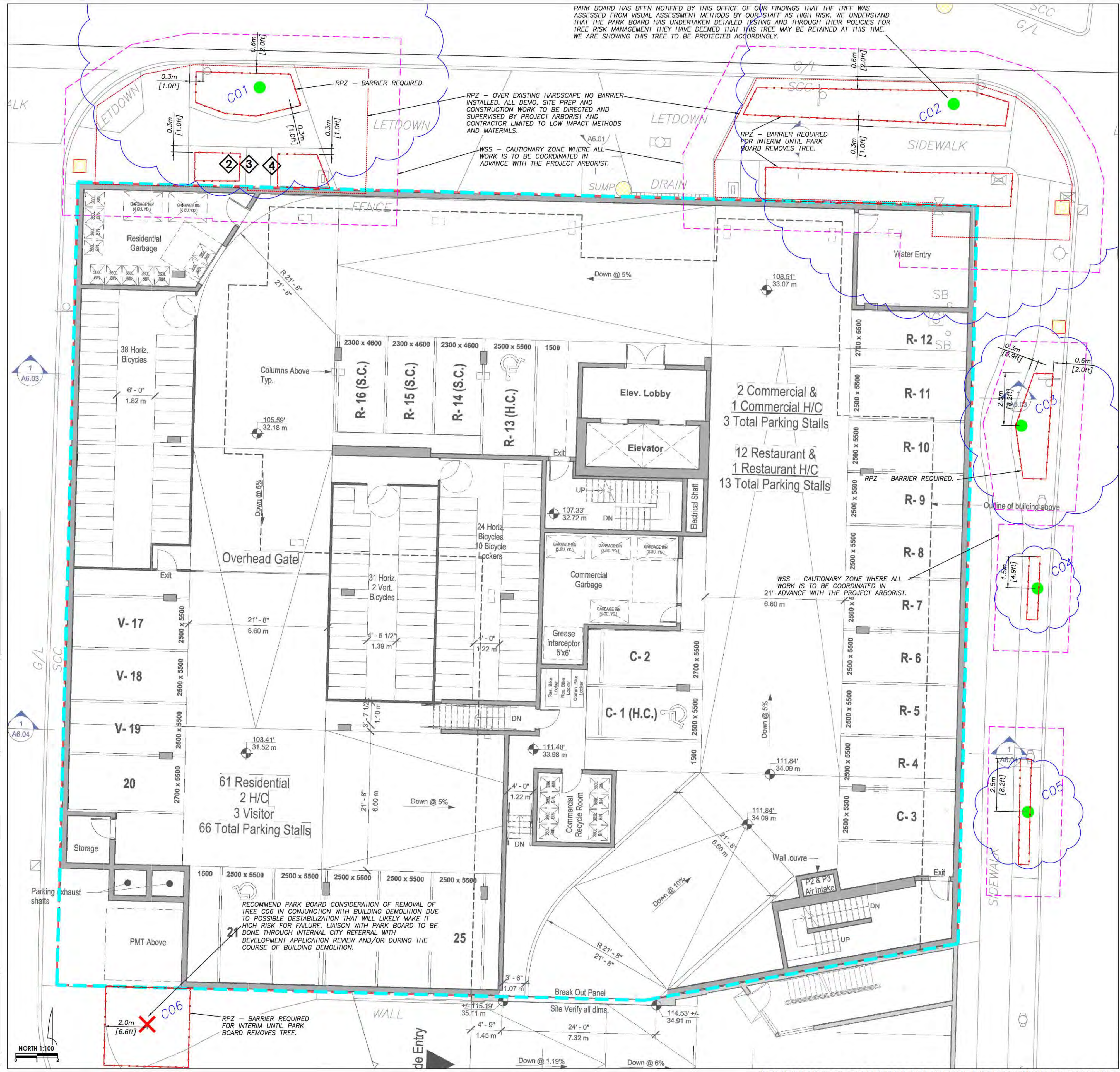
LEGEND-TREE PROTECTION:

- 1 XXX denotes TAG NUMBER or ID REFERENCE
- 2 denotes CROWN PROTECTION ZONE - CP1 (Exclusion zone - no aerial encroachment of buildings to within 1.0m min)
- 3 denotes ROOT PROTECTION ZONE - RPZ (This is the minimum alignment for TREE PROTECTION BARRIERS)
- 4 denotes WORKING SPACE SETBACK - WSS (Offset from RPZ as specified by Project Arborist - Site varies within WSS requires approval and on-site supervision by the Project Arborist)
- 5 denotes SPECIAL MEASURES required (See report for further details. Project Arborist to decide or implement.)
- Note: All tree protection setbacks are measured from the center of trunk

LEGEND-TREE MANAGEMENT IN DEVELOPMENT AREA:

- See arborist report for further details.
- denotes TAG NUMBER or ID REFERENCE (see tree inventory and assessment list)
- denotes REMOVAL tree (tagged tree) (municipal permit or approval may be required)
- denotes HIGH RISK tree to be REMOVED or INCORPORATED (see tree inventory and report - permit or approval required)
- denotes RETENTION tree (protection measures as specified)

TREE RETENTION DETAIL



APPENDIX C: TREE MANAGEMENT DRAWING FOR DP

arboritech consulting

PROJECT: PROPOSED REDEVELOPMENT
ADDRESS: 2120 W10TH AVE VANCOUVER BC
CLIENT: BASTION DEVELOPMENT CORP
CITY REF: 18186
PLAN DATE: 2021-06-20
PLAN BY: J. BASTION

APPENDIX D

TREE PROTECTION SPECIFICATIONS



1. CONTACT INFORMATION:

All tree protection questions, clarifications and coordination, should be directed to:

ARBORTECH CONSULTING OFFICE: 604 275 3484 EMAIL: trees@aclgroup.ca

A project arborist will be assigned by our office to schedule a pre-construction meeting, and coordination of supervision protocols will be established.

2. TREE PROTECTION ZONES (TPZ):

Tree protection setbacks are defined on our drawings and documents relative to the centre of the tree trunk where it emerges from the ground and/or the actual extent and spread of the crown or roots of the tree. The **TPZ** is comprised of three main components:

CPZ – CROWN PROTECTION ZONE SETBACKS:

Specified by the project arborist to be at a minimum of the dripline extents of the crown (furthest reaching branches and foliage) plus 1.0 m. Restrictions on any aerial encroachment within a CPZ are required in order to protect from tree damage. This includes interim needs during site preparation or construction (machinery, cranes, trucks, vehicles, etc.), design elements (new structures, etc), and the working space required to build or maintain them. Pruning may be possible to accommodate certain encroachments but some encroachments may not be feasible within tolerances for impacts – consult with project arborist to confirm.

RPZ – ROOT PROTECTION ZONE SETBACKS:

A specified setback denoting the closest limits of soil/root disturbance determined by the project arborist based on; tree species, size, age class, condition, soil type and depth, drainage, topography, wind exposure and changes thereof, constrained root conditions, and acceptable thresholds specific to those factors. RPZ alignments that are smaller than the CPZ may be supported conditional to; the locations of the design features being sufficiently set back to allow for building space and grade transition, the aerial encroachment of that design feature within the CPZ being of tolerable impacts, and/or implementation of special remedial measures or enhancement treatments.

WSS – WORKING SPACE SETBACKS:

A setback zone to the specified offset from the **RPZ** (see tree management drawing) where all proposed site changes or construction work is to be supervised by the project arborist. Demolition of existing structures or hard landscape features will require low impact methods, and any excavations within this zone will require on-site direction and root pruning services of the project arborist.

The design professionals should consider the above, as well as the rest of this document in preparing the project designs.

3. TREE PROTECTION ZONE RESTRICTIONS:

Trees that are specified to be retained must be protected from damage during all phases of development related work on the site. Any access or construction related work within the TPZ (CPZ, RPZ and/or WSS) requires advance approval, guidance and on-site direction or supervision by the project arborist. General restrictions in the **TPZ** are as follows:

- No soil disturbance of any scope or to any depth for cuts or fills, including but not limited to; trenching, stripping of over-burden, bulk excavation, fill placement, site preparation, grade transitions, topsoil placement, etc.,
- No passage or operation of machinery, trucks, vehicles or equipment (including small track machines, skid steers, lifts, etc), except as approved and directed by the project arborist, and subject to special measures.
- No storage of soil, spoil, gravel, construction materials, waste materials, etc.,
- No waste or washing of concrete, stucco, drywall, paint, or other potentially harmful materials,
- No placement of temporary structures or services,
- No affixing lights, signs, cables or any other device to retained trees,
- No pruning or cutting of retained trees, except as approved and directed by the project arborist, and performed by a qualified tree service firm employing ISA Certified Arborists and working to ANSI A300 and ANSI Z133 Standards.
- No landscape finishing, such as but not limited to; installing retaining walls, digging planting holes, placing growing medium, installing irrigation or conduit, etc., except as approved and directed by the project arborist.

4. TENDERING, IFC DRAWINGS AND CONSTRUCTION MANAGEMENT:

Tendering of the project, issuance of the IFC drawings and documents (architectural, civil, landscape, mechanical, geo-technical, etc.) as well as planning of the construction (demolition, site clearing, excavation, shoring, access/egress, crane operations, etc.) should be coordinated with the tree protection specifications herein and the measures outlined as specified on the **Tree Management Drawing** prepared by this office. Any conflicts with the TPZ's identified by the project team or the contractor will require additional detailed review by the project arborist in advance of proceeding.

5. BARRIERS – TREE PROTECTION FENCES:

Barriers should be erected at the CPZ setback where possible, but must be installed no closer to the RPZ specified alignments as a minimum tree protection measure. Signs stating "TREE PROTECTION ZONE - NO ENTRY" must be placed on the tree protection fence at a suitable frequency at the direction of the project arborist. The contractor, sub-contractors and trades should be made aware of the restrictions therein (see above). The barriers must be maintained at those alignments in good condition, and may not be removed for any reason (including landscaping), unless prior approval from the project arborist is obtained.

6. SURVEYING:

Tree locations are derived from the project survey, and any discrepancies should be coordinated with their office directly and reported to the project arborist.

Tree barriers aligned with or within close proximity to a property line, a design feature, a restrictive covenant line, and/or an environmentally sensitive or protected area may require a survey in advance to enable accurate barrier installation.

APPENDIX D

TREE PROTECTION SPECIFICATIONS



7. TREE PRUNING, TREATMENTS, ENHANCEMENTS AND SPECIAL MEASURES:

The developer and their contractors are responsible to ensure completion of enhancement or remedial tree treatments, and proactive tree protection measures for retained trees as specified by the project arborist, including but not limited to;

- Pruning for risk mitigation, crown restoration, form, building or overhead clearance, and/or sight lines.
- Pre-treatments such as root mapping, vertical aeration, advance root pruning and other treatments.
- Installation of soil amender (i.e. mulch) within the **RPZ** to mitigate soil desiccation and to improve soil fertility.
- Supplemental watering to compensate for soil hydrology changes.
- Low impact removal for stumps located within a **CPZ** (i.e. stump grinding or cutting with project arborist supervision).
- Windfirming of new forest edges created by clearing of the development lands, including; re-assessment, tree removals, pruning, modification to wildlife tree, or other treatments as specified by the project arborist.

See the tree management drawing for further details.

8. DEMOLITION OR PRE-CONSTRUCTION OPERATIONS:

If tree removal permits are issued at this stage, please review next item also. Note that some municipalities will not approve tree removal at the demolition phase. Tree barriers may need to be installed prior to demolition and/or the municipality may require on-site direction and supervision by the project arborist during the process of demolishing existing structures and hardscapes. In some cases tree protection barriers must be realigned, and restoration of the zone undertaken, after demolition is complete. A letter of undertaking (**LOU**) confirming supervision may be required by, or may be on file with, the municipality. The demolition contractor will need to coordinate with the project arborist accordingly.

9. TREE REMOVAL/CLEARING OPERATIONS:

A copy of the tree permit must be provided to the project arborist to check for congruency with our tree management drawing. Note that neighbour approvals, additional municipal permits and/or authorizations from regulatory bodies may be required and are the responsibility of the developer or their assigned representative. Certain trees requiring removal may not be shown or referenced on the drawing or documents prepared by this office (i.e. undersize or non-by-law trees or untagged trees assessed in groups). There are often removal trees (identified or unidentified on our drawings) that require felling, extraction and stump removal from TPZ's using low impact methods. Only the trees shown for retention within a tree protection zone as specified on our tree management drawing shall be retained (unless otherwise directed by the developer). The contractor and/or the land clearing subcontractor should verify the tree removal and clearing scope based on their own site investigation. The developer/owner and their contractor should also coordinate with the project arborist in advance to identify retained trees, identify low impact removal trees, review the work plan, and to ensure contractor compliance with the tree protection measures specified.

10. CONSTRUCTION OPERATIONS:

A letter of undertaking (**LOU**) for arborist supervision may be on file with the municipality. The contractor (project manager/site superintendent) and the developer are encouraged to proactively meet with the project arborist in advance of commencing work on the project to; establish communication and procedural protocols, review responsibilities for tree protection measures at specific milestones of the project, and identify and resolve any anticipated tree protection related challenges. Pursuant to the Tree Protection Zone Restrictions noted above, the trunks, branches, foliage and roots of retained trees, as well as the soil within the TPZ, must not be damaged by construction activities. Careful attention to excavation, access/egress, servicing, and machinery equipment and crane operation in proximity to the height and size of the TPZ's is recommended. Note that pruning to reduce the height of retained trees (topping or heading) CANNOT be accommodated. It is recognized that certain unpredictable construction conflicts with a TPZ may arise that could interfere with the protection of the selected trees, however any proposed encroachment into a TPZ and/or changes to the tree retention scheme are subject to approval in advance by the project arborist and the municipality. Special measures required for tree protection compliance related to construction work in the **CPZ** or within an **RPZ** may be feasible to accommodate managed encroachments into a **TPZ**, such as but not limited to:

- Root mapping by the project arborist.
- Installing armour or suspended structures over the soil within the **RPZ** to accommodate temporary worker or equipment passage within a **TPZ**. Several types of armouring may be available. Implementation is at the discretion of the project arborist and may be conditional to municipal approvals.
- Low impact trenching using air-vac or hydro-vac, with arborist supervision, to accommodate underground services or utilities. This option is restricted as to viability by; proximity, scope, depth, shoring needs, tree species, site/soil conditions and other factors.

11. LANDSCAPING OPERATIONS:

Removal of the tree barriers requires advance coordination and approval by the project arborist. The operation of equipment of any size or type, the placement of growing medium, all grading and sub-base preparation for hard landscape features. (i.e. 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 infrastructure, and the placement of turf and other surface finishing, all have a high potential for causing damage to trees, roots or soil. Advance coordination between the landscape contractor and our office prior to landscape operations commencing is required to avoid tree protection non-compliance and bylaw issues.

PROOF OF CONTRACT FOR FIELD SERVICES BY PROJECT ARBORIST

July 4, 2018 **Revision 1: June 8, 2021**

ACL File: **18186**

For Municipal Review and Approval Purposes

Client and Project: **Bastion Development Corp – Park Place**

Site Address: **2120 w 10TH Avenue, Vancouver**

Ref Documents: **Arbortech Tree Management Report and Drawing**

Pursuant to city bylaws or policies, the **Project Arborist** is confirmed to be retained under contract to the developer or owner to assist with tree protection treatments and compliance during site preparation and construction phase as summarized below:

SCHEDULE:

- PRE-CONSTRUCTION SITE VISIT:
The tree protection zone setbacks and restrictions will be reviewed by the project arborist with the general contractor, including the working space setback provisions noted below.
- SITE VISITS DURING CONSTRUCTION:
The project arborist will attend proactively once per month or as scheduled with the contractor when construction is in progress in vicinity of the retained trees in order to check on compliance.
- POST CONSTRUCTION ASSESSMENT AND SIGN-OFF:
At completion of the project, the project arborist is required by the city to undertake an inspection and sign-off to confirm that all tree protection measures have been successfully implemented.

SPECIAL MEASURES:

1. General:
We must be called to attend and review, approve, direct and/or supervise certain works from time to time during the demolition, site preparation, construction and landscaping, at critical milestones or activities:
 - a. Prior to demolition, site preparation or construction commencing, to direct and inspect the installation of tree protection barriers in advance of or in lieu of municipal inspection.
 - b. Whenever access into the tree protection zone (TPZ) is contemplated or desired for any reason.
 - c. Whenever any grading, trenching, excavation or landscape work occurs within a TPZ, including the root protection zone (RPZ) and the working space setback (WSS) of 1.5m setback from a RPZ.
 - d. For any pruning of a retained tree.
 - e. For any tree removal or stump removal from within a RPZ or WSS.
 - f. During any landscape finishing within the TPZ.
 - g. At the completion of the project to review the condition of the trees and to sign off on the construction and landscape having met tree protection compliance measures to the satisfaction of the project arborist.
2. Pruning - Tree C01 and C02:
This tree requires pruning as recommended by the project arborist to mitigate aerial building clearance. All tree work is to be carried out under the direction of the project arborist from this office and by the Vancouver Park Board crews. The scope of pruning is within ANSI standards (A300).
3. Demolition Supervision – Tree C01 and C02:
The removal of the building and its foundation, as well as any hardscape features from within the TPZ (including the WSS) will require on-site supervision by the project arborist.
4. Root Pruning for Site Excavation – Tree C01 and C02:
The project arborist must be on site concurrently with any excavation adjacent to the tree protection zone. If required: to identify tree roots, provide root protection measures and/or undertake root pruning treatments as necessary.
5. Root Pruning for Services Adjacent to TPZ – All Retained Trees:
If Required; The project arborist must approve the method of excavation (i.e. excavator, hydro-vac, air-vac, air spade etc) and also must be on site concurrent with trenching to identify tree roots, provide root protection measures and/or undertake root pruning treatments as necessary.
6. Low Impact Trenching for Services Through TPZ – All Retained Trees:
The preference would be for all underground services and utilities to be aligned outside of the tree

protection zones. If required; The project arborist must be on site concurrently with the excavation to expose tree roots with hydro-vac and air-vac methods and to provide root protection measures and/or undertake root pruning treatments as necessary.


7. Landscape Finishing – All Retained Trees:

Preparation works and installation of landscape finishing works including but not limited to; hardscape, retaining walls, fencing, irrigation, conduit, benches, patio pavers, soil placement, grass or turf installation, planting or other landscape features that are proposed within or directly adjacent to a TPZ must be reviewed by this office in advance and installed with on-site direction and guidance from the project arborist.

Site review reports will be issued to; the owner, the prime consultant and the general contractor through the construction phase, and the post construction assessment sign off report will be issued to the city after completion of the project.

By signing below, the owner agrees that they;

- Have read and understand Arbortech's standard ***Tree Protection Specifications***,
- Will provide Arbortech Consulting with all design drawings and report any design changes that may impact tree preservation,
- Will ensure that Arbortech Consulting is contacted with a minimum of **3 business days advance notice** to arrange attendance by the project arborist at required times,
- Will comply with project arborist directed and supervised work in conformance with arboricultural standards and best management practices, using low impact materials and methods as directed, and facilitate any remedial work or treatments that may be prescribed or required by the project arborist.

<p>Certified by;</p>  <p>Norman Hol For Scheduling: Phone: 604 275 3484 Email: trees@aclgroup.ca</p>	<p>Signature of Developer/Owner: _____</p> <p>Printed Name: _____</p> <p>Phone: _____</p> <p>Email: _____</p>
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	<p>Signature of Contractor: _____</p> <p>Printed Name: _____</p> <p>Phone: _____</p> <p>Email: _____</p>
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From: [Choi, Nicole](#)
To: [Gerow, Connie](#)
Subject: 2120 W 10th - DP-2021-00545 Upload files
Date: Thursday, June 10, 2021 11:52:00 AM
Attachments: [SLA Logo.png](#)
[Checklist.pdf](#)

Hello Connie.

Can you please upload the files in the link provided below for the address and DP no. above.



Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Stephane Laroye <stephane@slaarchitect.com>
Sent: Wednesday, June 9, 2021 1:25 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Cc: Spaans, Kevin <Kevin.Spaans@vancouver.ca>; Black, Sailen <sailen.black@vancouver.ca>; Reid Kaufmann <RKaufmann@bastion.ca>; Danika Maust <dmaust@bastion.ca>; Ivan K <ivan@slaarchitect.com>
Subject: [EXT] Re: 2120 W 10th - NEW

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Good afternoon Nicole,

Please find the full DP submission here: [LINK \[dropbox.com\]](#)

We have attached the completed checklist to this email and also included a copy in the shared folder. We have calculated the fee based on a gross building area of 53,380 sq.ft. (4,960 sq.m.) and the fee should be \$53,694.16. Our client Bastion Development Corp. has prepared a cheque and will be submitting it to the cashier in Development Services' Inquiry Centre.

I look forward to working together on this exciting mass timber, Passive House, Net Zero Carbon mixed-use project in Kitsilano. If you have any questions, feel free to contact me anytime.

All the best,

Stephane

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA
Principal | Architect + Urban Planner



215 - 35 West 5th Avenue
Vancouver, BC V5Y 1H4
O: (604) 558-6955
M: (604) 418-8130

stephane@slaarchitect.com

<https://slaarchitect.com>

On Jun 2, 2021, at 11:40 AM, Stephane Laroye <stephane@slaarchitect.com> wrote:

Thank you Nicole - We will review the checklist and the fee schedule right away.
All the best,

Stephane

Stephane Laroye Architect AIBC MRAC MCIP RPP LEED AP SPEC A
Principal | Architect + Urban Planner

<SLA_Logo.png>

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On Jun 2, 2021, at 11:27 AM, Nicole, Choi, Nicole <Nicole.Choi@vancouver.ca> wrote:

Hello Stephanie,

For the checklist, please use: <https://vancouver.ca/files/cov/mixed-use-multiple-dwellings-and-rt-zones.pdf>
For fees: <https://vancouver.ca/files/cov/vancouver-development-building-permit-fees.pdf>
This application will be utilizing 3b. for mixed use – commercial and residential

For timing: After payment is received, I would schedule a preliminary meeting

with our team and senior staff to ensure all the documents and drawings are in order and once ok'd, we would proceed with notification and reviews. Typically it is a 10 weeks until a decision date.

I've attached some forms as well to help with the intake.

I hope this helps. If you wish to submit early, you may do so, but I will still review during the scheduled intake day.

NOTE: there will be no in-person meetings, submission is electronic.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Stephane Laroye <stephane@slaarchitect.com>
Sent: Monday, May 31, 2021 3:08 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: [EXT] Fwd: Development Application Intake Reminder for 2120 W 10th

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Good afternoon Nicole,

I understand you will be the Project Coordinator for our project. We are scheduled for an Intake Meeting on 9 June and are eager to know more about the submission requirements, payment and timing.

I look forward to working with you!

All the best,

Stephane

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA
Principal | Architect + Urban Planner

<image001.png>

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O: (604) 558-6955
M: (604) 418-8130

stephane@slaarchitect.com

<https://slaarchitect.com> [slaarchitect.com]

Begin forwarded message:

From: Development Review Branch
<DRB@vancouver.ca>
Subject: Development Application Intake
Reminder for 2120 W 10th
Date: May 31, 2021 at 11:58:43 AM PDT
To: "stephane@slaarchitect.com"
<stephane@slaarchitect.com>

Due to evolving circumstances resulting from the COVID-19 virus there have been changes to the intake system for Development Permits. We are working hard to minimize impacts to your development proposal, and appreciate your understanding as we manage this challenging situation.

Please visit the City of Vancouver's COVID-19 Response website for updates, including information regarding the City's Development and Building Services Centre.

Please DO NOT COME to the Service Centre for your intake time. A Project Coordinator assigned to the application will be in touch with you prior to the scheduled intake appointment. They will coordinate a time for you to drop off the material required for the intake, as well as information on how to pay the application fee. Thank You.

If you cannot make your appointment, or have further questions regarding your application please contact the Services Center at 604-873-7611 or fill out the form on <https://vancouver.ca/building-development-support>.

Note: Please do not respond to this email.

<Development Application Form.pdf><Site Disclosure Form.pdf>
<Site Profile.pdf>

DEVELOPMENT, BUILDINGS & LICENSING

This checklist **MUST** be completed and submitted with your Development Permit Application. If you have any questions regarding the information requested on this form, please call 604.873.7611.

Project Address: 2120 10th Ave West	Development Application:
--	--------------------------

Drawings Required - Required scale 1/4" = 1'0" (1:50) unless otherwise specified in Notes, or if plans exceed standard A2 paper (2'x3') at the above-noted scale, then plans at 1/8" = 1'0" (1:100) scale may be acceptable.

Staff Use Only

Document	Copies Required	Details	Notes	Copies Attached	Accepted
Reduced Drawings	1	<input checked="" type="checkbox"/> A complete set of reduced drawings	On minimum of 8 1/2" x 11" paper, maximum 11" x 17".		
Site Plan	6	<input checked="" type="checkbox"/> Address <input checked="" type="checkbox"/> Legal description (found on tax notice) <input checked="" type="checkbox"/> Street name(s) <input checked="" type="checkbox"/> North arrow <input checked="" type="checkbox"/> Dimensions of site <input checked="" type="checkbox"/> Site area <input checked="" type="checkbox"/> Location and dimensions of all buildings <input checked="" type="checkbox"/> Required yards, setbacks and building lines <input checked="" type="checkbox"/> Size and location of all off street parking, loading and bicycle parking spaces <input checked="" type="checkbox"/> Access to parking and loading <input checked="" type="checkbox"/> Size of manoeuvring aisles <input checked="" type="checkbox"/> Existing and proposed, finished grade levels around all corners and perimeter of the proposed building <input checked="" type="checkbox"/> Along both sides of property line <input checked="" type="checkbox"/> 3.1 m (10') on adjacent property, parallel to side property lines at 6 m (20') intervals <input type="checkbox"/> Grades at the top and bottom of existing and proposed retaining wall(s) <input type="checkbox"/> Location of existing guy wire(s), where applicable <input checked="" type="checkbox"/> Treatment of open areas, courtyards, pedestrian areas, etc. <input type="checkbox"/> Site coverage statement N/A <input type="checkbox"/> Subdivision plan N/A <input checked="" type="checkbox"/> Location of garbage facilities <input checked="" type="checkbox"/> Location of sewer, water and gas lines <input checked="" type="checkbox"/> Location of fire hydrants and their distance from the subject site <input type="checkbox"/> Fire access routes or lanes N/A	<p>This includes principal and accessory building(s).</p> <p>Including paving material.</p> <p>Note: For proposed driveways from a street, contact the Development and Building Services Centre for Zoning and Development By-law requirements. (A streetscape plan may be required.)</p> <p>Existing grades (by a registered BC Land Surveyor).</p> <p>Where applicable.</p> <p>Where applicable.</p> <p>Including curbs and paving materials.</p>		
Building Grades Plan	1	<input checked="" type="checkbox"/> Building grades at all four corners of the site Submission for Development Application will not be accepted without Building Grades Plan.	<p>Contact City Engineering Services at 604-873-7316 for application and/or a copy of Building Grades. (Note: it may take several weeks for building grades to be available and a fee will be required.)</p> <p>http://vancouver.ca/home-property-development/building-grades-for-sidewalk-and-street-elevation.aspx</p>		

DE Checklist - Mixed-use Multiple Dwellings / RT cont'd.

Drawings Required - Required scale 1/4" = 1'0" (1:50) unless otherwise specified in Notes, or if plans exceed standard A2 paper (2'x3') at the above-noted scale, then plans at 1/8" = 1'0" (1:100) scale may be acceptable.

Staff Use Only


Document	Copies Required	Details	Notes	Copies Attached	Accepted
Survey Plan	6	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> The PID (The Property Identifier Number) <input checked="" type="checkbox"/> Legal description (found on tax notice) <input checked="" type="checkbox"/> Street address, street name(s) and location, as well as location and width of any lane(s) <input checked="" type="checkbox"/> Dimensions of site and site area, including north arrow <input type="checkbox"/> Location and dimensions of all existing buildings being retained on the site <input checked="" type="checkbox"/> Front and rear yard depth at each corner of the proposed building <input checked="" type="checkbox"/> Setbacks must be taken from the established building line (where applicable) <input type="checkbox"/> Location and elevations at the top and bottom of any existing retaining walls at regular intervals of approximately every 3 metres (10' 0") <input checked="" type="checkbox"/> Ultimate property line <input type="checkbox"/> Lane dedications, registered easements, encroachments and right-of-ways must be indicated on the surveys <input checked="" type="checkbox"/> Location of existing street crossings <input checked="" type="checkbox"/> Existing grades at each of the four corners of the site <input checked="" type="checkbox"/> Existing grades at each corner of the existing and/or proposed principle building envelope (based on Zoning & Development Bylaw requirements) <input type="checkbox"/> Existing grade levels at the four corners of the proposed accessory building envelope <input checked="" type="checkbox"/> Existing grades on the adjacent property, parallel to side property lines at regular intervals approximately 3 metres (10' 0") into the neighbouring sites. <input type="checkbox"/> Elevations along the centre line of the lane opposite to the centre line of the accessory building envelope and at those points directly in line with the side property lines of the site (if lane paved, elevations must also be shown along the centre line of the gutter) <input type="checkbox"/> Location, height and diameter of all stumps 20 cm (8") caliper or greater <input checked="" type="checkbox"/> Location of all existing trees (including adjacent property trees within 2 m (6.5') of the property line and trees on any City street or lane allowance adjacent to the site) that are 20 cm (8") in diameter or greater (and all multi-branching trees where the combined diameters of the three largest stems equal 20 cm (8") caliper or greater) when measured 1.4 metres (4.5') above the ground <input checked="" type="checkbox"/> Tree grades (existing tree base elevations) for those trees exceeding 20 cm (8") in diameter that are affected by development <input checked="" type="checkbox"/> The drip line (crown of trees or extent of tree branches) and species or type of trees, exceeding 20 cm (8") in diameter measured 1.4 m (4.5') above the ground 	<p>2 original surveys and 6 copies are acceptable.</p> <p>Especially important where the site dimensions are irregular.</p> <p>Where lane dedications are required, setbacks must be measured from dedication line.</p> <p>Where the building on the adjacent site is set back from the side property line.</p>		
Building Envelope Letter	1	<ul style="list-style-type: none"> ▪ Letter from a Building Envelope Consultant regarding FSR wall exclusions, if applicable. 	<p>May be included in statistics sheet of plan set or submitted separately.</p> <p><i>see page A0.01</i></p>		

DE Checklist - Mixed-use Multiple Dwellings / RT cont'd.

Drawings Required - Required scale 1/4" = 1'0" (1:50) unless otherwise specified in Notes, or if plans exceed standard A2 paper (2'x3') at the above-noted scale, then plans at 1/8" = 1'0" (1:100) scale may be acceptable.				Staff Use Only	
Document	Copies Required	Details	Notes	Copies Attached	Accepted
Floor Plans ¹	6	<input checked="" type="checkbox"/> All storeys, including all levels of underground parking <input checked="" type="checkbox"/> All room uses/dimensions, including finished/unfinished areas <input checked="" type="checkbox"/> Stair location <input checked="" type="checkbox"/> All door, window and skylight locations <input type="checkbox"/> For floors that have sloped ceiling, see notes under cross-section <input checked="" type="checkbox"/> Location of vents, bay or box windows, air conditioning units and/or condensing units <input type="checkbox"/> Clearly indicate proposed work if adding to the building (highlight) <input type="checkbox"/> Floor space ratio statements (maximum and above grade statements) <input checked="" type="checkbox"/> Horizontal angles of daylight for building with 3 or more dwelling units <input type="checkbox"/> For any project retaining portions of the building → Retention Drawings	- ?		
F.S.R. Compliance	1	<input checked="" type="checkbox"/> Proof of compliance with F.S.R. May be submitted directly to the Project Coordinator, when assigned.	Proof of compliance can take the form of colour-coded floor plans cross-referenced to data sheets. Verification using computer generated illustrations or other means acceptable to the Project Coordinator. Refer to bulletin at: http://former.vancouver.ca/commsvcs/BYLAWS/bulletin/a008.pdf		
F.S.R. Exclusion	1	<input checked="" type="checkbox"/> Floor Space Exclusion for Additional Wall Thickness to Control Building Envelope Leaks	In order to assist staff in the processing of this exclusion, this information will be required for the review of the development application. Refer to bulletin at: http://former.vancouver.ca/commsvcs/bylaws/BULLETIN/F009.pdf		
Elevations ¹	6	<input checked="" type="checkbox"/> Four elevations, front rear and two sides (additional elevations will be required for courtyards, i.e., inside face of buildings) <input checked="" type="checkbox"/> Colour rendering of the front elevation indicating the details of finished materials must be included in at least one set of drawings <input checked="" type="checkbox"/> Floor levels indicated and height above and below finished grades <input checked="" type="checkbox"/> Floor levels and heights above and below finished grades <input checked="" type="checkbox"/> Elevation on each floor level, including peak of pitched roof or parapet wall of flat roof, any architectural appurtenances or decorative roof, and top of elevator and rooftop mechanical room structures <input type="checkbox"/> Chimney detail <input checked="" type="checkbox"/> Door and window details and sizes <input type="checkbox"/> Reflective elevations showing relationship to windows <input type="checkbox"/> For any project retaining portions of the building → Retention Drawings	Elevations of all sides of the building if new building or if adding to an existing building, sufficient elevations to clearly represent the proposal. Cellar and basement heights. Existing and proposed.		

¹ For any project retaining portions of the building → retention Drawings

DE Checklist - Mixed-use Multiple Dwellings / RT cont'd.

Drawings Required - Required scale 1/4" = 1'0" (1:50) unless otherwise specified in Notes, or if plans exceed standard A2 paper (2'x3') at the above-noted scale, then plans at 1/8" = 1'0" (1:100) scale may be acceptable.				Staff Use Only	
Document	Copies Required	Details	Notes	Copies Attached	Accepted
Roof Plans ¹	6	<input type="checkbox"/> Layout of elevator machine room, mechanical rooms and equipment <input checked="" type="checkbox"/> Details of any screening  <input type="checkbox"/> Dimensions of any roof overhang <input type="checkbox"/> For any project retaining portions of the building -> Retention Drawings			
Sections ¹	6	Longitudinal and cross sections should include: <input type="checkbox"/> Details of vaulted areas and adjacent attic spaces <input checked="" type="checkbox"/> Ceiling height of crawl spaces and all habitable floors, height of all half storeys or dormers where the floor area has a minimum ceiling height of 4 feet (1.2 m) <input type="checkbox"/> Bay window, window seats and window well details <input type="checkbox"/> For any project retaining portions of the building -> Retention Drawings			
Landscape Plans	6	<input type="checkbox"/> Provide a full Landscape Plan (including a plant list) illustrating both common and botanical names, sizes and quantity of all proposed plant material <input type="checkbox"/> Proposed plant material, paved surfaces, other landscape elements and existing trees must be clearly shown on the Landscape Plan <input type="checkbox"/> Provide details for planters, fences, trellis, etc. <input type="checkbox"/> Existing site contours, landscaping and material to be removed, include size, common name and placement <input type="checkbox"/> All landscape elements and details, including new/existing surfaces to be retained, enclosures, site furniture and structures <input type="checkbox"/> Locations of sewer, water and gas lines	Refer to Section 7 and 8 of the applicable Zoning Guidelines: http://vancouver.ca/home-property-development/land-use-and-development-policies-and-guidelines.aspx All landscaping details shown on the survey are to be transferred to the Landscape Plan. The applicant is responsible for the confirmation of all Landscape information.		
Arborist Report	1	<input checked="" type="checkbox"/> Report to include details of existing site trees and adjacent trees (as noted on the survey) and relevant comments as noted in the <u>Protection of Trees By-law</u> Section 7.2	Prepared by an ISA Certified Arborist Not required for applications without site or adjacent trees, or for applications that meet Section 7.3 of the Protection of Trees By-law.		
Streetscape Drawings	6	<input type="checkbox"/> Existing landscape on the front yard of streetscape sites and the boulevard, as well as the building fronts and entry location <input type="checkbox"/> Graphic and written analysis of the streetscape noting the existing architectural and landscape design patterns and elements			
Context Plan	6	<input checked="" type="checkbox"/> Drawings showing the relationship of the proposed buildings to surrounding development at front, rear and sides (in plan and elevation) <input checked="" type="checkbox"/> Windows, uses and private open space in adjacent buildings, including secondary buildings and significant features must be indicated			
Site Profile	1	<input checked="" type="checkbox"/> Site Profile must be completed for all demolitions where any Schedule 2 activities have taken place in the past. See the link to the right for more information.	http://vancouver.ca/home-property-development/demolition-deconstruction-permit.aspx		
Electronic Copy of Plans	1 USB	<input checked="" type="checkbox"/> A complete set of drawings + <u>all other application materials</u> in .pdf format.			

DE Checklist - Mixed-use Multiple Dwellings / RT cont'd.

Drawings Required - Required scale 1/4" = 1'0" (1:50) unless otherwise specified in Notes, or if plans exceed standard A2 paper (2'x3') at the above-noted scale, then plans at 1/8" = 1'0" (1:100) scale may be acceptable.				Staff Use Only	
Document	Copies Required	Details	Notes	Copies Attached	Accepted
Parking, Loading and Bicycle Parking Plan(s)	6	<p>Proposed development to comply with Parking By-law and Parking and Loading Design Guidelines for the following:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Access to parking and loading (including elevations to verify) <input checked="" type="checkbox"/> Ingress/egress ramp(s), width(s) (including elevations to verify) <input checked="" type="checkbox"/> Ingress/egress ramp(s) grade(s), i.e., not more than 10% slope for the first 20' and 12.5% subsequently <input checked="" type="checkbox"/> Interior ramp(s) grade(s) and width(s) (including elevations to verify) <input checked="" type="checkbox"/> The crossfall and slopes of parking areas and loading bays not to exceed 5% maximum (including elevations to verify) <input checked="" type="checkbox"/> Vertical clearance height for underground parking area (minimum 2 m) and for loading bays (minimum 3.5 m) <input checked="" type="checkbox"/> Length and width of parking stalls (especially those adjacent to fences, walls, etc.) <input checked="" type="checkbox"/> Length, width and throat width (where applicable) for loading bays <input checked="" type="checkbox"/> Width of manoeuvring aisles for parking stalls <input checked="" type="checkbox"/> Disability Spaces are to be clearly designated <input checked="" type="checkbox"/> Curbs having cross-sectional dimensions above the pavement of at least 15 cm (6"), located at least 60 cm (23.6") distant from interior or exterior fences, walls, landscaped areas and buildings <input checked="" type="checkbox"/> Bicycle parking requirements to be complied with in accordance with section 6 of the Parking By-law parking <input checked="" type="checkbox"/> Numbered spaces <input checked="" type="checkbox"/> Confirmation of minimum vertical clearance to Class A loading and disability spaces <input checked="" type="checkbox"/> Bicycle parking requirements to be compiled with in accordance with Sections 6 of the Parking By-law 	<p>Off-street passenger spaces are required to be provided in accordance with the Off-street Passenger Space Regulations for:</p> <ul style="list-style-type: none"> • Special Needs Residential Facility - Community Care - Class B • Health Care Office 		
Design Rationale & Request for Relaxations	1	<input type="checkbox"/> A written statement, with illustrations as needed, conveying the proposal's urban design and architectural concept and its response to the by-law and relevant sections of the applicable guidelines, including justification of request for any discretionary zoning provisions (relaxations, increases, etc.)			
Charge Summary	1	<input checked="" type="checkbox"/> A complete Charge Summary prepared by a solicitor, summarizing "all" the charges listed on title for the subject property	MUST be submitted at the time of application for ALL NEW buildings, except new one and two family dwellings.		
Title Search	1	<input checked="" type="checkbox"/> To be obtained through the Land Titles Office			
Model	1	<input type="checkbox"/> A model of the development and the surrounding buildings	N/A		
Context Photographs and Photos of Existing Buildings	1	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> A set of photos is required <input checked="" type="checkbox"/> Photos showing relationship of the proposed building(s) to surrounding development at front rear and sides <input checked="" type="checkbox"/> Four sides of the building <input checked="" type="checkbox"/> Typical views of the property and streetscape <input checked="" type="checkbox"/> Adjacent streetscape and houses 	Photomontage.		

DE Checklist - Mixed-use Multiple Dwellings / RT cont'd.

Drawings Required - Required scale 1/4" = 1'0" (1:50) unless otherwise specified in Notes, or if plans exceed standard A2 paper (2'x3') at the above-noted scale, then plans at 1/8" = 1'0" (1:100) scale may be acceptable.				Staff Use Only	
Document	Copies Required	Details	Notes	Copies Attached	Accepted
View Analysis	6	<input type="checkbox"/> An analysis of the impact of the development on any existing view corridors or any view impacts on adjacent properties or nearby public open spaces and an analysis of any skyline impacts as seen from afar as they impact sea or mountain views or the crest of any hill			
Shadow Analysis (Multiple Dwellings only)	6	<input checked="" type="checkbox"/> An analysis of sun and shadow patterns on adjoining properties and the street as well as on usable outside open spaces on the subject site (equinox March 21 & September 21 at 10:00 am, 12 noon and 2:00 pm)	May be required.		
Acoustical Reports	1	<input checked="" type="checkbox"/> An acoustical report must be submitted in accordance with Section 4.15.1 of the applicable District Schedule or as required in CD-1 by-laws			
Material and Colour Sample Board	1	<input checked="" type="checkbox"/> All material must be submitted with the Development Application, except the model which must be submitted one week before the scheduled review	see page A1.07		
Proximity to BC Hydro Lines Checklist	1	<input checked="" type="checkbox"/>			
Development Data Summary	6	<input checked="" type="checkbox"/> Full zoning analysis required (see sample below)	The development data must be shown on the cover sheet of each set of drawings		
Servicing Plan (Cambie Corridor Applications Only)	3	<ul style="list-style-type: none"> ▪ Servicing Plan must include: ▪ Finalized professional signed and sealed Rainwater Management Plan ▪ Finalized professional signed and sealed Hydrogeological Study that include (if required): ▪ Finalized Groundwater Management Plan, if required ▪ Finalized Impact Assessment, if applicable 	<ul style="list-style-type: none"> ▪ Rainwater Management Plan must be signed & sealed by a qualified engineer. ▪ Hydrogeological Study must be signed & sealed by a Certified Professional with experience in hydrogeology. ▪ Refer to the Rainwater Management Bulletin & Groundwater Management Bulletin for more information. ▪ Servicing Plan not required for applications outside the Cambie Corridor. 		

From: [Choi, Nicole](#)
To: ["Stephane Laroye"](#)
Subject: 2120 W 10th - NEW
Date: Wednesday, June 2, 2021 11:27:00 AM
Attachments: [image001.png](#)
[Development Application Form.pdf](#)
[Site Disclosure Form.pdf](#)
[Site Profile.pdf](#)

Hello Stephanie,

For the checklist, please use: <https://vancouver.ca/files/cov/mixed-use-multiple-dwellings-and-rt-zones.pdf>

For fees: <https://vancouver.ca/files/cov/vancouver-development-building-permit-fees.pdf>

This application will be utilizing 3b. for mixed use – commercial and residential

For timing: After payment is received, I would schedule a preliminary meeting with our team and senior staff to ensure all the documents and drawings are in order and once ok'd, we would proceed with notification and reviews. Typically it is a 10 weeks until a decision date.

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Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Stephane Laroye <stephane@slaarchitect.com>
Sent: Monday, May 31, 2021 3:08 PM
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Good afternoon Nicole,

I understand you will be the Project Coordinator for our project. We are scheduled for an Intake Meeting on 9 June and are eager to know more about the submission requirements, payment and timing.

I look forward to working with you!

All the best,

To help expedite submission of your application, please fill out BOTH sides of this information sheet prior to attending the Application Preview counter located in the Development and Building Services Centre, Ground Floor, 515 West 10th Avenue (West Annex, City Hall).

JOB LOCATION (Correct and complete addressing is important. Complete this section carefully.)

Address: _____ Specifics: _____

Floor Level: _____ Suite No: _____

Legal Description:

Lot(s) _____ Block(s) _____ District Lot(s) _____ Plan Number(s) _____

Are you aware of the presence of any contaminated soils on the subject property? ☐ Yes ☐ No

Are you aware of the existence of any contaminated soils studies, reports, soil agreements, or Ministry of Environment orders or letters with respect to the subject property? ☐ Yes ☐ No

Is the building being converted to strata-title ownership? ☐ Yes ☐ No

Note: If you intend to convert an existing building to strata title ownership, please contact Subdivision and Strata Title staff at 604.871.6627 for information on the strata conversion process in advance of the issuance of any permits.

This area must be completed by the person signing the application form

Your Name: _____

Mailing Address: _____

City: _____ Postal Code: _____

E-mail Address: _____

Phone Number: _____ Fax Number: _____

Company Name: _____

Business License *Account* Number: _____

You are the:

01 ☐ Property Owner

02 ☐ Contractor

03 ☐ Certified Professional

04 ☐ Design Professional

05 ☐ Tenant

06 ☐ Agent for Owner

07 ☐ Agent for Tenant

08 ☐ Consultant

09 ☐ Non-profit Association

10 ☐ Civic Department

98 ☐ Other

Cert. No: _____

Note: Contractors/design professionals/consultants MUST have a valid Business License to do work in the City of Vancouver. You may obtain current business license account numbers from the Business License Counter.

Complete the following for ALL applications

Property Owner's Name:		
Address:	City:	
Postal Code:	Phone Number:	
Is the owner aware of this application? <input type="checkbox"/> Yes <input type="checkbox"/> No		
Contractor's Name:		
Address:	City:	
Postal Code:	Phone Number:	
Business License Account Number:		
Tenant's Name:		
Address:	City:	
Postal Code:	Phone Number:	
Job Contact:		
Address:	City:	
Postal Code:	Phone Number:	
Qualified Professional Contact Name (required for Salvage & Abatement):		
Address:	City:	Postal Code:
Phone Number:	Business License Account Number:	

<p>What is the value of the work proposed? (Include cost of plans, material and labour)</p> <p>\$ _____</p> <p>Will any of the following be altered/repaired/installed? Select all that apply:</p> <div style="display: flex; flex-wrap: wrap;"> <div style="width: 33%;"><input type="checkbox"/> Electrical</div> <div style="width: 33%;"><input type="checkbox"/> Gas</div> <div style="width: 33%;"><input type="checkbox"/> Drain Tile</div> <div style="width: 33%;"><input type="checkbox"/> Plumbing</div> <div style="width: 33%;"><input type="checkbox"/> Sprinkler</div> <div style="width: 33%;"><input type="checkbox"/> Fire Alarm</div> </div> <p>Sprinkler Contractor's Name: _____</p> <p>Note: If the sprinkler contractor noted on this application changes, please notify the City of Vancouver in writing within 24 hours.</p> <p>Special Sprinkler Inspection Number SP _____</p>	<p>Office Use Only</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>												
<p>Complete the following for all residential buildings</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center; border-bottom: 1px solid black;">Existing</th> <th style="text-align: center; border-bottom: 1px solid black;">Proposed</th> </tr> </thead> <tbody> <tr> <td>Total number of dwelling units:</td> <td style="text-align: center; border-bottom: 1px solid black;">_____</td> <td style="text-align: center; border-bottom: 1px solid black;">_____</td> </tr> <tr> <td>Total number of housekeeping units:</td> <td style="text-align: center; border-bottom: 1px solid black;">_____</td> <td style="text-align: center; border-bottom: 1px solid black;">_____</td> </tr> <tr> <td>Total number of sleeping units:</td> <td style="text-align: center; border-bottom: 1px solid black;">_____</td> <td style="text-align: center; border-bottom: 1px solid black;">_____</td> </tr> </tbody> </table>		Existing	Proposed	Total number of dwelling units:	_____	_____	Total number of housekeeping units:	_____	_____	Total number of sleeping units:	_____	_____	<p>Office Use Only</p> <p style="text-align: right;">Invoice #</p> <p>BU _____</p> <p>DE _____</p>
	Existing	Proposed											
Total number of dwelling units:	_____	_____											
Total number of housekeeping units:	_____	_____											
Total number of sleeping units:	_____	_____											
<p>Complete the following related permit information</p> <p>Development Permit/Application Number DE _____</p> <p>Minor Amendment Number DE _____</p> <p>Building Permit/Application Number BU _____</p> <p>Board of Variance Appeal Number Z _____</p> <p>Combined Permit Application Number DB _____</p>	<p>Office Use Only</p> <p>BU (WWOP?) _____</p> <p>DE _____</p> <p>DT _____</p> <p>BG _____ f/m _____</p> <p>ENV. PROT. Site Profile _____</p> <p>SUBTOTAL _____</p> <p>SP _____</p> <p>TOTAL _____</p>												

SIGNED AT VANCOUVER, B.C. THIS _____ DAY OF _____ 20____ City of Vancouver - FOI 2021-522 - Page 150 of 636
 DOC/2016/081493 (Revised March 2016) _____
 SIGNATURE OF APPLICANT

SCHEDULE 1 SITE DISCLOSURE STATEMENT

I. CONTACT INFORMATION

A: SITE OWNER(s) or OPERATOR(s) (click on button to add contacts as required)			ADD CONTACT	REMOVE THIS CONTACT
LAST NAME		FIRST NAME(s)		
COMPANY (if applicable)				
ADDRESS - STREET			CITY	
PROVINCE/STATE	COUNTRY		POSTAL CODE	
PHONE		E-MAIL		

B: PERSON COMPLETING SITE DISCLOSURE STATEMENT (Leave blank if same as above)

<input type="checkbox"/> Agent authorized to complete form on behalf of the owner or operator				
LAST NAME		FIRST NAME(s)		
COMPANY (if applicable)				

C: PERSON TO CONTACT REGARDING THE SITE DISCLOSURE STATEMENT

LAST NAME		FIRST NAME(s)		
COMPANY (if applicable)				
ADDRESS - STREET			CITY	
PROVINCE/STATE	COUNTRY		POSTAL CODE	
PHONE		E-MAIL		

II. SITE INFORMATION

Coordinates (using the North American Datum 1983 convention) for the centre of the site:

Latitude			Longitude		
DEGREES	MINUTES	SECONDS	DEGREES	MINUTES	SECONDS

Attach a map of appropriate scale showing the location and boundaries of the site.

For Legally Titled, Registered Property

SITE ADDRESS (or nearest street name/intersection if no address assigned)

CITY

POSTAL CODE

PID	Land Description	Add	Delete
		+	-
		+	-

For Untitled Crown Land

PIN numbers and associated Land Description (if applicable)

PIN	Land Description	Add	Delete
		+	-
		+	-

And if available

Crown Land File Numbers	Add	Delete
	+	-
	+	-

III. INDUSTRIAL OR COMMERCIAL PURPOSES OR ACTIVITIESHas the site been used for any industrial or commercial purposes or activities described in [SCHEDULE 2](#) of the Contaminated Sites Regulation?☐ Yes☐ No

If you answered YES to the question above, please indicate below, in the format of the example provided, which of the industrial or commercial purposes or activities have occurred or are occurring on this site.

EXAMPLE

Schedule 2 Reference	Description
E1	appliance, equipment or engine maintenance, repair, reconditioning, cleaning or salvage
F10	solvent manufacturing, bulk storage, shipping or handling

Schedule 2 Reference	Description	Add	Delete
		+	-
		+	-

IV. ADDITIONAL INFORMATION

1. Provide a brief summary of the planned activity and proposed land use at the site.

2. Indicate the information used to complete this site disclosure statement including a list of record searches completed.

3. List any past or present government orders, permits, approvals, certificates or notifications pertaining to the environmental condition of the site. *(Attach extra pages, if necessary):*

V. DECLARATIONS

1. Exemptions (See the Contaminated Sites Regulation, Division 3 of Part 2):

Does the application qualify for an exemption from submitting a site disclosure statement?

☐ Yes ☐ No

If yes, indicate which exemption applies _____

2. Where a municipal approval is not required, please indicate the reason for submission directly to the registrar:

☐ Under Order ☐ Foreclosure ☐ CCAA Proceedings ☐ BIA Proceedings
☐ Decommissioning ☐ Ceasing Operations

By signing below, I confirm that the information in this form is complete and accurate to the best of my knowledge:

SIGNATURE

DATE SIGNED (YYYY-MM-DD)

APPROVING AUTHORITY CONTACT INFORMATION

NAME	AGENCY
ADDRESS	
PHONE	E-MAIL

Reason for submission (Please check one or more of the following):

☐ Building Permit ☐ Subdivision ☐ Zoning ☐ Development Permit

DATE RECEIVED (YYYY-MM-DD)

DATE SUBMITTED TO REGISTRAR (YYYY-MM-DD)

Site Profile

Schedule 1 Contaminated Sites Regulation

This form may be sent to the Ministry of Environment by paper mail, fax, or courier. It may also be scanned and e-mailed with the applicable attachments (such as maps) to siteprofiles@gov.bc.ca.

Mail, Fax or Courier: Director of Waste Management
c/o Site Profile Administration
Ministry of Environment
#200 - 10470 - 152nd Street
Surrey BC V3R 0Y3

Fax: (604) 584-9751

For further information, please e-mail us at site@gov.bc.ca, or contact us by phone at (250) 387-4441.

Introduction

Under section 40 of the *Environmental Management Act*, a person who knows or reasonably should know that a site has been used or is used for industrial or commercial purposes or activities must in certain circumstances provide a site profile.

Schedule 2 of the Contaminated Sites Regulation sets out the types of industrial or commercial purposes or activities to which site profile requirements apply.

If section 40 of the Environmental Management Act applies to you and you know or reasonably should know that the site has been used or is used for one of the purposes or activities found in Schedule 2 of the Contaminated Sites Regulation, you may be required to complete the attached site profile.

Instructions

Persons preparing a site profile *must* complete Section I, II and III, answer all questions in sections IV through IX, and sign section XI. If the site profile is not satisfactorily completed, it will not be processed under the *Environmental Management Act* and the Contaminated Sites Regulation. Failure to complete the site profile satisfactorily may result in delays in approval of relevant applications and in the postponement of decisions respecting the property.

The person completing this site profile is responsible for the accuracy of the answers. Questions must be answered to the best of your knowledge.

Section 27 (1) of the *Freedom of Information and Protection of Privacy Act* requires that provision of personal information concerning an individual must be authorized by that individual. Persons completing the site profile on behalf of the site owner must be authorized by the site owner.

One (1) site profile may be completed for a site comprised of more than one titled or untitled parcel, but individual parcels must be identified.

The latitude and longitude (accurate to 0.5 of a second using North American Datum established in 1983) of the centre of the site must be provided. Also, please attach an accurate map, containing latitude, longitude and datum references, which shows the boundaries of the site in question. Please use the largest scale map available.

If the property is legally surveyed, titled and registered, then all PID numbers (Parcel Identifiers - Land Title Registry system) must be provided for *each* parcel as well as the appropriate legal description.

If the property is untitled Crown land (no PID number), then the appropriate PIN numbers (Parcel Identification Numbers - Crown Land registry system) for each parcel with the appropriate land description should be supplied.

If available, the Crown Land File Number for the site should also be supplied.

Anything submitted in relation to this site profile will become part of the public record and may be made available to the public through the Site Registry as established under the *Environmental Management Act*.

Under section 43 of the Environmental Management Act, corporate and personal information contained in the site profile may be made available to the public through the Site Registry. If you have questions concerning the collection of this information, contact the Site Registrar, at site@gov.bc.ca. For questions on site profiles, please send a message to siteprofiles@gov.bc.ca.

I. CONTACT IDENTIFICATION

A. Name of Site Owner

Last Name

First Name

Middle Initial(s)

(and/or, if applicable)

Company

Owner's Civic Address

City

Province/State

Country

Postal/Zip Code

B. Person Completing Site Profile (Leave blank if same as above):

Last Name

First Name

Middle Initial(s)

(and/or, if applicable)

Company

C. Person to Contact Regarding the Site Profile:

Last Name

First Name

Middle Initial(s)

(and/or, if applicable)

Company

Mailing Address

City

Province/State

Country

Postal/Zip Code

Telephone (###) ###-####

Fax (###) ###-####

II. SITE IDENTIFICATION

Please attach a site map with your application

All Property

Coordinates (using the North American Datum 1983 convention) for the centre of the site:

Latitude	Degrees	<input type="text"/>	Minutes	<input type="text"/>	Seconds	<input type="text"/>
-----------------	---------	----------------------	---------	----------------------	---------	----------------------

Longitude	Degrees	<input type="text"/>	Minutes	<input type="text"/>	Seconds	<input type="text"/>
------------------	---------	----------------------	---------	----------------------	---------	----------------------

Please attach a map of appropriate scale showing the boundaries of the site.

For Legally Titled, Registered Property

Site Address (if applicable)

City

Postal Code

PID numbers and associated legal descriptions.

PID	Legal Description	Add	Delete
<input type="text"/>	<input type="text"/>	+	-

Total number of titled parcels represented by this site profile

For Untitled Crown Land

PIN numbers and associated Land Description (if applicable).

PIN	Land Description	Add	Delete
<input type="text"/>	<input type="text"/>	+	-

Total number of untitled crown land parcels represented by this site profile

(and, if available)

Crown Land File Numbers (comma separated)

III. COMMERCIAL AND INDUSTRIAL PURPOSES OR ACTIVITIES

Please indicate below, in the format of the example provided, which of the industrial and commercial purposes and activities from Schedule 2 have occurred or are occurring on this site.

EXAMPLE

Schedule 2 Reference	Description
E1	appliance, equipment or engine repair, reconditioning, cleaning or salvage
F10	solvent manufacturing or wholesale bulk storage

Schedule 2 Reference	Description	Add	Delete
		+	-

IV. AREAS OF POTENTIAL CONCERN

Is there currently or to the best of your knowledge has there previously been on the site any (please mark the appropriate column opposite the question):		YES	NO
A.	Petroleum, solvent or other polluting substance spills to the environment greater than 100 litres?	<input type="checkbox"/>	<input type="checkbox"/>
B.	Residue left after removal of piled materials such as chemicals, coal, ore, smelter slag, air quality control system baghouse dust?	<input type="checkbox"/>	<input type="checkbox"/>
C.	Discarded barrels, drums or tanks?	<input type="checkbox"/>	<input type="checkbox"/>
D.	Contamination resulting from migration of substances from other properties?	<input type="checkbox"/>	<input type="checkbox"/>

V. FILL MATERIALS

Is there currently or to the best of your knowledge has there previously been on the site any deposit of (please mark the appropriate column opposite the question):		YES	NO
A.	Fill dirt, soil, gravel, sand or like materials from a contaminated site or from a source used for any of the activities listed under Schedule 2?	<input type="checkbox"/>	<input type="checkbox"/>
B.	Discarded or waste granular materials such as sand blasting grit, asphalt paving or roofing material, spent foundry casting sands, mine ore, waste rock or float?	<input type="checkbox"/>	<input type="checkbox"/>
C.	Dredged sediments, or sediments and debris materials originating from locations adjacent to foreshore industrial activities, or municipal sanitary or stormwater discharges?	<input type="checkbox"/>	<input type="checkbox"/>

VI. WASTE DISPOSAL

Is there currently or to the best of your knowledge has there previously been on the site any landfilling, deposit, spillage or dumping of the following materials (please mark the appropriate column opposite the question):		YES	NO
A.	Materials such as household garbage, mixed municipal refuse, or demolition debris?	<input type="checkbox"/>	<input type="checkbox"/>
B.	Waste or byproducts such as tank bottoms, residues, sludge, or flocculation precipitates from industrial processes or wastewater treatment?	<input type="checkbox"/>	<input type="checkbox"/>
C.	Waste products from smelting or mining activities, such as smelter slag, mine tailings, or cull materials from coal processing?	<input type="checkbox"/>	<input type="checkbox"/>
D.	Waste products from natural gas and oil well drilling activities, such as drilling fluids and muds?	<input type="checkbox"/>	<input type="checkbox"/>
E.	Waste products from photographic developing or finishing laboratories; asphalt tar manufacturing; boilers, incinerators or other thermal facilities (e.g. ash); appliance, small equipment or engine repair or salvage; dry cleaning operations (e.g. solvents); or from the cleaning or repair of parts of boats, ships, barges, automobiles or trucks, including sandblasting grit or paint scrapings?	<input type="checkbox"/>	<input type="checkbox"/>

VII. TANKS OR CONTAINERS USED OR STORED, OTHER THAN TANKS USED FOR RESIDENTIAL HEATING FUEL

Are there currently or to the best of your knowledge have there been previously on the site any (please mark the appropriate column opposite the question):		YES	NO
A.	Underground fuel or chemical storage tanks other than storage tanks for compressed gases?	<input type="checkbox"/>	<input type="checkbox"/>
B.	Above ground fuel or chemical storage tanks other than storage tanks for compressed gases?	<input type="checkbox"/>	<input type="checkbox"/>

VIII. HAZARDOUS WASTES OR HAZARDOUS SUBSTANCES

Are there currently or to the best of your knowledge have there been previously on the site any (please mark the appropriate column opposite the question):		YES	NO
A.	PCB-containing electrical transformers or capacitors either at grade, attached above ground to poles, located within buildings, or stored?	<input type="checkbox"/>	<input type="checkbox"/>
B.	Waste asbestos or asbestos containing materials such as pipe wrapping, blown-in insulation or panelling buried?	<input type="checkbox"/>	<input type="checkbox"/>
C.	Paints, solvents, mineral spirits or waste pest control products or pest control product containers stored in volumes greater than 205 litres?	<input type="checkbox"/>	<input type="checkbox"/>

IX. LEGAL OR REGULATORY ACTIONS OR CONSTRAINTS

To the best of your knowledge are there currently any of the following pertaining to the site (please mark the appropriate column opposite the question):		YES	NO
A.	Government orders or other notifications pertaining to environmental conditions or quality of soil, water, groundwater or other environmental media?	<input type="checkbox"/>	<input type="checkbox"/>
B.	Liens to recover costs, restrictive covenants on land use, or other charges or encumbrances, stemming from contaminants or wastes remaining onsite or from other environmental conditions?	<input type="checkbox"/>	<input type="checkbox"/>
C.	Government notifications relating to past or recurring environmental violations at the site or any facility located on the site?	<input type="checkbox"/>	<input type="checkbox"/>

X. ADDITIONAL COMMENTS AND EXPLANATIONS

(Note 1: Please list any past or present government orders, permits, approvals, certificates and notifications pertaining to the environmental condition, use or quality of soil, surface water, groundwater or biota at the site.

Note 2: If completed by a consultant, receiver or trustee, please indicate the type and degree of access to information used to complete this site profile. Attach extra pages, if necessary):

XI. SIGNATURES

The person completing the site profile states that the above information is true based on the person's current knowledge as of the date completed.

Signature



OR: ☐ By checking this box, I declare that the information contained in this form is complete and accurate information.

Date Signed (MMM/DD/YY)

Print

Reset Form

OFFICIAL USE

Reason for submission *(Please check one or more of the following)*

- | | |
|--|---|
| <input type="checkbox"/> Soil removal | <input type="checkbox"/> Development permit |
| <input type="checkbox"/> Subdivision application | <input type="checkbox"/> Variance permit |
| <input type="checkbox"/> Zoning application | <input type="checkbox"/> Demolition permit |

Local Government contact:

Name

Agency

Address

Telephone (###) ###-####

Fax (###) ###-####

E-mail

Date Received (YYYY-MM-DD)

Date Submitted to Site Registrar (YYYY-MM-DD)

Date forwarded to Director of Waste Management: (YYYY-MM-DD)

Stephane

Stephane Laroye Architect AIBC MRAC MCIP RPP LEED AP SPECQA
Principal | Architect + Urban Planner



215 - 35 West 5th Avenue
Vancouver, BC V5Y 1H4
O: (604) 558-6955
M: (604) 418-8130

stephane@slaarchitect.com

<https://slaarchitect.com> [stephane@slaarchitect.com]

Begin forwarded message:

From: Development Review Branch <DRB@vancouver.ca>
Subject: Development Application Intake Reminder for 2120 W 10th
Date: May 31, 2021 at 11:58:43 AM PDT
To: "<stephane@slaarchitect.com>" <stephane@slaarchitect.com>

Due to evolving circumstances resulting from the COVID-19 virus there have been changes to the intake system for Development Permits. We are working hard to minimize impacts to your development proposal, and appreciate your understanding as we manage this challenging situation.

Please visit the City of Vancouver's COVID-19 Response website for updates, including information regarding the City's Development and Building Services Centre.

Please DO NOT COME to the Service Centre for your intake time. A Project Coordinator assigned to the application will be in touch with you prior to the scheduled intake appointment. They will coordinate a time for you to drop off the material required for the intake, as well as information on how to pay the application fee. Thank You.

If you cannot make your appointment, or have further questions regarding your application please contact the Services Centre at 604-873-7611 or fill out the form on <https://vancouver.ca/building-development-support>.

Note: Please do not respond to this email.

From: [Choi, Nicole](#)
To: [Greer, John](#)
Subject: 2120 W 10 - DP-2021-00545
Date: Thursday, June 24, 2021 4:13:00 PM
Attachments: [image001.png](#)

Hi John

May I trouble you for some of the emails that indicate we would not be utilizing “additional site area from 1997”?

Also, I forgot to indicate the applicant has provided a proposal that includes a larger site area, which gives them approx. 2000sq.ft floor area overage. (in addition to the roof deck trellis, and exterior roof deck stairs that need to be added) – 2000 sq.ft seems like a lot to reduce but I believe I can condition.– I don’t want them to reduce the floor area, then reduce it some more after a full review. Do you think this approach is acceptable?.

Thanks !

Nicole Choi | Project Coordinator | Development Review Branch

Development, Buildings, & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Z 4A8



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Upcoming out of office, June 25th, 2021 to June 28th, 2021

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From: [Choi, Nicole](#)
To: [So, Mandy](#)
Subject: 2120 W 10th (DP-2021-00545) tree removal
Date: Wednesday, August 11, 2021 2:58:00 PM
Attachments: [RE New case in PDS Mayor and Council Correspondence queue - 2120 W 10th \(DP-2021-00545\) tree removal.msg](#)
[image001.png](#)

Hi Mandy,

I just wanted to inform you that I have a project that is making a stir with the community and I just wanted to keep you in the loop. (no action required)

The neighbourhood is upset about a street tree that is proposed to be removed, I've received 150+ emails while I was away which I still need to review.

BUT the project is still under review so no decisions have been made yet.

Please see Templar's email regarding a response to one of the neighbours. This also include Oskar's comments.

Please note, Oskar states that the landscaping team does not share arborist reports with the public. (this was the project with the Arborist report I was curious about) but I would still like to see what Gurv's response will be.

Should I inform Templar of this recent uproar in additional comments?

Thanks !

Nicole Choi | Project Coordinator | Development Review Branch

Development, Buildings, & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Z 4A8



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From: [Choi, Nicole](#)
To: [G. Taylor](#)
Subject: 2120 W 10th - DP-2021-00545 - Elm Tree
Date: Thursday, September 2, 2021 8:39:00 AM

Good morning,

My apologies for the delayed response, I want to thank you for reaching out and replying to the notification of the proposed Development application noted above. We will compile your feedback with other responses for consideration during the review and decision process.

Since you responded to the notification, you will be informed of any additional information or decision and/or conditions (requested revisions) pertaining to this project. Again, we appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood

Nicole Choi | Project Coordinator
Development Review Branch

Development, Buildings, & Licensing

From: s.22(1)
Sent: Tuesday, August 10, 2021 6:06 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: [EXT] nicole.choi

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hello Nicole.

My name is s.22(1), and I write you this email in defense of the tree on 10th and Arbutus that proposed development has planned to annihilate.

It's perverse in these times to propose killing a healthy tree for a real estate development. It would be much better to design with the tree in mind, or adapt existing plans. Eradicating life is short sighted, and this current tree cutting trend I see is amplifying the effects of heat waves. Trees are priceless, and such a beautiful specimen that was planted a century ago for our enjoyment should not be felled because it has become inconvenient for some greedy developer.

Please do what's right and save this ancient citizen of Vancouver.

Warm regards,

s.22(1)

From: [Choi, Nicole](#)
To: [Eriksson, Oskar](#)
Cc: [Spaans, Kevin](#)
Subject: 2120 W 10th - DP-2021-00545 - Neighbourhood concerns
Date: Wednesday, July 28, 2021 5:14:00 PM
Attachments: [EXT 2120 West 10th Avenue DP-2021-00545.msg](#)
[EXT 2120 W 10th Ave \(DP-2021-00545\) development application.msg](#)
[image001.png](#)

Hi Oskar,

I've received some comments regarding trees, please see attached.

Once email asks "Will the historic elm trees on the north side of the building be protected? I don't see them in the artist's visualisation of this development and that worries me. " can you please confirm.

Kevin, cc'd for reference only.

Thanks !

Nicole Choi | Project Coordinator | Development Review Branch

Development, Buildings, & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Z 4A8



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From: s.22(1)
To: "Choi, Nicole" <Nicole.Choi@vancouver.ca>
Date: 7/28/2021 2:48:06 PM
Subject: [EXT] 2120 W 10th Ave (DP-2021-00545) development application

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hello Nicole,
I have a couple of questions regarding this development.

- 1) Will the historic elm trees on the north side of the building be protected? I don't see them in the artist's visualisation of this development and that worries me.
- 2) Is this going to be social housing?

Thank you for clarifying,

s.22(1)

From: s.22(1)
To: "Choi, Nicole" <Nicole.Choi@vancouver.ca>
Date: 7/28/2021 4:12:47 PM
Subject: [EXT] 2120 West 10th Avenue DP-2021-00545

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

With regards to this notice of development, I have no objection to the proposed development. My only concern is for the large mature tree on the south-west corner of 10th and Arbutus. The city should ensure that the development does not damage or injure the tree.

s.22(1)



From: [Choi, Nicole](#)
To: [s.22\(1\)](#)
Subject: 2120 W 10th - DP-2021-00545
Date: Friday, August 20, 2021 11:58:00 AM
Attachments: [image001.png](#)

Good morning [s.22\(1\)](#)

It was a pleasure speaking to you today.

As mentioned during our phone call, the project is still under review and we are paying close attention to the community's comments regarding the tree.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Nicole Choi | Project Coordinator | Development Review Branch

Development, Buildings, & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Z 4A8



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From: [Skuce, Tanya](#)
To: [Choi, Nicole](#)
Cc: stephane@slaarchitect.com
Subject: 2120 W 10th Av - DP-2021-00545
Date: Thursday, July 8, 2021 3:49:02 PM
Attachments: [2120 W 10th Av - Cursory Review.pdf](#)
[image001.png](#)
[image002.png](#)

Good afternoon,

The Address review for Development Permit DP-2021-00545 is complete and 2150 W 10th Av has been assigned as the primary address for Fire and Emergency response. The address is coordinated with the location of the annunciator panel where applicable.

A cursory Building Permit submission for Address review approval is attached for your records.

All address numbers and suite numbers including the Primary address are subject to changes throughout the Development Permit and Building permit process. Full address and suite number approval is finalized at Building Permit submission therefore marketing or pre-selling without the full approval is at the owner's risk. The owner is responsible for any related subsequent costs incurred if changes are required.

Kind regards,

Tanya Skuce
Addressing Coordinator
604-873-7986
Development, Buildings & Licensing | City of Vancouver
address.coordinator@vancouver.ca



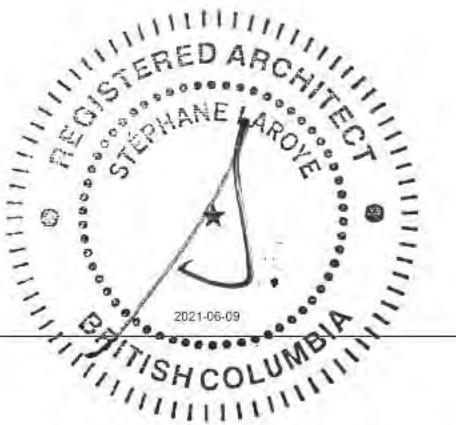
* This email is being sent from the unceded territory of the xʷməθkʷəy̓əm (Musqueam), Sk̓wxwú7mesh (Squamish) and səɫilwətał / səɫɫwɪtulh (Tsleil-Waututh) nations.

COVID-19 in Vancouver

Wearing a mask is expected if you need to visit City, Park Board, and library facilities.



Stephane Laroye Architect Inc.
215 35 West 5th Avenue
Vancouver, BC V5Y 1H4
o: 604 558 6956
e: info@slaarchitect.com slaarchitect.com



SEAL

No.	Description	Date
1	Issued for Development Permit	2021/06/08

PROJECT
Park Place
2120 West 10th Avenue
Vancouver, BC

DRAWING
Level 1 TH1 Plan

SLA inc.
Copyright reserved. This design and drawing is the exclusive property of SLA inc. and cannot be used for any purpose without the written consent of the Architect.
This drawing is not to be used for construction until issued for that purpose by the Architect.
Prior to commencement of the work the contractor shall verify all dimensions, datums and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full contract documents; and, bring these items to the attention of the Architect for clarification.

DRAWN	DATE
SLA	July 07, 2020
SCALE	REVIEWED
1/8" = 1'-0"	SLA
1720	PROJECT NO

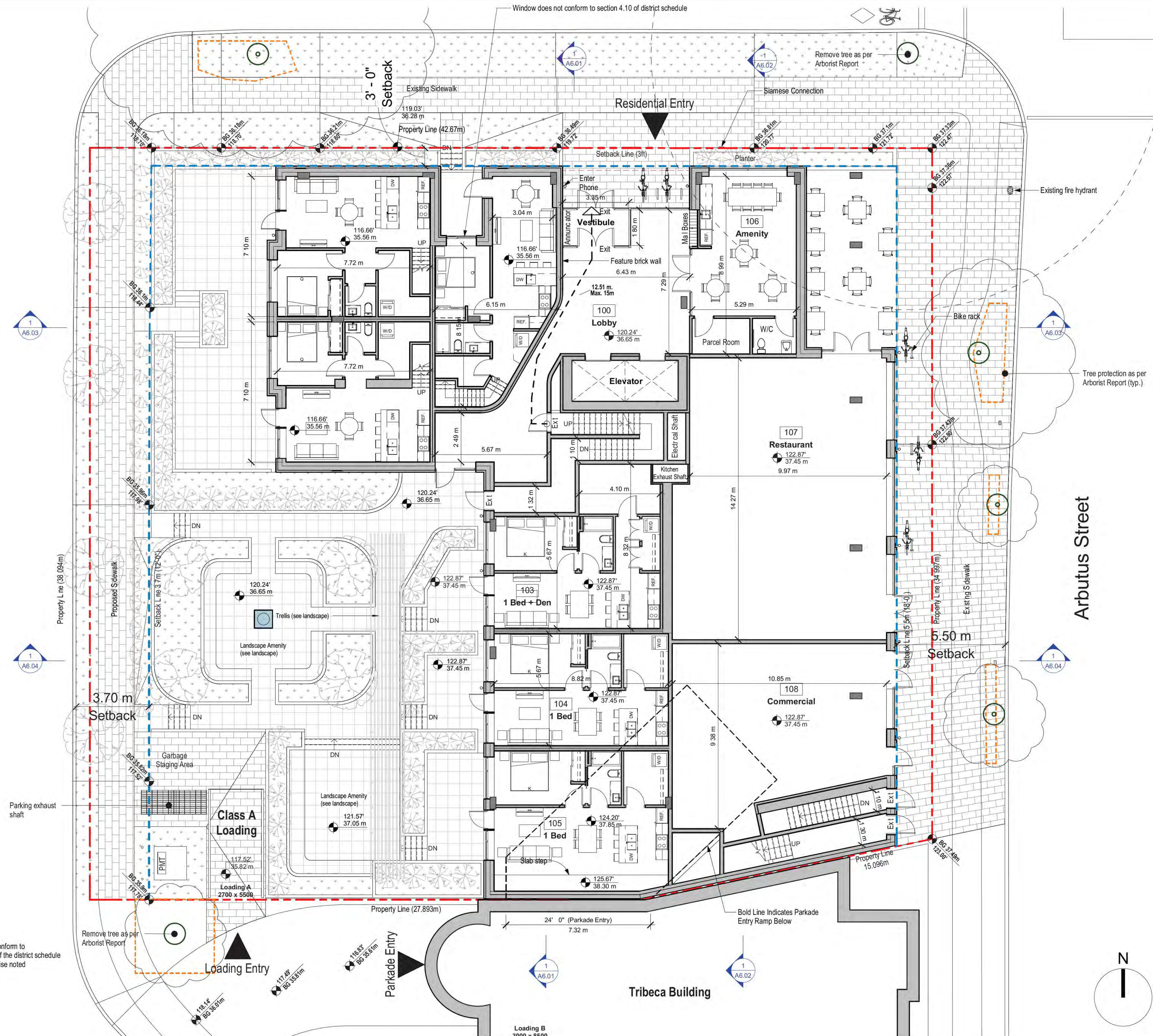
A2.04

Issued for Development Permit - June 08, 2021

Note:
all windows conform to
section 4.10 of the district schedule
unless otherwise noted

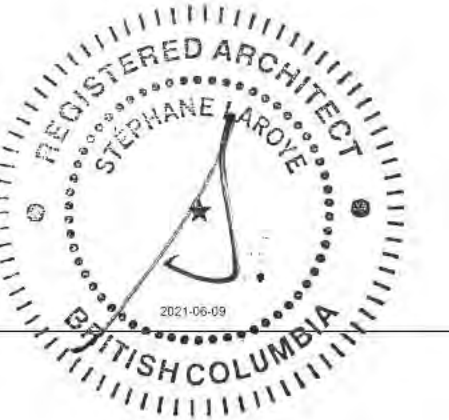
Cranberry Drive

Arbutus Street





Stephane Laroye Architect Inc.
215 35 West 5th Avenue
Vancouver, BC V5Y 1H4
o: 604 558 6956
e: info@slaarchitect.com slaarchitect.com



SEAL

No.	Description	Date
1	Issued for Development Permit	2021/06/08

PROJECT
Park Place
2120 West 10th Avenue
Vancouver, BC

DRAWING
Level 2 Plan

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DRAWN	DATE
SLA	July 07, 2020
SCALE	REVIEWED
1/8" = 1'-0"	SLA
1720	PROJECT NO

A2.06

Issued for Development Permit - June 08, 2021

Note:
all windows conform to
section 4.10 of the district schedule
unless otherwise noted



From: [Choi, Nicole](#)
To: s.22(1)
Subject: 2120 W 10th Ave development application comments
Date: Wednesday, August 18, 2021 1:50:00 PM

Good afternoon s.22(1)

Although the public deadline has passed we still are welcoming comments until the date of decision. Unfortunately we don't have a decision date because we have postponed it for a couple of reason, but I will ensure you will have more information to provide your comments.

With that being said, I have consulted with our Freedom of Information team and senior staff and it was determined that any third party reports such as an Arborist Report included in a Development Permit Application can contain confidential, proprietary third party business information. Public release of this information could cause harm to their business.

The City of Vancouver recognizes this possibility of harm and does not provide copies of these types of reports outside of the FOI process. Under the Freedom of Information and Protection of Privacy Act a third party business has to be consulted regarding the release of their business information and they can ask to have information that is business confidential and proprietary withheld/severed from a report.

Parks Board is currently reviewing the proposal and I've asked them to provide summary of the arborist report along with their comments and/or rationale that can help the community better understand the proposal. Please note, this project is still under review and the proposal has not been approved. To request a complete report, an application must be made through the FOI process.

We apologize for the inconvenience, but will provide you with Park Board's notes as soon as they become available.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: s.22(1)
Sent: Thursday, August 12, 2021 12:20 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: [EXT] Re: [EXT] Fw: Thank you for completing 2120 W 10th Ave development application comments

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Dear Nicole,

Thank you for your earlier reply. The public comment deadline of August 10th has passed now, a couple days ago. Do you have any news on releasing the arborist report. I wish to emphasize that this tree is located on the boulevard, which is publicly-owned land, so it seems to me there should be no problem with making the entire report public. I cannot imagine any reason for hesitation in releasing such a report. Looking forward to hearing back.

Best wishes,
s.22(1)

On Friday, August 6, 2021, 04:10:20 PM PDT, s.22(1) wrote:

Thank you, Nicole!

On Friday, August 6, 2021, 03:34:01 PM PDT, Choi, Nicole <nicole.choi@vancouver.ca> wrote:

Hello s.22(1)

I'm currently consulting with senior staff to confirm the proper procedures for releasing the Arborist Report.

I will let you know once I've received confirmation.

Nicole Choi | Project Coordinator

Development Review Branch

Development, Buildings, & Licensing

From: s.22(1)
Sent: Friday, August 6, 2021 12:58 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: [EXT] Fw: Thank you for completing 2120 W 10th Ave development application comments

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Hi Nicole,

Thank you for your confirmation. Could you provide me with the Arborist Report regarding the tree removal for this application? DP-2021-00545. Or could you have it added to the Shape Your City page? That would be much appreciated.

Thank you!

s.22(1)

----- Forwarded Message -----

From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>

To: s.22(1)

Sent: Thursday, August 5, 2021, 03:27:06 PM PDT

Subject: Thank you for completing 2120 W 10th Ave development application comments

Please accept this email as confirmation of receipt of your comments regarding the proposed development application.

We will compile your feedback with other responses for consideration during the review and decision process.

Thank you for taking the time to write in.

Nicole Choi, Project Coordinator

|

From: [Choi, Nicole](#)
To: [So, Mandy](#)
Cc: [Bosnjak, Joe](#)
Subject: FW: Arborist Report
Date: Tuesday, August 17, 2021 4:51:00 PM
Attachments: [image001.png](#)

Hi Mandy,

I know you wanted to be cc'd, so I thought I would forward you Barbara's response.
I believe I can use this send to the community that have requested the arborist.

My adjustments would be:

"Third party reports such as an Arborist Report included in a Development Permit Application can contain confidential, proprietary third party business information. Public release of this information could cause harm to their business.

The City of Vancouver recognizes this possibility of harm and does not provide copies of these types of reports outside of the FOI process. Under the Freedom of Information and Protection of Privacy Act a third party business has to be consulted regarding the release of their business information and they can ask to have information that is business confidential and proprietary withheld/severed from a report.

*Parks Board is currently reviewing the proposal and will provide a high level summary of the arborist report along with their comments in 2-3 weeks.
To request a complete report, an application must be made through the FOI process.*

Just wanted to get your quick thoughts?

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Van Fraassen, Barbara <Barbara.VanFraassen@vancouver.ca>
Sent: Tuesday, August 17, 2021 4:24 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: RE: Arborist Report

Good afternoon Nicole, let me see if I can recall what I said myself, my pertinent points are as follows:

Third party reports such as an Arborist Report or Traffic Data Management Assessment included in a Development Permit Application can contain confidential, proprietary third party business information. Public release of this information could cause harm to their business.

The City of Vancouver recognizes this possibility of harm and does not provide copies of these types of reports outside of the FOI process. Under the *Freedom of Information and Protection of Privacy Act* a third party business has to be consulted regarding the release of their business information and they can ask to have information that is business confidential

and proprietary withheld/severed from a report.

The City of Vancouver can provide a high level summary of this type of report upon request, a request for a complete report must be made through the FOI process.

I hope that helps, feel free to edit and change as you feel appropriate,

Barbara J. Van Fraassen, BA honours
she/her/hers
Director Access to Information & Privacy | City Clerk's Office
City of Vancouver

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From: Choi, Nicole <Nicole.Choi@vancouver.ca>
Sent: Tuesday, August 17, 2021 2:40 PM
To: Van Fraassen, Barbara <Barbara.VanFraassen@vancouver.ca>
Subject: RE: Arborist Report

Thankkks ☺ !

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Van Fraassen, Barbara <Barbara.VanFraassen@vancouver.ca>
Sent: Tuesday, August 17, 2021 8:11 AM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Cc: So, Mandy <mandy.so@vancouver.ca>
Subject: RE: Arborist Report

No problem Nicole, I'll try to do that before the end of the day today.

Barbara J. Van Fraassen, BA honours
she/her/hers
Director Access to Information & Privacy | City Clerk's Office
City of Vancouver

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From: Choi, Nicole <Nicole.Choi@vancouver.ca>
Sent: Monday, August 16, 2021 4:53 PM
To: Van Fraassen, Barbara <Barbara.VanFraassen@vancouver.ca>
Cc: So, Mandy <mandy.so@vancouver.ca>
Subject: Arborist Report

Good afternoon Barbara,

You brought up some great points today for why we can't freely release the arborist report without an FOI, and I would like to draft an email that I could send to the community to indicate some of those reasons. Unfortunately I wasn't quick enough to catch all those points during the meeting, so I was wondering if you would be able to summarize those points for me again?

Again, thank you for taking the time to speak to us today.

Nicole Choi | Project Coordinator | Development Review Branch

Development, Buildings, & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Z 4A8



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From: [Microsoft Outlook](#) on behalf of [Lyford, Cabot](#)
To: [Choi, Nicole](#)
Subject: Meeting Forward Notification: 2120 W 10 - DP-2021-00545 - Street tree issues
Start: Monday, August 16, 2021 1:30:00 PM
End: Monday, August 16, 2021 2:00:00 PM
Location: Virtual

Your meeting was forwarded

Lyford, Cabot <mailto:Cabot.Lyford@vancouver.ca> has forwarded your meeting request to additional recipients.

Meeting
2120 W 10 - DP-2021-00545 - Street tree issues

Meeting Time
August 16, 2021 1:30 PM-2:00 PM.

Recipients
Kettmann, Harry <mailto:harry.kettmann@vancouver.ca>

All times listed are in the following time zone: (UTC-08:00) Pacific Time (US & Canada)

Sent by Microsoft Exchange Server

From: [Microsoft Outlook](#) on behalf of [Van Fraassen, Barbara](#)
To: [Choi, Nicole](#)
Subject: Meeting Forward Notification: Neighborhood FOI requests for Arborist Reports
Start: Wednesday, October 6, 2021 1:00:00 PM
End: Wednesday, October 6, 2021 1:30:00 PM
Location: Virtual

Your meeting was forwarded

Van Fraassen, Barbara <<mailto:Barbara.VanFraassen@vancouver.ca>> has forwarded your meeting request to additional recipients.

Meeting
Neighborhood FOI requests for Arborist Reports

Meeting Time
October 6, 2021 1:00 PM-1:30 PM.

Recipients
Falconer, Cobi <<mailto:Cobi.Falconer@vancouver.ca>>

All times listed are in the following time zone: (UTC-08:00) Pacific Time (US & Canada)

Sent by Microsoft Exchange Server

From: [Tsang-Trinaistich, Templar](#)
To: [Choi, Nicole](#)
Subject: RE: 2120 W 10th - DP-2021-00545 - Community Response
Date: Wednesday, September 29, 2021 12:59:20 PM

Hi

Thanks for clarifying. Happy to chat further.

Thank you,

Templar Tsang-Trinaistich, BES, MCIP, RPP, PMP
Issues Manager

Planning, Urban Design and Sustainability | City of Vancouver
510 West Broadway Avenue, Vancouver, BC V5Z 1E9 Canada
T: 604.829.9474 | templar.tsang-trinaistich@vancouver.ca

From: Choi, Nicole <Nicole.Choi@vancouver.ca>
Sent: Wednesday, September 29, 2021 12:49 PM
To: Tsang-Trinaistich, Templar <Templar.Tsang-Trinaistich@vancouver.ca>
Subject: RE: 2120 W 10th - DP-2021-00545 - Community Response

Hi Templar,

I do not believe we have not received any revised conditions.

I think including the clause in the re-notification will indicate to people that the development was not the factor for removing the tree. I will discuss with Mandy to confirm how I should proceed.

Thanks for proofing.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

Upcoming time-off September 24, September 30th, October 1st

From: Tsang-Trinaistich, Templar <Templar.Tsang-Trinaistich@vancouver.ca>
Sent: Tuesday, September 28, 2021 2:53 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: RE: 2120 W 10th - DP-2021-00545 - Community Response

Hi Nicole

Thanks for passing this along. Did we confirm if Parks Board had any revised conditions relating to the tree?

From the below, it sounds like the PB is removing the tree (conditions or no conditions), and that should help decouple the DP application from the tree removal.

I think the first response is good, no comments on my end, but had one minor edit in the last sentence. FYI, I think a resident could submit an FOI (which is the appropriate route). No need to mention, just FYI for you.

For the re-notification, is there a particular reason we are adding the note / calling out the arborist report? I think you are right, by flagging it, you will get inundated with comments. Just curious if we need to include that in the general notification. What do you think? Since those who expressed interest in the Arborist report are getting a separate email, I think less is more for the broader notification. I'm good with whatever you/Mandy want to do in that regard.

Thank you,

Templar Tsang-Trinaistich, BES, MCIP, RPP, PMP

Issues Manager

Planning, Urban Design and Sustainability | City of Vancouver

510 West Broadway Avenue, Vancouver, BC V5Z 1E9 Canada

T: 604.829.9474 | templar.tsang-trinaistich@vancouver.ca

From: Choi, Nicole <Nicole.Choi@vancouver.ca>

Sent: Tuesday, September 28, 2021 11:25 AM

To: Tsang-Trinaistich, Templar <Templar.Tsang-Trinaistich@vancouver.ca>

Subject: RE: 2120 W 10th - DP-2021-00545 - Community Response

Hi Templar,

Based on your suggestion to separate the tree from the DP process, I've drafted the following:

This copy will be for the community members that have requested the arborist report (prior to the issuance of the Prior to Letter/Approval)

"Good morning,

The third party arborist report that was commissioned by the Park Board team has been completed and has now confirmed the condition of the elm tree which has been monitored since 2018, prior to the development application. In 2018, the Park Board commissioned an arborist report that acknowledged the likelihood of failure was 'possible' and recommended ongoing monitoring of the Ganoderma decay fungus that had infected the stem. Since then, the condition of the stem and extent of fungal decay has worsened and the likelihood of failure has increased to 'probable'. This risk factor, coupled with the 'high' likelihood of impact and 'severe' consequence of failure has resulted in a tree that is considered to be 'High' risk. This risk rating is the conclusion of two separately commissioned arborist reports, both prepared in 2021, as well as assessments conducted by professional tree risk assessors employed by the Park Board. Proposed future development activities will further increase the risk of failure. To address public safety in the short-term, Park Board staff will be removing this tree.

At this time, we **are not able to share** the report, but Parks Board staff will be following through with the recommendations that are in keeping with the opinions of their own internal tree risk assessors.”

This copy will be attached to the re-notification.

“Good morning,

Since you responded to the notification, I've attached the decision and/or conditions (requested revisions) of the project noted above. We appreciate that you took the time to share your insight and opinions.

Please Note: Prior to the application DP-2021-00545, The Park Board has been monitoring the condition of the elm tree at the southwest corner of Arbutus Street and 10th Avenue (2120 West 10th Ave) for the last several years. In 2018, the Park Board commissioned an arborist report that acknowledged the likelihood of failure was 'possible' and recommended ongoing monitoring of the Ganoderma decay fungus that had infected the stem. Since then, the condition of the stem and extent of fungal decay has worsened and the likelihood of failure has increased to 'probable'. This risk factor, coupled with the 'high' likelihood of impact and 'severe' consequence of failure has resulted in a tree that is considered to be 'High' risk. This risk rating is the conclusion of two separately commissioned arborist reports, both prepared in 2021, as well as assessments conducted by professional tree risk assessors employed by the Park Board. Proposed future development activities will further increase the risk of failure. To address public safety in the short-term, Park Board staff will be removing this tree.

I feel as though re-notifying all 200+ people prior to the approval will cause a large flux in emails for myself and does not seem practical, therefore I've split the task into two groups. Note, the people who receive the first email will also receive the second.

Thoughts?

Again, thank you for taking the time for help with this item.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Eriksson, Oskar <Oskar.Eriksson@vancouver.ca>

Sent: Tuesday, September 14, 2021 5:29 PM

To: Tsang-Trinaistich, Templar <Templar.Tsang-Trinaistich@vancouver.ca>; Choi, Nicole <Nicole.Choi@vancouver.ca>

Cc: Spaans, Kevin <Kevin.Spaans@vancouver.ca>

Subject: RE: 2120 W 10th - DP-2021-00545 - Community Response

Hi Templar and Nicole,

Please let me know if you need/want my input. I am happy to assist if that would be helpful.

In regards to PB conditions, we promised to follow up with Park Board staff to update the conditions. Joe McLeod was saying that the situation had come in new light with the commission of Park Boards third party tree assessment and the push-back from the public. They wanted to revisit and review the PB conditions before we go to formal DoP decision. Perhaps it's safer to leave out any Park Board conditions regarding safe retention of the second Elm at this time, before the conditions have been

confirmed by PB staff. And perhaps it's also better to keep focus on the tree that is to be removed (and is of greater concern to the public). None of the conditions from Park Board related to the removal of a tree, only conditions to ensure safe retention of the remaining Elm.

I hope this helps to clarify.

Best/

Oskar Eriksson | Landscape Development Planner | MLA
Planning, Urban Design and Sustainability | City of Vancouver
510 W Broadway, Vancouver BC V5Z 4A8
t. 604.829.9270
oskar.eriksson@vancouver.ca

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From: Tsang-Trinaistich, Templar <Templar.Tsang-Trinaistich@vancouver.ca>
Sent: Tuesday, September 14, 2021 12:56 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>; Olinek, Jason <Jason.Olinek@vancouver.ca>; Greer, John <john.greer@vancouver.ca>
Cc: Eriksson, Oskar <Oskar.Eriksson@vancouver.ca>; Spaans, Kevin <Kevin.Spaans@vancouver.ca>; So, Mandy <mandy.so@vancouver.ca>; Bosnjak, Joe <joe.bosnjak@vancouver.ca>
Subject: RE: 2120 W 10th - DP-2021-00545 - Community Response

Hi Nicole

I'm happy to assist. I think some proactive notice/information would help. I don't think we can throw the Parks Board under the bus per say, but I think we can try to separate the issues of the tree from the DP, and that the decision to remove the tree is up to the Parks Board (PS, I recall a condition of the DP was requested to be included in this regard, relating to the tree removal... is that still the case?)

Nicole, happy to chat off line, and if you can help pull the content, I can work on the messaging with you to the community (just let me know where you need some help).

Thank you,

Templar Tsang-Trinaistich, BES, MCIP, RPP, PMP
Issues Manager
Planning, Urban Design and Sustainability | City of Vancouver
510 West Broadway Avenue, Vancouver, BC V5Z 1E9 Canada
T: 604.829.9474 | templar.tsang-trinaistich@vancouver.ca

From: Choi, Nicole <Nicole.Choi@vancouver.ca>
Sent: Tuesday, September 14, 2021 12:31 PM
To: Olinek, Jason <Jason.Olinek@vancouver.ca>; Greer, John <john.greer@vancouver.ca>
Cc: Eriksson, Oskar <Oskar.Eriksson@vancouver.ca>; Spaans, Kevin <Kevin.Spaans@vancouver.ca>; So, Mandy <mandy.so@vancouver.ca>; Bosnjak, Joe <joe.bosnjak@vancouver.ca>; Tsang-Trinaistich, Templar <Templar.Tsang-Trinaistich@vancouver.ca>
Subject: RE: 2120 W 10th - DP-2021-00545 - Community Response

Hi Jason,

To answer your questions below:

1. Yes, Parks/Eng Decision
2. Yes, Parks board has been monitoring the trees since 2018, prior to application.
3. Yes, Parks deemed the tree unsafe, and will be removing tree.
4. No one from Eng has been involved, Joe McLeod and Cabot Lyford have been helping with this situation and some community members have already emailed Parks and Parks had provided the response below.

Would you support my suggestion to forward the handful (>10) of really really eager community members who are adamant they receive the arborist report to Parks Board for them to respond and I could have a general response (with Mr. McLeods comments) to the community once we renotify?

I will draft a general response and confirm with Templar (if he has time) if its acceptable.

Again, thank you for your help.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Olinek, Jason <Jason.Olinek@vancouver.ca>
Sent: Tuesday, September 14, 2021 11:56 AM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>; Greer, John <john.greer@vancouver.ca>
Cc: Eriksson, Oskar <Oskar.Eriksson@vancouver.ca>; Spaans, Kevin <Kevin.Spaans@vancouver.ca>; So, Mandy <mandy.so@vancouver.ca>; Bosnjak, Joe <joe.bosnjak@vancouver.ca>; Tsang-Trinaistich, Templar <Templar.Tsang-Trinaistich@vancouver.ca>
Subject: RE: 2120 W 10th - DP-2021-00545 - Community Response

Yeah, I think we could use Templar and maybe Corrie's input and guidance if they have time. We should draft it for their input.

However, this is really an ENG/Parks decision is it not? In fact it has nothing to do with this DP other than coincidence of timing right? Parks will be removing whether or no the DP proceeds right? Who in ENG and Parks is responding and messaging?

From: Choi, Nicole <Nicole.Choi@vancouver.ca>
Sent: Tuesday, September 14, 2021 11:26 AM

To: Olinek, Jason <Jason.Olinek@vancouver.ca>; Greer, John <john.greer@vancouver.ca>
Cc: Eriksson, Oskar <Oskar.Eriksson@vancouver.ca>; Spaans, Kevin <Kevin.Spaans@vancouver.ca>;
So, Mandy <mandy.so@vancouver.ca>; Bosnjak, Joe <joe.bosnjak@vancouver.ca>
Subject: RE: 2120 W 10th - DP-2021-00545 - Community Response

Good afternoon Jason, John,

RE: 200+ community response about tree removal

I just wanted to follow up and confirm if there was any additional information required, as per below?
Should I set up a meeting with Templar to draft up a response to the community prior to decision date?
The community complained about our transparency in this situation (not providing the arborist report) so providing them with information that the tree will be removed (as per Parks Board below within 90 days) may help.

Additionally, I fear the tree will be removed and the community would be left with unanswered questions and cause an uproar.

Please let me know your thoughts.

There are still a lot of eager community members that are still wanting to see the arborist report (which was advised by FOI not to provide), so I wanted to confirm if the proper approach for the time being would be to send them Joe's response (dated August 23rd).

Kevin and Oskar,

During the meeting on August 26th, we will proceed with the current drawings and condition the site area discrepancy.

I will be sending an updated transmittal shortly.

Thanks,

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Greer, John <john.greer@vancouver.ca>

Sent: Friday, August 27, 2021 2:21 PM

To: Choi, Nicole <Nicole.Choi@vancouver.ca>; Olinek, Jason <Jason.Olinek@vancouver.ca>; Okell, Corrie (DBL) <Corrie.Okell@vancouver.ca>

Cc: Eriksson, Oskar <Oskar.Eriksson@vancouver.ca>; Spaans, Kevin <Kevin.Spaans@vancouver.ca>;
Bosnjak, Joe <joe.bosnjak@vancouver.ca>

Subject: RE: 2120 W 10th - DP-2021-00545

Nicole,

This is really good work! Thank you for putting this together it's extremely helpful

Have a great weekend all
John

John Greer

Assistant Director, Permitting Services
Approving Officer, Subdivision and Strata
Development, Buildings, & Licensing, City of Vancouver
t: 604.871.6194 e: john.greer@vancouver.ca



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From: Choi, Nicole
Sent: Friday, August 27, 2021 11:31 AM
To: Olinek, Jason <Jason.Olinek@vancouver.ca>; Greer, John <john.greer@vancouver.ca>; Okell, Corrie (DBL) <Corrie.Okell@vancouver.ca>
Cc: Eriksson, Oskar <Oskar.Eriksson@vancouver.ca>; Spaans, Kevin <Kevin.Spaans@vancouver.ca>; Bosnjak, Joe <joe.bosnjak@vancouver.ca>
Subject: 2120 W 10th - DP-2021-00545

Good morning Jason, John,

As per our DREV meeting yesterday, I have attached some documents that may help support drafting a response to the community to address their concerns regarding the trees.

ENCLOSED:

1. Updated list of notification responses
 - a. Highlighted green items are comments that mention "tree"
 - b. Highlighted red items are people who responded more than once
2. Third part assessment provided by Parks Board (sent with the email below)
3. Timeline of the project

Please let me know if any further information is required.
I've cc'd the team (Kevin and Oskar) so they are in the loop.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: McLeod, Joe <Joe.McLeod@vancouver.ca>
Sent: Monday, August 23, 2021 2:39 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>; Eriksson, Oskar <Oskar.Eriksson@vancouver.ca>
Cc: Lyford, Cabot <Cabot.Lyford@vancouver.ca>; Downie, Alex <alex.downie@vancouver.ca>; Gandha, Amit <Amit.Gandha@vancouver.ca>
Subject: Elm Tree at 2120 West 10th Ave

Good Afternoon Nicole and Oskar,

We have received an updated arborist report and the findings support the removal of the tree.

Please adopt the following text:

The Park Board have been monitoring the condition of the elm tree at the southwest corner of Arbutus Street and 10th Avenue (2120 West 10th Ave) for the last several years. In 2018, the Park Board commissioned an arborist report that acknowledged the likelihood of failure was 'possible' and recommended ongoing monitoring of the *Ganoderma* decay fungus that had infected the stem. Since then, the condition of the stem and extent of fungal decay has worsened and the likelihood of failure has increased to 'probable'. This risk factor, coupled with the 'high' likelihood of impact and 'severe' consequence of failure has resulted in a tree that is considered to be 'High' risk. This risk rating is the conclusion of two separately commissioned arborist reports, both prepared in 2021, as well as assessments conducted by professional tree risk assessors employed by the Park Board. Proposed future development activities will further increase the risk of failure. To address public safety in the short-term, Park Board staff will be removing this tree within the next 90-days.

Kindly

Joe

Joe McLeod – City Arborist, Supervisor Urban Forestry

BCSLA, ISA Certified Arborist, TRAQ, FIT, LEED-AP

Vancouver Board of Parks and Recreation | 955 Evans Avenue | Vancouver, BC | V6A-2K9

tel.: (604) 257-8474 | mail.: joe.mcleod@vancouver.ca

From: [Bosnjak, Joe](#)
To: [Choi, Nicole](#)
Subject: RE: 2120 W 10th - DP-2021-00545 - Elm Tree.
Date: Wednesday, September 1, 2021 1:24:01 PM

Hey,

That is only done at rezoning stage/public hearing. We do not do that at DP stage. DP council has enacted the bylaw, while rezoning it's still being reviewed. Hope that makes sense. If not let me know and we can chat on phoine.

I have heard nothing. Only input from you and John I have heard last.

Joe

From: Choi, Nicole <Nicole.Choi@vancouver.ca>
Sent: Wednesday, September 1, 2021 1:18 PM
To: Bosnjak, Joe <joe.bosnjak@vancouver.ca>
Subject: FW: 2120 W 10th - DP-2021-00545 - Elm Tree.

Hi Joe,

I've had an neighbour ask about having the feature on SYC where at rezoning the public questions be posted for this DP. Do you know if why there is a particular reason there is a difference between RZ and DP?

Is it just for the public hearing?

Additionally, have you heard any news or any meetings taking place to address the community with this project?

The architect is now receiving emails, and I'm no longer sure how to respond. Any thoughts?

Please give me a call if it would be easier.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Greer, John <john.greer@vancouver.ca>
Sent: Friday, August 27, 2021 2:21 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>; Olinek, Jason <Jason.Olinek@vancouver.ca>; Okell, Corrie (DBL) <Corrie.Okell@vancouver.ca>
Cc: Eriksson, Oskar <Oskar.Eriksson@vancouver.ca>; Spaans, Kevin <Kevin.Spaans@vancouver.ca>; Bosnjak, Joe <joe.bosnjak@vancouver.ca>
Subject: RE: 2120 W 10th - DP-2021-00545

Nicole,

This is really good work! Thank you for putting this together it's extremely helpful

Have a great weekend all

John

John Greer

Assistant Director, Permitting Services

Approving Officer, Subdivision and Strata

Development, Buildings, & Licensing, City of Vancouver

t: 604.871.6194 e: john.greer@vancouver.ca



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations.

From: Choi, Nicole

Sent: Friday, August 27, 2021 11:31 AM

To: Olinek, Jason <Jason.Olinek@vancouver.ca>; Greer, John <john.greer@vancouver.ca>; Okell, Corrie (DBL) <Corrie.Okell@vancouver.ca>

Cc: Eriksson, Oskar <Oskar.Eriksson@vancouver.ca>; Spaans, Kevin <Kevin.Spaans@vancouver.ca>; Bosnjak, Joe <joe.bosnjak@vancouver.ca>

Subject: 2120 W 10th - DP-2021-00545

Good morning Jason, John,

As per our DREV meeting yesterday, I have attached some documents that may help support drafting a response to the community to address their concerns regarding the trees.

ENCLOSED:

1. Updated list of notification responses
 - a. Highlighted green items are comments that mention "tree"
 - b. Highlighted red items are people who responded more than once
2. Third part assessment provided by Parks Board (sent with the email below)
3. Timeline of the project

Please let me know if any further information is required.

I've cc'd the team (Kevin and Oskar) so they are in the loop.

Nicole Choi | Project Coordinator

Development Review Branch

Development, Buildings, & Licensing

From: McLeod, Joe <Joe.McLeod@vancouver.ca>

Sent: Monday, August 23, 2021 2:39 PM

To: Choi, Nicole <Nicole.Choi@vancouver.ca>; Eriksson, Oskar <Oskar.Eriksson@vancouver.ca>
Cc: Lyford, Cabot <Cabot.Lyford@vancouver.ca>; Downie, Alex <alex.downie@vancouver.ca>;
Gandha, Amit <Amit.Gandha@vancouver.ca>
Subject: Elm Tree at 2120 West 10th Ave

Good Afternoon Nicole and Oskar,

We have received an updated arborist report and the findings support the removal of the tree.

Please adopt the following text:

The Park Board have been monitoring the condition of the elm tree at the southwest corner of Arbutus Street and 10th Avenue (2120 West 10th Ave) for the last several years. In 2018, the Park Board commissioned an arborist report that acknowledged the likelihood of failure was 'possible' and recommended ongoing monitoring of the *Ganoderma* decay fungus that had infected the stem. Since then, the condition of the stem and extent of fungal decay has worsened and the likelihood of failure has increased to 'probable'. This risk factor, coupled with the 'high' likelihood of impact and 'severe' consequence of failure has resulted in a tree that is considered to be 'High' risk. This risk rating is the conclusion of two separately commissioned arborist reports, both prepared in 2021, as well as assessments conducted by professional tree risk assessors employed by the Park Board. Proposed future development activities will further increase the risk of failure. To address public safety in the short-term, Park Board staff will be removing this tree within the next 90-days.

Kindly

Joe

Joe McLeod – City Arborist, Supervisor Urban Forestry

BCSLA, ISA Certified Arborist, TRAQ, FIT, LEED-AP

Vancouver Board of Parks and Recreation | 955 Evans Avenue | Vancouver, BC | V6A-2K9

tel.: (604) 257-8474 | mail.: joe.mcleod@vancouver.ca

From: [Choi, Nicole](#)
To: s.22(1)
Subject: RE: 2120 W 10th - Tree at Arbutus and 10th - DP-2021-00545
Date: Thursday, September 2, 2021 8:39:00 AM

Good morning s.22(1),

My apologies for the delayed response, I want to thank you for reaching out and replying to the notification of the proposed Development application noted above. We will compile your feedback with other responses for consideration during the review and decision process.

In response to your comments below, Parks Board has mentioned "Tree removal decisions almost always revolve around public safety. This can be due to the condition of the tree itself, or the anticipated condition after impacts due to construction. In the case of very valuable trees – desirable trees in very good to excellent condition – we will fight to achieve alterations to development plans that minimize construction impacts enough to keep the tree healthy. Where the tree is of questionable health, the best path is less apparent. Given our fiduciary responsibility to minimize risk, we choose the safer option of removal. We simply don't know the condition of the roots under the ground, but significant and obvious decay in the stem is likely to extend underground where it is almost impossible to measure without damaging the tree further."

Please note: I am currently discussing with senior staff on how to properly address the communities concerns regarding the tree. We will be sure to share with you any additional information or decision and/or conditions (requested revisions) pertaining to this project.

Again, we appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: s.22(1)
Sent: Monday, August 9, 2021 12:24 AM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: [EXT] Tree at Arbutus and 10th

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Dear Ms. Choi. I understand that you are the person to whom to write about a magnificent tree at 10th and Arbutus. The City has apparently authorized the cutting of the tree to assist developers in raising more condos.

I am shocked and dismayed by this news. It's utterly bewildering why the city would authorize the destruction of a tree which provides much needed shade and greenery to our neighbourhood. In recent years, the city has seemed hell-bent on eliminating large trees, and then planting twiglets in small openings in sidewalks. This policy seems to be accelerating, as the city favours policies that promote large glass towers, which necessitate pave large swaths of land, use vast quantities of energy to maintain safe air, and reflect the sun's rays back onto the sidewalks 6, 10 or 20 stories below. Residents of the province and the city have experienced devastating heat this summer. Those who were most afflicted were those who did not have shade. The city's actions in allowing the cutting of trees are as

bewildering as those of the provincial government, who attracted international censure this year when it promoted the cutting of old growth forests, against the recommendations of its own foresters.

Would you kindly ask city councillors and planners to publically explain on radio, on television and in the press:

1. why they would support the destruction of large and healthy trees for the sake of condo developments;
2. what vision the city has for maintaining the city's trees.

I look forward to your response.

Thank you.

s.22(1)

A grey rectangular box redacting the signature of the sender.

From: [Spaans, Kevin](#)
To: [Choi, Nicole](#)
Subject: RE: 2120 W 10th
Date: Monday, July 5, 2021 12:57:42 PM
Attachments: [image001.png](#)

Thanks, Nicole. I'm pretty booked up this afternoon, so I will definitely be happy to postpone!

Kevin Spaans MArch Architect AIBC MRAIC
SENIOR DEVELOPMENT PLANNER (Urban Design Group)

T: 604 871 6301
E: kevin.spaans@vancouver.ca

From: Choi, Nicole <Nicole.Choi@vancouver.ca>
Sent: Monday, July 5, 2021 11:26 AM
To: Spaans, Kevin <Kevin.Spaans@vancouver.ca>
Subject: RE: 2120 W 10th

Hi Kevin,

If I don't get a reply from the applicant and Balston, (attached email) I will remove it from the schedule. Project is scheduled for 215-230 ish.
I think it would be good to see where the applicant thinks they are allowed more site area before we re-present this project

Also see John's Attached email.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Spaans, Kevin <Kevin.Spaans@vancouver.ca>
Sent: Monday, July 5, 2021 9:50 AM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: RE: 2120 W 10th

Hi Nicole,

What time is early review?

It does appear as though they were assuming density on the site with the old setback – and this had been something they had pushed for. We provided them with fairly consistent feedback, so I suspect they either didn't hear it or they are testing their luck. Whatever the case, I do feel as though this is something we should meet with them on to discuss as it might be good to lay everything out on the table to discuss.

Kevin Spaans MArch Architect AIBC MRAIC
SENIOR DEVELOPMENT PLANNER (Urban Design Group)

T: 604 871 6301

E: kevin.spaans@vancouver.ca

From: Choi, Nicole <Nicole.Choi@vancouver.ca>
Sent: Friday, July 2, 2021 12:26 PM
To: Spaans, Kevin <Kevin.Spaans@vancouver.ca>
Subject: 2120 W 10th

Hi Kevin,

We talked briefly about this project regarding the site area, but I was hoping you could provide some more context.

My concern is the site area alters the entire proposal.

I'm bringing this project to Early review on Monday, can you please attend?

Nicole Choi | Project Coordinator | Development Review Branch

Development, Buildings, & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Z 4A8



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From: [Greer, John](#)
To: [Choi, Nicole](#)
Subject: RE: 2120 W 10th Ave. - Invalid options agreement executed but fixable?
Date: Monday, August 16, 2021 11:31:27 AM
Attachments: [image003.png](#)
[image004.png](#)

Hi Nicole,

The last I heard was that we would, on the advice of Law below, be using the post-dedicated site area (+/- 17,200 sq.ft.). Paul and Andrea have not given us direction otherwise so let's proceed this way, it is the correct decision

Thanks,
John

john greer
assistant director, development services
development, buildings, & licensing, city of vancouver
t: 604.871.6194 e: john.greer@vancouver.ca



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From: Choi, Nicole <Nicole.Choi@vancouver.ca>
Sent: Wednesday, August 11, 2021 2:17 PM
To: Greer, John <john.greer@vancouver.ca>
Subject: RE: 2120 W 10th Ave. - Invalid options agreement executed but fixable?

Hi John,

I hope you're having a wonderful time off.
There were previous discussions regarding "site size should be based on the pre-1998 lot size." With Paul Mochrie, Andrea Law, etc and I was wondering if you may have heard any new information?

I tried following up with the vice president of Balston, Reid Kaufmann, but no response.
The project is coming up for decision next month and wanted to see what direction this project is headed first.

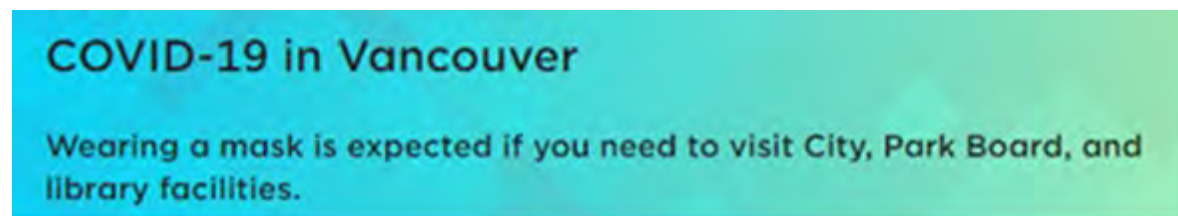
Any updates would be greatly appreciated !

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Greer, John <john.greer@vancouver.ca>
Sent: Thursday, June 24, 2021 4:44 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: FW: 2120 W 10th Ave. - Invalid options agreement executed but fixable?

Here is the latest email I have, I will still dig a bit more

John Greer
Assistant Director, Development Services
Approving Officer, Subdivision and Strata
Development, Buildings, & Licensing, City of Vancouver
t: 604.871.6194 e: john.greer@vancouver.ca



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From: Murray, Grant
Sent: Wednesday, December 2, 2020 10:04 AM
To: Law, Andrea <andrea.law@vancouver.ca>; Mochrie, Paul <Paul.Mochrie@vancouver.ca>; Connell, Francie <francie.connell@vancouver.ca>; Greer, John <john.greer@vancouver.ca>; Mochrie, Paul <Paul.Mochrie@vancouver.ca>; Greenberg, Jeff <jeff.greenberg@vancouver.ca>
Subject: FW: 2120 W 10th Ave. - Invalid options agreement executed but fixable?

All:

Hope you are well

I have been involved in this matter. John Greer and I had concluded that the site size to be used to determine the floor space ratio for development was the current site size, and not the pre-1998 site size.

The developers have suggested it was understood that the site size should be based on the pre-1998 lot size.

I have asked if there were any representations made by the City to support this. I have not received anything related to that issue, other than Rick's assurances.

I would also note that their own lawyer is not suggesting that the Perpetuity Act issue means the land transfer was invalid. It may have been a basis for setting aside the agreement, but that would have to have been done prior to 1998.

I understand Rick Michaels to be suggesting that we review our files to see if there is some City record of such a representation.

If that is considered to be worthwhile, I will try to get it done.

Grant Murray

Begin forwarded message:

From: "rickmichaels@shaw.ca" <rickmichaels@shaw.ca>
Date: November 30, 2020 at 9:42:04 AM PST
To: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>, "Law, Andrea" <andrea.law@vancouver.ca>, "Connell, Francie" <francie.connell@vancouver.ca>
Subject: **2120 W 10th Ave. - Invalid options agreement executed but fixable?**

Hi all, hope all is well in these challenging times!!

This concerns 2120 W10th Avenue the Gordon's Auto body site. I have attached five pdfs for your reference. The first is the 2017 survey plan of the site together with neighbouring sites to the west. The next two pdfs are City of Vancouver letters regarding city executing an invalid 1964 \$1 option to purchase the east 10' of the Gordon's Auto Body site for \$1. A letter includes "maps" of the site area to be acquired. The lawfulness of the option and the disposition of the floor area arising from this 10' road dedication are the two issues. The fourth pdf is our September submission to the city, by Bill Knutson Q.C., on our behalf, explaining our claim that the 1964 agreement failed under the Perpetuity Act therefore was invalid and should not have been acted upon in 1997/98. The fifth pdf, is the latest submission to the city. The city response to this submission is contained below in the fourth paragraph.

In a nutshell, we are seeking to make the city land acquisition of 1997/98 proper plus put in effect the terms the owners of this site believed were agreed to for the original \$1 option agreement of 1964 and when it was exercised in 1997/98. The land acquisition is based on an agreement that was invalid from the day it was struck because it violates the Perpetuity Act of the day. The city has not been properly served by the option. But neither were the owners served. The absence of terms protecting their understanding that the fsr would not be lost and somehow retained is the second issue with this agreement. These "terms" being part of the agreement have been the understanding of the family since 1964 and then again when the city executed the invalid agreement in 1997/98. This is their belief today. There is a long family history and certainty that this is what was suppose to be. However this is not captured in city

documentation. We are proposing a two part solution that achieves the owners understanding/terms and fixes the land acquisition by the city.

Fixing the land acquisition part may not be all that complicated and just comprise correcting documents and /or agreements? The fsr conveyance from these lands is a bit more involved by very doable thru the DPB. There is a history of DPB and DOP/BOV dealing with odd fsr/road widening circumstances. The floor area this concerns is approximately 2563 sq.ft.. This is based on the current fsr of 2.25 (C-8) (over the 10' wide, site long, 1139 sq.ft. of road taken thru the 1964 option "executed" in 1998). We are hoping to recoup this floor area in the current development proposal for the combined sites which is proceeding to the DPB in the near future.

The two part solution has been the thrust of our pursuit with the city for the past few months. The most recent response from the city, to our November submission, does not dispute the history or the claims made. It speaks to the basic precinct that fsr and site area are tied together at the time of consideration. This is not the crux of the issue. We are on about correcting the outcome of the execution and terms of an invalid agreement that was poorly constructed by both parties such that neither is served as intended. The more recent city response received:

Mr. Knutson, QC:

Hope things are going well.

I have spoken further with staff about this.

As I noted earlier, my understanding is that the current site size will be used to determine the floor space ratio.

I had asked you whether there was some basis for the suggestion that there was an understanding that this would not be the case.

If you have any insight into this, please let me know.

Thanks.

Grant Murray

I believe we have provided sufficient relevant details to prove out this acquisition was faulty from the start plus there were misunderstandings on fsr. I did query the owners extensively to conclude, in my opinion, fsr was suppose to have been protected. The agreement does not protect the Murphy's fsr nor does it serve or protect city interests. I spoke with the property negotiator involved in 1997/98. We concluded that all he did at the time is the final act of executing an option thru Law for the City Engineer. In those days, Joe Stubbs was the city solicitor handling most of these kinds of acquisitions? I recall taking calls from him and the two negotiators principally involved in road acquisitions on zoning issues and at times code related issues. Unfortunately Joe has since passed so I can't confirm his work on this. The place left to look for more information may be the city acquisition files for this matter? In the same period of time the city was very busy in the Arbutus lands area with area rezoning and other related necessary road acquisitions/ improvements. Council set aside a significant budget for Arbutus Street road acquisitions. So there was a lot of activity on

this area at the time. As we all know, pressure and short timelines can be the perfect recipe for some things to go awry (such as a less than thorough review of the agreement and discussion with the Murphy's?). This additional research/information may not be relevant with the agreement being invalid from the onset. The Murphy's and their notary obviously didn't realize this issue at the time. I am assuming city didn't either? The invalid status would put us back to square one of 1964, with no valid agreement to act upon? Fortunately there are simple actions to make this right for both sides?

We all know that mistakes get made, that is life, it is what you do about them that matters more. When one party is a government agency there is this expectation that it would be looking out for its citizenry, and especially when that citizenry is not an expert in the business at hand. With this in mind, I am promoting a simple no fuss no muss two part fix that nets both parties what they intended to achieve from the start and life goes on. I am hoping the city partners with us on this path.

Just a bit more background on how this situation came to be. Bastion Developments are long time significant owners and developers in the area. In the 90's Bastion was looking to develop this site in conjunction with the neighboring sites Bastion owns. They and the Murphy family (Gordon's site owners) discussed potential joint ventures including the Murphy properties. The discussions did not materialize in a development proposal but in land purchase including the Murphy's and their deal with the city. Bastion having heard from the Murphy's that fsr with the city was taken care in the agreement, Bastion carried on in the belief that the fsr would flow to the development same as in their prior experiences in the rezoning and permit processes with similar dedications. It was after Bastion bought out the Murphy ownership in the lands (2018) and started work on a redevelopment scheme that the flaws with the agreement came to light. This finding was and is equally troubling to the Murphys." This is when I got more involved and highly curious as to why is everyone talking about more floor area and where do they think it is coming from? The conclusion being we have a many decades old poorly constructed and faulty agreement that does not do what it was suppose to do for either party.

I would be most appreciative if you could help bring these two issues to the conclusion both parties intended; ideally in concert with the current application that is to be submitted to the city shortly. More than happy to answer any questions or concerns.

Thank you,
Rick

From: [Choi, Nicole](#)
To: s.22(1)
Subject: RE: 2120 West 10th Avenue DP-2021-00545
Date: Friday, August 6, 2021 3:40:00 PM

Thank you for reaching out and replying to the notification of the proposed Development application noted above, your thoughtful comments that you provided are helpful to us as we continue our review of the application.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). Again, we appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: s.22(1)
Sent: Wednesday, July 28, 2021 4:13 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: [EXT] 2120 West 10th Avenue DP-2021-00545

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

With regards to this notice of development, I have no objection to the proposed development. My only concern is for the large mature tree on the south-west corner of 10th and Arbutus. The city should ensure that the development does not damage or injure the tree.

s.22(1)



From: [Choi, Nicole](#)
To: s.22(1)
Subject: RE: 90 yr old elm tree at Arbutus and 10th Vancouver / 2120 W 10th
Date: Friday, August 20, 2021 1:50:00 PM

Good afternoon s.22(1)

Thank you for reaching out and replying to the notification of the proposed Development application noted above. Your comments will be share amongst the team and will be incorporated into our review. Please note, Parks Board is carefully assessing the tree and the proposal to remove the tree has not been approved and is still under review.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). Again, we appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: s.22(1)
Sent: Monday, August 9, 2021 8:43 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: [EXT] 90 yr old elm tree at Arbutus and 10th Vancouver

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hello Nicole,

It has been brought to my attention that a 90 yr old elm tree at the corner of Arbutus and 10th Avenue in Vancouver is at risk of being removed for the development of condominiums.

Trees provide a myriad of ecoservices which more than ever need to be preserved. The destruction of this tree would mean the loss of it's cooling properties, sequestration of carbon dioxide, management of storm water and the habitat of wildlife to name just a few.

Please ensure that all possible means are taken to protect this tree for all it's properties as well as it's benefits to the community.

Thank you

s.22(1)

Member of Urban Tree Alliance

From: [Cermeno_Kathy](#)
To: [PDS_PLN_Design_Review_-_DL](#); [Dugaro_Shelley](#); [Robinson_Derek](#); [Tulza_Mary](#); [Cha_David](#)
Cc: [Sem_May](#); [Clark_Courtney](#)
Subject: RE: Aug 26, 2021 - Design Review- Agenda - revised
Date: Thursday, August 26, 2021 12:49:50 PM

Hello,

Please see revised agenda below.

K

DESIGN REVIEW AGENDA						
WEBX						
THURSDAY August 26, 2021						
TIME	ADDRESS	TYPE	HERITAGE	ZONE	STAFF: PL/PC/LDS/HP/PF	COMMENTS
SCHEDULING 1-1:15pm						
1:15	3220 Cambie St(480 W 16th Ave)/ DP-2021-00378	DOP	No	CD-1	KKG/PS/AM/PF	New 7-storey mixed use building
1:35	2406 Garden Dr / DP-2021-00206	DOP	No	CD-1	OA/PS/OE/PF	New 6-storey mixed use building
1:55	1407 E 41st Av / DP-2021-00201	DOP	No	C-1	HS/CP/DS	New 2 storey Mixed-Use
2:15	2886 Commerical Drive -DP-2021-00470	DOP		C-2C1	HSG/NEC/OE/JR	mixed use - secured rental
2:35	2010 Balaclava St / DP-2021-00652	NAP	no	new CD-1	BC/CP/AEM/TiLam	New 6 storey MD (MIRHPP)
2:45	2518 W Broadway / DP-2021-00697	NAP		C-2C1	HRS/CP/SF/MVernooy	New 4 storey Mixed-Use
2:55	561 W 26th - DP-2021-00704	NAP	no	RM-8A	SP/NEC/SF/AB	new 4 3 storey MD 19 DU
3:05	1177 E 14th- PS-2021-00556	ENQ		RT-5	SS	MCD (existing non conforming)
3:15	2120 W 10th - DP-2021-00545	ENQ	no	C-8	NEC	Neighbour concerns + 1997 road widening

From: [Choi, Nicole](#)
To: [Eriksson, Oskar](#); [Olinek, Jason](#); [Greer, John](#)
Cc: [Spaans, Kevin](#); [Isaac, Katherine](#)
Subject: RE: CONFIDENTIAL - Brief - Elm removal at 2120 W 10th Ave - DP-2021-00545
Date: Friday, August 27, 2021 1:04:00 PM
Attachments: [RE New Park Board Feedback Case - 101015261580.msg](#)

Hello Oskar,

Someone from the community advised me that he will be requesting the arborist report through FOI, but I have not received an email from FOI yet.

Please note:

I would like to also add that Parks Board has already reached out to a community member (Ms. Cross who has been an active neighbour who has voiced her concerns a handful of times) regarding their decision to remove the tree. (see attached)

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Eriksson, Oskar <Oskar.Eriksson@vancouver.ca>
Sent: Friday, August 27, 2021 8:32 AM
To: Olinek, Jason <Jason.Olinek@vancouver.ca>; Greer, John <john.greer@vancouver.ca>; Choi, Nicole <Nicole.Choi@vancouver.ca>
Cc: Spaans, Kevin <Kevin.Spaans@vancouver.ca>; Isaac, Katherine <Katherine.Isaac@vancouver.ca>
Subject: RE: CONFIDENTIAL - Brief - Elm removal at 2120 W 10th Ave - DP-2021-00545

Good morning Jason and John,
Please see my further input here below:

Tree issue: In reference to the Elm to be removed (**CO2**), Park Board, Joe McLeod, reached out on Aug 23 and requested of us (PDS+DBL) to adopt the following text:

The Park Board have been monitoring the condition of the elm tree at the southwest corner of Arbutus Street and 10th Avenue (2120 West 10th Ave) for the last several years. In 2018, the Park Board commissioned an arborist report that acknowledged the likelihood of failure was 'possible' and recommended ongoing monitoring of the Ganoderma decay fungus that had infected the stem. Since then, the condition of the stem and extent of fungal decay has worsened and the likelihood of failure has increased to 'probable'. This risk factor, coupled with the 'high' likelihood of impact and 'severe' consequence of failure has resulted in a tree that is considered to be 'High' risk. This risk rating is the conclusion of two separately commissioned arborist reports, both prepared in 2021, as well as assessments conducted by professional tree risk assessors employed by the Park Board. Proposed future development activities will further increase the risk of failure. To address public safety in the short-term, Park Board staff will be removing this tree within the next 90-days.

For the other Elm (**CO1**), before we communicate to the public that it will be safely retained, perhaps we should coordinate with Park Board to make sure DoP would support PB's request for redesign of the building footprint (through PTL-condition). If DoP does not support the redesign-

condition, we need to look closer at CO1 and determine if it can be safely retained as per current proposal. If it needs to be removed, we need to coordinate with PB and communicate this with the public proactively to avoid a second contentious situation.

FOI: Nicole please correct me if I am wrong, but at this time we do not have a formal FOI-request, only notification responses requesting the release of the arborist reports? The access to information group initially advised against releasing the arborist report (before Park Boards decision to remove tree CO2). With a PB decision made, this comes in a new light. And perhaps we can revisit a pre-emptive release of the two latest arborist reports if the above is not sufficient in communicating the CO2-situation to the public. If it's better we take the lead and summarize the two arborist reports in more clear (layman's) terms for public release, I have offered to assist Nicole in that process.

Site area and FSR: I will leave that to Kevin and Nicole to handle.

Grateful for your thoughts on the best way forward.

All the best/

Oskar Eriksson | Landscape Development Planner | MLA
Planning, Urban Design and Sustainability | City of Vancouver
510 W Broadway, Vancouver BC V5Z 4A8
t. 604.829.9270
oskar.eriksson@vancouver.ca

The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh peoples

From: Olinek, Jason <Jason.Olinek@vancouver.ca>
Sent: Thursday, August 26, 2021 4:13 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>; Greer, John <john.greer@vancouver.ca>
Cc: Eriksson, Oskar <Oskar.Eriksson@vancouver.ca>; Spaans, Kevin <Kevin.Spaans@vancouver.ca>
Subject: FW: CONFIDENTIAL - Brief - Elm removal at 2120 W 10th Ave - DP-2021-00545

Reviewed again at Design review today. Seems we have issues with tree, FOI, site area, FSR and maybe other things... I think we need to circle back and develop a message from Templar/Corrie.

From: Eriksson, Oskar <Oskar.Eriksson@vancouver.ca>
Sent: Wednesday, August 25, 2021 2:52 PM
To: O'Donnell, Theresa <Theresa.O'Donnell@vancouver.ca>
Cc: Olinek, Jason <Jason.Olinek@vancouver.ca>; Isaac, Katherine <Katherine.Isaac@vancouver.ca>; Spaans, Kevin <Kevin.Spaans@vancouver.ca>
Subject: CONFIDENTIAL - Brief - Elm removal at 2120 W 10th Ave - DP-2021-00545

Hello Theresa,
I hope you are doing well.

Please find attached a brief regarding a contentious situation involving two street trees (of which one is to be removed) at 2120 W 10th Ave.

If you have any questions, please let us know.

All the best/

Oskar Eriksson | Landscape Development Planner | MLA
Planning, Urban Design and Sustainability | City of Vancouver
510 W Broadway, Vancouver BC V5Z 4A8
t. 604.829.9270
oskar.eriksson@vancouver.ca

The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh peoples

From: "McLeod, Joe" <Joe.McLeod@vancouver.ca>
To: s.22(1)
CC: "Park Board GM's Office" <pbgmo@vancouver.ca>
Date: 8/23/2021 3:01:32 PM
Subject: RE: New Park Board Feedback Case - 101015261580

Good Afternoon s.22(1)

Thanks for your interest in this specific tree, it is indeed a beautiful elm that has served the City of Vancouver and its residents for many decades.

The Park Board have been monitoring the condition of the elm tree at the southwest corner of Arbutus Street and 10th Avenue (2120 West 10th Ave) for the last several years. In 2018, the Park Board commissioned an arborist report that acknowledged the likelihood of failure was 'possible' and recommended ongoing monitoring of the Ganoderma decay fungus that had infected the stem. Since then, the condition of the stem and extent of fungal decay has worsened and the likelihood of failure has increased to 'probable'. This risk factor, coupled with the 'high' likelihood of impact and 'severe' consequence of failure has resulted in a tree that is considered to be 'High' risk. This risk rating is the conclusion of two separately commissioned arborist reports, both prepared in 2021, as well as assessments conducted by professional tree risk assessors employed by the Park Board. Proposed future development activities will further increase the risk of failure. To address public safety in the short-term, Park Board staff will be removing this tree within the next 90-days.

The elm tree will be replaced and maintained so that a tree of equal significance will take its place over the years ahead.

Kindly
Joe

Joe McLeod – City Arborist, Supervisor Urban Forestry
BCSLA, ISA Certified Arborist, TRAQ, FIT, LEED-AP
Vancouver Board of Parks and Recreation | 955 Evans Avenue | Vancouver, BC | V6A-2K9
tel.: (604) 257-8474 | mail.: joe.mcleod@vancouver.ca

Sent: Wednesday, August 4, 2021 7:08 PM

Subject: New Park Board Feedback Case - 101015261580

Lagan Case: [101015261580](#)

Location:
311 UNADDRESSED LOCATION, VANCOUVER, BC, VAN 311

Caller:

s.22(1)

Caller Phone:

s.22(1)

Caller Email:

s.22(1)

1. Type of request:*

General inquiry

2. Please specify the topic of your request:

Removal of Historic Elm Tree

3. If this request is related to an upcoming Park Board meeting agenda item, please select one of the following:

4. Please specify the park name, facility, site or service:

DP-2021-00545

5. Address:

West 10th and Arbutus St

7. Provide details:*

Please provide a copy of the Park Board's decision regarding the removal of this historic elm tree along with any supporting documents including the arborist reports (Park Board's and 3rd party). Thank you.

8. Would you like a response:*

Yes

12. Your name:

s.22(1)

13. Contact number:

s.22(1)

14. Email address:*

s.22(1)

99. Attachments

0

Additional Details:

From: [So, Mandy](#)
To: [Choi, Nicole](#)
Subject: RE: Early Review
Date: Monday, October 4, 2021 12:52:07 PM
Attachments: [image001.png](#)

Hi Nicole,

Yes, of course. I'll add it to the end.

Mandy So

Manager, Development Review Branch
Development, Building & Licensing
Ph: 604.871.6080
mandy.so@vancouver.ca

From: Choi, Nicole <Nicole.Choi@vancouver.ca>
Sent: Monday, October 04, 2021 10:47 AM
To: So, Mandy <mandy.so@vancouver.ca>
Subject: Early Review

Hi Mandy,

I tried adding to the ER schedule this morning, but it seems it didn't save.
Would it be possible for me to bring a couple of projects to ER today?

2120 W 10 DP-2021-00545
5679 Main Street -DP-2021-00051

Nicole Choi | Project Coordinator | Development Review Branch
Development, Buildings, & Licensing
City of Vancouver | 515 W 10th Ave
Vancouver | BC V5Z 4A8



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səilwətaʔ (Tsleil-Waututh) Nations.

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From: [Bosnjak, Joe](#)
To: [Choi, Nicole](#)
Subject: RE: Elm Tree at 2120 West 10th Ave
Date: Wednesday, August 25, 2021 10:36:57 AM

Thanks! Keep me posted....

From: Choi, Nicole <Nicole.Choi@vancouver.ca>
Sent: Monday, August 23, 2021 4:23 PM
To: Bosnjak, Joe <joe.bosnjak@vancouver.ca>
Cc: So, Mandy <mandy.so@vancouver.ca>
Subject: FW: Elm Tree at 2120 West 10th Ave

Hello Joe,

Mandy helped me with this project before leaving, and I just wanted to keep you in the loop. Many of the neighbours (150+ people) have emailed me regarding the saving the Elm tree on Arbutus and 10th, and also requested us to release the arborist report.

Due to the substantial number of comments, Parks Board hired an arborist report to re-evaluate the tree and has come to the conclusion that the tree is going to be removed. See response below.

With that in mind, the community will most likely be very upset with the decision, and this may or may not be escalated.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: McLeod, Joe <Joe.McLeod@vancouver.ca>
Sent: Monday, August 23, 2021 2:39 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>; Eriksson, Oskar <Oskar.Eriksson@vancouver.ca>
Cc: Lyford, Cabot <Cabot.Lyford@vancouver.ca>; Downie, Alex <alex.downie@vancouver.ca>; Gandha, Amit <Amit.Gandha@vancouver.ca>
Subject: Elm Tree at 2120 West 10th Ave

Good Afternoon Nicole and Oskar,

We have received an updated arborist report and the findings support the removal of the tree.

Please adopt the following text:

The Park Board have been monitoring the condition of the elm tree at the southwest corner of Arbutus Street and 10th Avenue (2120 West 10th Ave) for the last several years. In 2018, the Park Board commissioned an arborist report that acknowledged the likelihood of failure was 'possible' and recommended ongoing monitoring of the *Ganoderma* decay fungus that had infected the stem. Since then, the condition of the stem and extent of fungal decay has worsened and the likelihood of failure has increased to 'probable'. This risk factor, coupled with the 'high' likelihood of impact and 'severe' consequence of failure has resulted in a tree that is considered to be 'High' risk. This risk rating is the

conclusion of two separately commissioned arborist reports, both prepared in 2021, as well as assessments conducted by professional tree risk assessors employed by the Park Board. Proposed future development activities will further increase the risk of failure. To address public safety in the short-term, Park Board staff will be removing this tree within the next 90-days.

Kindly

Joe

Joe McLeod – City Arborist, Supervisor Urban Forestry

BCSLA, ISA Certified Arborist, TRAQ, FIT, LEED-AP

Vancouver Board of Parks and Recreation | 955 Evans Avenue | Vancouver, BC | V6A-2K9

tel.: (604) 257-8474 | mail.: joe.mcleod@vancouver.ca

From: [Black, Sailer](#)
To: [Ivan Kuptsov](#); [Choi, Nicole](#)
Cc: [Stephane Laroye](#)
Subject: RE: FW: [EXT] Re: 2120 W 10th - DP-2021-00545
Date: Tuesday, July 6, 2021 4:38:49 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hi Ivan,

Yes, I have read the design rationale on the cover page of the drawing set. It would be good to get a rationale for any variances connected to green building, that connects built features on the drawings (including where relevant size, location, dimension) with the amount of variance sought.

Generally, we have seen good support for variances that accommodate a specific physical element.

For example, is a height relaxation of 1.25 m measured from top of main roof slab to accommodate the height of the planter structure or the PV installation or both? Where are the shading overhangs on the drawings and what is the amount of setback variance proposed? Etc.

This will help the Director of Planning or Development Permit Board to understand what is proposed and why it is needed, when they make a decision on the variance sought. It can also help the public understand why a building might be taller, wider, etc.

--

Sailer · PDS · 604-873-7929

From: Ivan Kuptsov <ivan@slaarchitect.com>
Sent: Wednesday, June 23, 2021 11:52 AM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Cc: Stephane Laroye <stephane@slaarchitect.com>
Subject: Re: FW: [EXT] Re: 2120 W 10th - DP-2021-00545

Nicole,

Yes, Stephane is away on vacation this and next week.

In regards to the requests below:

- i will request a signed PHPP verification page from Kevin and forward it to you ASAP.
- in regards to relaxations and the rationale for them, you can find a list of relaxations and how they are justified in the write up on the cover sheet of the drawing set. If that is not sufficient please let me know.

Cheers,

Ivan.

On Wed, Jun 23, 2021 at 11:26 AM Choi, Nicole <Nicole.Choi@vancouver.ca> wrote:

Hi Ivan,

I understand that Stephanie is away until July 1st, and noticed have been previously cc'd in the correspondence.

To avoid any type of delay, can you please see Sailen's request below and assist him in the missing documents.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Black, Sailen <sailen.black@vancouver.ca>
Sent: Tuesday, June 22, 2021 11:06 AM
To: Stephane Laroye <stephane@slaarchitect.com>
Cc: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: RE: [EXT] Re: [2120 W 10th \[google.com\]](https://www.google.com/maps/place/2120+W+10th+Ave+Vancouver+BC) - NEW

Hi Stephane,

I took a quick look at the Passive House material submitted on June 11 and it looks good. I'm quite happy to see the applicant team taking on both PH and mass timber.

Only things that stood out as missing relative to the Zero Emission guideline was a signature from the CPHC on the verification page, and a design strategy that connects any PH or timber relaxations back to the design. Apologies if you have submitted the latter somewhere, if so, let me know where to look.

Applicants must submit:

- An updated design strategy that:
 - identifies the proposed zero emission standard,
 - specifies the related zoning relaxations being sought,
 - provides a rationale for the relaxation, and
 - identifies the design elements proposed to meet the zero emission standard on the application drawings

Empty field: Data missing; '-': No requirement

Methodology and based on the characteristic **Passive House Classic?**

Surname: Signature: _____

on: City: _____

Building €
Class
Verificati
EnerPHit
New build

Please pass on the signature request to Kevin at Integral, I don't have his e-mail.

--
Sailen · PDS · 604-873-7929

From: Stephane Laroye <stephane@slaarchitect.com>

Sent: Wednesday, June 9, 2021 1:25 PM

To: Choi, Nicole <Nicole.Choi@vancouver.ca>

Cc: Spaans, Kevin <Kevin.Spaans@vancouver.ca>; Black, Sailen <sailen.black@vancouver.ca>; Reid Kaufmann <RKaufmann@bastion.ca>; Danika Maust <dmaust@bastion.ca>; Ivan K <ivan@slaarchitect.com>

Subject: [EXT] Re: [2120 W 10th \[google.com\]](https://www.google.com/maps/place/2120+W+10th+Ave,+Vancouver+BC+V6P+1A6/@49.264,-123.104,15z) - NEW

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Good afternoon Nicole,

Please find the full DP submission here: [LINK \[dropbox.com\]](#)

We have attached the completed checklist to this email and also included a copy in the shared folder. We have calculated the fee based on a gross building area of 53,380 sq.ft. (4,960 sq.m.) and the fee should be \$53,694.16. Our client Bastion Development Corp. has prepared a cheque and will be submitting it to the cashier in Development Services' Inquiry Centre.

I look forward to working together on this exciting mass timber, Passive House, Net Zero Carbon mixed-use project in Kitsilano. If you have any questions, feel free to contact me anytime.

All the best,

Stephane

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA
Principal | Architect + Urban Planner



[\[google.com\]](#)

[\[google.com\]](#)

[\[google.com\]](#)

[215 - 35 West 5th Avenue \[google.com\]](#)

[Vancouver, BC \[google.com\]](#) [V5Y 1H4 \[google.com\]](#)

O: (604) 558-6955

M: (604) 418-8130

stephane@slaarchitect.com

<https://slaarchitect.com> [\[slaarchitect.com\]](#)

On Jun 2, 2021, at 11:40 AM, Stephane Laroye <stephane@slaarchitect.com> wrote:

Thank you Nicole - We will review the checklist and the fee schedule right away.

All the best,

Stephane

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA
Principal | Architect + Urban Planner

[\[google.com\]](#)

[\[google.com\]](#)

[\[google.com\]](#)

<SLA_Logo.png>

[215 - 35 West 5th Avenue \[google.com\]](#)

[Vancouver, BC \[google.com\]](#) [V5Y 1H4 \[google.com\]](#)

O: (604) 558-6955

M: (604) 418-8130

stephane@slaarchitect.com

<https://slaarchitect.com> [\[slaarchitect.com\]](#)

On Jun 2, 2021, at 11:27 AM, Choi, Nicole
<Nicole.Choi@vancouver.ca> wrote:

Hello Stephanie,

For the checklist, please use: <https://vancouver.ca/files/cov/mixed-use-multiple-dwellings-and-rt-zones.pdf>

For fees: <https://vancouver.ca/files/cov/vancouver-development-building-permit-fees.pdf>

This application will be utilizing 3b. for mixed use – commercial and residential

For timing: After payment is received, I would schedule a preliminary meeting with our team and senior staff to ensure all the documents and drawings are in order and once ok'd, we would proceed with notification and reviews. Typically it is a 10 weeks until a decision date.

I've attached some forms as well to help with the intake.

I hope this helps. If you wish to submit early, you may do so, but I will still review during the scheduled intake day.

NOTE: there will be no in-person meetings, submission is electronic.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

[\[google.com\]](#)

[\[google.com\]](#)

From: Stephane [\[google.com\]](#) Laroye <stephane@slaarchitect.com>

[\[google.com\]](#) **Sent:** Monday, May 31, 2021 3:08 PM

[\[google.com\]](#) **To:** Choi, Nicole <Nicole.Choi@vancouver.ca>

[\[google.com\]](#) **Subject:** [EXT] Fwd: Development Application Intake

Reminder for [2120 W 10th \[google.com\]](#)

[\[google.com\]](#)

[\[google.com\]](#)

City of Vancouver [\[google.com\]](#) security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Good afternoon Nicole,

I understand you will be the Project Coordinator for our project. We are scheduled for an Intake Meeting on 9 June and are eager to know more about the submission requirements, payment and timing.

I look forward to working with you!

All the best,

Stephane

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA
Principal | Architect + Urban Planner

[\[google.com\]](#)

[\[google.com\]](#)

[\[google.com\]](#)

[\[google.com\]](#) <image001.png>

[\[google.com\]](#)

215 - 35 West 5th Avenue [\[google.com\]](#)

Vancouver, BC [\[google.com\]](#) V5Y 1H4 [\[google.com\]](#)

O: (604) 558-6955

M: (604) 418-8130

stephane@slaarchitect.com

<https://slaarchitect.com> [\[slaarchitect.com\]](#)

Begin forwarded message:

From: Development Review Branch

<DRB@vancouver.ca>

**Subject: Development Application Intake
Reminder for [2120 W 10th \[google.com\]](#)**

Date: May 31, 2021 at 11:58:43 AM PDT

To: "stephane@slaarchitect.com"

<stephane@slaarchitect.com>

Due to evolving circumstances resulting from the COVID-19 virus there have been changes to the intake system for Development Permits. We are working hard to minimize impacts to your development proposal, and appreciate your understanding as we manage this challenging situation.

Please visit the City of Vancouver's COVID-19 Response website for updates, including information regarding the City's Development and Building Services Centre.

Please DO NOT COME to the Service Centre for your intake time. A Project Coordinator assigned to the application will be in touch with you prior to the scheduled intake appointment. They will coordinate a time for you to drop off the material required for the intake, as well as information on how to pay the

application fee. Thank You.

If you cannot make your appointment, or have further questions regarding your application please contact the Services Center at 604-873-7611 or fill out the form on <https://vancouver.ca/building-development-support> .

Note: Please do not respond to this email.

<Development Application Form.pdf><Site Disclosure Form.pdf>
<Site Profile.pdf>

--

Ivan Kuptsov Architect AIBC MArch SpArch BArch

215 - 35 West 5th Avenue
Vancouver, BC V5Y 1H4

O: (604) 558-6955

M: (778) 628-2529

ivan@slaarchitect.com

<https://slaarchitect.com> [slaarchitect.com]

From: [Cermeno_Kathy](#)
To: [PDS_PLN_Design_Review - DL](#); [Dugano_Shelley](#); [Robinson_Derek](#); [Tuliza_Mary](#); [Cha_David](#); [Black_Sallen](#)
Cc: [Sem_May](#); [Clark_Courtney](#)
Subject: RE: June 24, 2021 - Design Review- Agenda - revised
Date: Thursday, June 24, 2021 10:28:13 AM

Hello,

Please see revised agenda below:

DESIGN REVIEW AGENDA						
WEBX						
THURSDAY Jun 24, 2021						
TIME	ADDRESS	TYPE	HERITAGE	ZONE	STAFF: PL/PC/LDS/HP/PF	COMMENTS
SCHEDULING 1-1:15pm						
1:15	5055 Joyce St - DP-2021-00004	DOP		CD-1	SP(RD)/LB/AM/EM/ETT	
1:35	Oakridge - 650 W 41st Ave - DP-6 DP-2021-00512	MNAP		CD-1	CS/JS/LB/DL/TP	
1:55	8725 French Street - DP-2021-00531	NAP		CD-1	PFC/DS/PS/JRB	new SHORT DP after RZ
2:10	1496 Nanaimo St	NAP		C-2	KKG/GS/SF	Mixed use building (30 DU)
2:25	2120 W 10TH AVENUE - DP-2021-00545	NAP		C-8	KS/NEC/OE/SB	Mixed Use - (48 DU)
2:40	DP-2020-00872 - 2336 Charles St	NAP		CD-1	SC/EB/LB/GS/JLB(ETT)	Re-napping
2:55	8420 Kerr St - DP-2021-00561	NAP		CD-1	MCU/LB/LEB/PF	MFD Rental
3:10	OTC	ENQ		CD-1 (pending)	OA/EB/KXI	Secured rental and seniors support
3:20	2655 Granville st - DP-2021-00462	ENQ		C-3A	BC/GS	Mixed use, one commercial and residential suite
3:30	6579 Fraser	ENQ		C2	MA/GJ	Height/setback
3:40	8655 Granville St	ENQ		CD-1	KKG/JS	Unit mix change

From: [Tsang-Trinaistich, Templar](#)
To: [Choi, Nicole](#)
Subject: RE: New case in PDS_Mayor and Council Correspondence queue - 2120 W 10th (DP-2021-00545) tree removal
Date: Friday, August 20, 2021 8:49:33 AM

Thanks Nicole
Makes sense
Much appreciated

Thank you,

Templar Tsang-Trinaistich, BES, MCIP, RPP, PMP
Issues Manager

Planning, Urban Design and Sustainability | City of Vancouver

515 West 10th Avenue, Vancouver BC V5Z 4A8

T: 604.829.9474 | templar.tsang-trinaistich@vancouver.ca

From: Choi, Nicole <Nicole.Choi@vancouver.ca>
Sent: Tuesday, August 17, 2021 4:23 PM
To: Tsang-Trinaistich, Templar <Templar.Tsang-Trinaistich@vancouver.ca>; So, Mandy <mandy.so@vancouver.ca>
Cc: Eriksson, Oskar <Oskar.Eriksson@vancouver.ca>
Subject: RE: New case in PDS_Mayor and Council Correspondence queue - 2120 W 10th (DP-2021-00545) tree removal

Hello Templar,

Just for your records, Mandy, myself and FOI met regarding releasing the arborist report and it was determined that we would not be releasing the arborist report. It was decided that it would be better if someone from the city provide a summary of the report instead.

Additionally, after speaking to Parks Board they have since decided to re-tract their previously submitted conditions and seek a third party arborist to perform a review of the tree. After the report is received, they may or may not revise the conditions, so I will be removing the advice from Parks as mentioned in your draft email to s.22(1)

I will get back to the s.22(1) and bcc you.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Tsang-Trinaistich, Templar <Templar.Tsang-Trinaistich@vancouver.ca>
Sent: Wednesday, August 11, 2021 4:30 PM
To: So, Mandy <mandy.so@vancouver.ca>; Choi, Nicole <Nicole.Choi@vancouver.ca>

Subject: RE: New case in PDS_Mayor and Council Correspondence queue - 2120 W 10th (DP-2021-00545) tree removal

Hi Mandy

No worries. s.22(1), so if I can't get the below response out, perhaps you / Nicole can issue on my behalf (and BCC me). Let me know what FOI says. My view, if it's approved, and part of our public records, we should be able to release it (perhaps with the name/number/contact info of the Arborist redacted). Talk soon.

Thank you,

Templar Tsang-Trinaistich, BES, MCIP, RPP, PMP

Issues Manager

Planning, Urban Design and Sustainability | City of Vancouver

515 West 10th Avenue, Vancouver BC V5Z 4A8

T: 604.829.9474 | templar.tsang-trinaistich@vancouver.ca

From: So, Mandy <mandy.so@vancouver.ca>

Sent: Wednesday, August 11, 2021 4:26 PM

To: Tsang-Trinaistich, Templar <Templar.Tsang-Trinaistich@vancouver.ca>; Choi, Nicole <Nicole.Choi@vancouver.ca>

Subject: RE: New case in PDS_Mayor and Council Correspondence queue - 2120 W 10th (DP-2021-00545) tree removal

Hi Templar,

FYI – I have a meeting scheduled with FOI and the staff team to discuss whether or not we can release this report. I would extend the invitation to you as well, s.22(1)

Mandy So

Manager, Development Review Branch

Development, Building & Licensing

Ph: 604.871.6080

mandy.so@vancouver.ca

From: Tsang-Trinaistich, Templar <Templar.Tsang-Trinaistich@vancouver.ca>

Sent: Wednesday, August 11, 2021 4:17 PM

To: Choi, Nicole <Nicole.Choi@vancouver.ca>

Cc: So, Mandy <mandy.so@vancouver.ca>

Subject: RE: New case in PDS_Mayor and Council Correspondence queue - 2120 W 10th (DP-2021-00545) tree removal

Hi Nicole

Thanks for the update. I didn't know the issue was so prolific and extensive in the community. My contact on this was from a 311 / council correspondence case file below (enclosed for convenience).
Corrie had assigned it over to me due to the nature of the issue (tree removal).

We should definitely align the responses / comms.

I'm ready to send the response below, without the reference to target decision date.

Thank you,

Templar Tsang-Trinaistich, BES, MCIP, RPP, PMP
Issues Manager

Planning, Urban Design and Sustainability | City of Vancouver
515 West 10th Avenue, Vancouver BC V5Z 4A8
T: 604.829.9474 | templar.tsang-trinaistich@vancouver.ca

From: Choi, Nicole <Nicole.Choi@vancouver.ca>
Sent: Wednesday, August 11, 2021 3:43 PM
To: Tsang-Trinaistich, Templar <Templar.Tsang-Trinaistich@vancouver.ca>
Cc: So, Mandy <mandy.so@vancouver.ca>
Subject: RE: New case in PDS_Mayor and Council Correspondence queue - 2120 W 10th (DP-2021-00545) tree removal

Hi Templar,

Can you just clarify for me if any complaints have made its way to council?
Or is this a 3-1-1 inquiry ?

Also, I just wanted to inform you that I've received a recent influx of emails regarding this application because of the Elm tree. (almost 150+ emails) and I wanted to make sure you were aware incase any additional feedback was received from the community.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Tsang-Trinaistich, Templar <Templar.Tsang-Trinaistich@vancouver.ca>
Sent: Wednesday, August 11, 2021 9:09 AM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: RE: New case in PDS_Mayor and Council Correspondence queue - 2120 W 10th (DP-2021-00545) tree removal

OK thanks.

Thank you,

Templar Tsang-Trinaistich, BES, MCIP, RPP, PMP

Issues Manager

Planning, Urban Design and Sustainability | City of Vancouver

515 West 10th Avenue, Vancouver BC V5Z 4A8

T: 604.829.9474 | templar.tsang-trinaistich@vancouver.ca

From: Choi, Nicole <Nicole.Choi@vancouver.ca>

Sent: Wednesday, August 11, 2021 9:08 AM

To: Tsang-Trinaistich, Templar <Templar.Tsang-Trinaistich@vancouver.ca>

Cc: Spaans, Kevin <Kevin.Spaans@vancouver.ca>; Eriksson, Oskar <Oskar.Eriksson@vancouver.ca>

Subject: RE: New case in PDS_Mayor and Council Correspondence queue - 2120 W 10th (DP-2021-00545) tree removal

Hi Templar,

I don't have the estimated time frame for this project because there is an on-going discussion regarding the site area.

It may be best to leave a date out.

Nicole Choi | Project Coordinator

Development Review Branch

Development, Buildings, & Licensing

From: Tsang-Trinaistich, Templar <Templar.Tsang-Trinaistich@vancouver.ca>

Sent: Tuesday, August 10, 2021 10:10 AM

To: Eriksson, Oskar <Oskar.Eriksson@vancouver.ca>; Spaans, Kevin <Kevin.Spaans@vancouver.ca>

Cc: Choi, Nicole <Nicole.Choi@vancouver.ca>

Subject: RE: New case in PDS_Mayor and Council Correspondence queue - 2120 W 10th (DP-2021-00545) tree removal

Thanks Oskar

To close, I plan on responding as follows, but welcome your feedback

s.13(1)

s.13(1)



Thank you,

Templar Tsang-Trinaistich, BES, MCIP, RPP, PMP
Issues Manager
Planning, Urban Design and Sustainability | City of Vancouver
515 West 10th Avenue, Vancouver BC V5Z 4A8
T: 604.829.9474 | templar.tsang-trinaistich@vancouver.ca

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

From: Eriksson, Oskar <Oskar.Eriksson@vancouver.ca>

Sent: Monday, August 9, 2021 8:58 AM

To: Tsang-Trinaistich, Templar <Templar.Tsang-Trinaistich@vancouver.ca>; Spaans, Kevin <Kevin.Spaans@vancouver.ca>

Cc: Choi, Nicole <Nicole.Choi@vancouver.ca>

Subject: RE: New case in PDS_Mayor and Council Correspondence queue - 2120 W 10th (DP-2021-00545) tree removal

Hi Templar and Kevin,
Templar, your summary correctly reflects the situation.

To provide further background:

- There are no private trees related to this project. My role is limited to coordination with Park Board staff.
- I recognized the impacts to these 2 large trees at the time of my first screening at NAP and the conflicting documentation. I therefore sent it off to Park Board for their input.
- Park Board staff, Reg Eddy, came back with the below draft DOP conditions:

1. design development to the building envelope, including the parkade, to allow for adequate root- and canopy retention to ensure safe tree retention of tree CO1. Coordination with project arborist and Park Board staff is required.

Note to Applicant: For further details, please follow up with Park Board staff via pbdevelopment.trees@vancouver.ca.

2. confirmation by notation in to-scale plans of shotcrete installation to be limited to private property, as opposed to city property.

Note to applicant: Any shotcrete that would accidentally be installed on city property is required to be removed. This would undermine the tree and undo any retention efforts.

- As I understand it, Park Board is supporting removal of tree CO2, concurring with the arborist's assessment that this tree is of 'High Risk' of failure. For tree CO1 Park Board wants to see adjustments to the development to allow for retention of tree CO1, which would not be successfully retained based on the current proposal (in spite of the tree being indicated as 'Retained' in part of the documentation).

-Regarding releasing Arborist reports - currently we do not release Arborist reports to the public due to privacy concerns. If they insist on FOI'ing it, it is their prerogative. Instead of releasing arborist reports we typically use excerpts from the report and forward that to inquirers. In this case the arborist assessment for tree CO2 is solid and clear in terms of the tree being of 'High risk of failure'. Personally, I am of the opinion that Arborist's need to be able to answer to their assessments, instead of staff answering on the Arborist's behalf. Everyone agrees we need to improve the industry reliance re: tree retention. Letting arborist's answer to their own assessments would be one way of

reducing staffs involvement in cases like these.

I hope this helps. Let me know if I can assist further.

All the best/

Oskar Eriksson | Landscape Development Planner | MLA Planning, Urban Design and Sustainability |
City of Vancouver
510 W Broadway, Vancouver BC V5Z 4A8
t. 604.829.9270
oskar.eriksson@vancouver.ca

The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh peoples
Out-of-office notice: I will be away from the office from July 31 to Aug 8

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

From: Tsang-Trinaistich, Templar <Templar.Tsang-Trinaistich@vancouver.ca>
Sent: Monday, August 9, 2021 8:17 AM
To: Spaans, Kevin <Kevin.Spaans@vancouver.ca>; Eriksson, Oskar <Oskar.Eriksson@vancouver.ca>
Cc: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: FW: New case in PDS_Mayor and Council Correspondence queue - 2120 W 10th (DP-2021-00545) tree removal

Hi Kevin and Oskar

Re: 2120 W 10th (DP-2021-00545) tree removal

I received the enclosed correspondence on the above noted property/application. Can you provide some background and advice on the tree proposed to be removed? I read through the arborist report on POSSE, and the design + landscape plans. The arborist report recommends that the Park Board review for the removal of this one tree (Tree #2). The landscape plans show it as being removed, but the architectural drawings are still showing the tree to be retained? What is our protocol on releasing the arborist report during the DP process?... (it can be FOI). Looks like the tree in question is in the boulevard (Parks Board jurisdiction?... has Parks weighed in yet?). I can refer to Parks Board staff, but wanted some input on our end first.

Thank you,

Templar Tsang-Trinaistich, BES, MCIP, RPP, PMP Issues Manager Planning, Urban Design and

Sustainability | City of Vancouver
515 West 10th Avenue, Vancouver BC V5Z 4A8
T: 604.829.9474 | templar.tsang-trinaistich@vancouver.ca

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

From: 311.COV@vancouver.ca <311.COV@vancouver.ca>
Sent: Friday, August 6, 2021 11:42 AM
To: Tsang-Trinaistich, Templar <Templar.Tsang-Trinaistich@vancouver.ca>
Subject: New case in PDS_Mayor and Council Correspondence queue

A new case 101015264450 has been assigned to the PDS_Mayor and Council Correspondence queue for review.

Click on link to view case details:

<http://311ECM:8080/lagan/uwa/case/view.html?caseref=101015264450>

311 Contact Centre

From: [Choi, Nicole](#)
To: [s.22\(1\)](#)
Subject: 2120 W 10th - DP-2021-00545
Date: Friday, August 20, 2021 11:09:46 AM
Attachments: [image001.png](#)

Good morning [s.22\(1\)](#),

Thank you for reaching out and replying to the notification of the proposed Development application noted above regarding the Elm tree.

I have consulted with our Freedom of Information team and senior staff and it was determined that any third party reports such as an Arborist Report included in a Development Permit Application can contain confidential, proprietary third party business information. Public release of this information could cause harm to their business. The City of Vancouver recognizes this possibility of harm and does not provide copies of these types of reports outside of the FOI process. Under the Freedom of Information and Protection of Privacy Act a third party business has to be consulted regarding the release of their business information and they can ask to have information that is business confidential and proprietary withheld/severed from a report.

With that said, Parks Board is currently reviewing the proposal and I've asked them to provide a summary of the arborist report along with their comments and/or rationale that can help the community better understand the proposal. I will forward you this information as soon as it becomes available. Please note, this project is still under review and the proposal has not been approved. The complete arborist report can still be requested, but an application must be made through the FOI process.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). Again, we appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Nicole Choi | Project Coordinator | Development Review Branch

Development, Buildings, & Licensing

City of Vancouver | 515 W 10th Ave

Vancouver | BC V5Z 4A8



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətat (Tsleil-Waututh) Nations.

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From: [Choi, Nicole](#)
To: s.22(1)
Subject: RE: Preserving trees // 2120 W 10th
Date: Friday, August 20, 2021 1:36:00 PM

Good morning Anne,

Thank you for reaching out and replying to the notification of the proposed Development application noted above, your comments and the information that you provided are helpful to us as we continue our review of the application.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). Again, we appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

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

From: s.22(1)
Sent: Monday, August 9, 2021 7:03 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: [EXT] Preserving trees

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Nicole,
I think the old elm tree at the corner of Arbutus and W 10th ave in Vancouver should not be cut down. We need more large trees for bird habitat and shade since the earth is getting hotter.

Kind regards
s.22(1)

Sent from my iPhone

From: [PB Development Trees](#)
To: [Choi, Nicole](#); [PB Development Trees](#)
Cc: [McLeod, Joe](#); [Eddy, Reg](#); [Kettmann, Harry](#)
Subject: RE: Tree at Arbutus and 10th / 2120 W 10th
Date: Tuesday, August 24, 2021 8:43:12 AM

Hi Nicole,

I don't know if anyone has gotten back to you, so I'll briefly respond.

Tree removal decisions almost always revolve around public safety. This can be due to the condition of the tree itself, or the anticipated condition after impacts due to construction. In the case of very valuable trees – desirable trees in very good to excellent condition – we will fight to achieve alterations to development plans that minimize construction impacts enough to keep the tree healthy. In this case, where the tree is of questionable health, the best path is less apparent. Given our fiduciary responsibility to minimize risk, we are choosing the safer option of removal. We simply don't know the condition of the roots under the ground, but significant and obvious decay in the stem is likely to extend underground where it is almost impossible to measure without damaging the tree further.

Your question about a web site to provide messaging around these issues is one that we hope to address soon, but we don't have one at the moment.

Thanks for all your work on this file – I know it isn't usually easy to take a balanced approach that accounts for all the various factors and voices. Please let me know if I can provide anything else.

Regards,

Cabot Lyford

Arboriculture Technician

Vancouver Park Board

604 257 8587

Cabot.lyford@vancouver.ca

From: Choi, Nicole <Nicole.Choi@vancouver.ca>
Sent: Friday, August 20, 2021 2:53 PM
To: PB Development Trees <PBDevelopment.Trees@vancouver.ca>
Subject: FW: Tree at Arbutus and 10th / 2120 W 10th

Hello Parks Board team,

I've received the comments from a concerned neighbour regrading the elm tree and I was hoping you can help me understand (in general) why parks board would ever decide to remove a tree (eg. Safety, etc) and if Parks Board has any reference on the city website that show what the groups intent is for trees.

Please disregard the request for public explanation, I will just reply to her with an email.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: s.22(1)
Sent: Monday, August 9, 2021 12:24 AM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: [EXT] Tree at Arbutus and 10th

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Dear Ms. Choi. I understand that you are the person to whom to write about a magnificent tree at 10th and Arbutus. The City has apparently authorized the cutting of the tree to assist developers in raising more condos.

I am shocked and dismayed by this news. It's utterly bewildering why the city would authorize the destruction of a tree which provides much needed shade and greenery to our neighbourhood. In recent years, the city has seemed hell-bent on eliminating large trees, and then planting twiglets in small openings in sidewalks. This policy seems to be accelerating, as the city favours policies that promote large glass towers, which necessitate pave large swaths of land, use vast quantities of energy to maintain safe air, and reflect the sun's rays back onto the sidewalks 6, 10 or 20 stories below. Residents of the province and the city have experienced devastating heat this summer. Those who were most afflicted were those who did not have shade. The city's actions in allowing the cutting of trees are as bewildering as those of the provincial government, who attracted international censure this year when it promoted the cutting of old growth forests, against the recommendations of its own foresters.

Would you kindly ask city councillors and planners to publically explain on radio, on television and in the press:

1. why they would support the destruction of large and healthy trees for the sake of condo developments;
2. what vision the city has for maintaining the city's trees.

I look forward to your response.

Thank you.

s.22(1)



From: [Choi, Nicole](#)
To: ["Open Computer"](#)
Subject: RE: [EXT] 10th and Arbutus TREE / 2120 W 10th
Date: Friday, August 20, 2021 1:19:00 PM

Good afternoon s.22(1)
)

Thank you for reaching out and replying to the notification of the proposed Development application noted above. Your comments will be share amongst the team and will be incorporated into our review.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). Again, we appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

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

From: Open Computer s.22(1)
Sent: Monday, August 9, 2021 9:09 AM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: [EXT] 10th and Arbutus TREE

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Dear Nicole,

I have been informed that you are the person I should direct my plea that the huge elm on Alma and 10th Ave in Kitsilano be saved . I understand that a condo is to be built on the site and the developer wants to cut down the tree. I beg that it be saved and the tree be properly protected and kept watered during construction. We need as many trees as possible as habitat for birds, the cooling effects trees have and the softening of urban landscapes.

Thank you,

s.22(1)

Vancouver
V6k1n1

s.22(1)

From: [Choi, Nicole](#)
To: ["Ivan Kuptsov"](#)
Cc: [Stephane Laroye](#)
Subject: RE: [EXT] 2120 W 10th - DP-2021-00545 FSR and key dates
Date: Friday, August 13, 2021 1:48:00 PM
Attachments: [image001.png](#)
[RE EXT Re 2120 W 10th - DP-2021-00545.msg](#)

Good morning Ivan,

The total FSR and net floor area was taken from your summary table

<u>Level</u>	<u>Gross</u>	<u>Residential</u> (Leasable Area)	<u>Res. Circu</u>
Level TH1	2,045.73	2,045.00	
Level 1	7,251.35	2,173.36	
Level TH2	928.65	950.39	
Level 2	11,142.06	9,377.08	
Level 3	11,256.27	9,404.20	
Level 4	10,332.45	8,464.31	
Level 5	10,423.24	8,036.90	
Sub Total	53,379.74	40,451.24	
Summary			
Total Gross Area:	53,379.74		
Total Excluded Area:	6,789.11	+3173.27 balcony, +534.0 (10112.1)	
Total Net Area:	42,883.36		
Total FSR:	2.33		

No UPD is required for this project, but we are still waiting for confirmation from Batison regarding the site area.

Once we have a better idea of the discussion and confirmation of what site area is allowed, we can confirm the decision date.

Please see attached email of last follow up with no response.

Thanks.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Ivan Kuptsov <ivan@slaarchitect.com>
Sent: Thursday, August 12, 2021 9:31 AM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Cc: Stephane Laroye <stephane@slaarchitect.com>
Subject: [EXT] 2120 W 10th - DP-2021-00545 FSR and key dates

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Nicole,

We have just noticed that there seems to be small discrepancy in the FSR/Area number that is shown on our drawings and the FSR/Area number provided to us for site sign preparation. The DP set number we have is FSR 2.36 / Area 43,438.87 square feet VS the information document that was provided with the site sign template FSR 2.33 /Area 42,883.36 square feet. The discrepancy is approximately 556 square feet. Can you please clarify where this discrepancy is coming from?

Additionally, we are wondering if you have any updates on the key dates for the review of this project? Specifically we wonder when will the UDP presentation take place?

Cheers,

Ivan Kuptsov Architect AIBC CPHD MArch SpArch BArch



215 - 35 West 5th Avenue

Vancouver, BC V5Y 1H4

O: (604) 558-6955

M: (778) 628-2529

ivan@slaarchitect.com

<https://slaarchitect.com> [slaarchitect.com]

From: [Choi, Nicole](#)
To: [Reid Kaufmann](#); [Stephane Laroye](#)
Cc: [Ivan Kuptsov](#); [Danika Maust](#)
Subject: RE: [EXT] Re: 2120 W 10th - DP-2021-00545
Date: Thursday, July 29, 2021 10:11:00 AM
Attachments: [image001.jpg](#)
[image002.png](#)

Hello Reid,

I just wanted to follow up with the email below.

Has your legal team and Paul Mochrie , City Manager, and to Grant Murray of Law come to an resolution to the site area?

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Reid Kaufmann <RKaufmann@bastion.ca>
Sent: Monday, July 5, 2021 11:57 AM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>; Stephane Laroye <stephane@slaarchitect.com>
Cc: Ivan Kuptsov <ivan@slaarchitect.com>; Danika Maust <dmaust@bastion.ca>
Subject: [EXT] RE: [EXT] Re: 2120 W 10th - DP-2021-00545

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Nicole,

Next week our legal team is providing information to Paul Mochrie , City Manager, and to Grant Murray of Law, that clearly shows the floor area reconciliation on the road acquisition of 1998 was flawed as was the acquisition itself. This is pretty straight forward as is the fix and should therefore be concluded quickly. In the interim we would request the processing of this application continue as presented as the additional area is very minor and does not have a material impact on the general form, massing, and siting of the urban design, and as a result would amount to a negligible change to the development if this area is removed should the process of reconciliation take longer.

Sincerely,

Reid Kaufmann
Vice President



Bastion Development Corporation
500-1681 Chestnut Street, Vancouver BC, V6J 4M6
rkaufmann@bastion.ca

P: 604-731-3500 ext. 235

C: 778-888-7798

F: 604-731-3366

This email is not a Purchaser Order/Work Order and does not give you authorization to proceed unless you have a previously properly executed Contract and/or Purchase Order or unless a Purchaser Order is attached. Confirmation of an order verbally or via email does not replace a Contract/Purchase Order. Please ensure you receive a signed Contract/Purchase Order before proceeding with any service or order. Invoices submitted to our office without a Contract/Purchase Order will not be processed

From: Choi, Nicole <Nicole.Choi@vancouver.ca>

Sent: July 5, 2021 9:54 AM

To: Stephane Laroye <stephane@slaarchitect.com>

Cc: Ivan Kuptsov <ivan@slaarchitect.com>; Reid Kaufmann <RKaufmann@bastion.ca>; Danika Maust <dmaust@bastion.ca>

Subject: RE: [EXT] Re: 2120 W 10th - DP-2021-00545

Hello Stephane, Reid,

I just wanted to follow up with the status of the conversation between the City's Legal Council and Bastion.

If you can send it to me before noon, that would be greatly appreciated so I can further discuss with my team members.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Stephane Laroye <stephane@slaarchitect.com>

Sent: Friday, July 2, 2021 3:22 PM

To: Choi, Nicole <Nicole.Choi@vancouver.ca>

Cc: Ivan Kuptsov <ivan@slaarchitect.com>; Reid Kaufmann <RKaufmann@bastion.ca>; Danika Maust <dmaust@bastion.ca>

Subject: [EXT] Re: 2120 W 10th - DP-2021-00545

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Good afternoon Nicole,

Reid Kaufmann from Bastion may be able to update you on the status of the conversation between the City's Legal Council and Bastion's. Our understanding is that the issue is in progress.

All the best,

Stephane

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECIA
Principal | Architect + Urban Planner



215 - 35 West 5th Avenue
Vancouver, BC V5Y 1H4
O: (604) 558-6955
M: (604) 418-8130
stephane@slaarchitect.com

<https://slaarchitect.com> [slaarchitect.com]

On Jul 2, 2021, at 2:32 PM, Choi, Nicole <Nicole.Choi@vancouver.ca> wrote:

Hello Ivan,

I brought this project to review with senior staff, and I noticed that the site area that is being used includes a 1998 dedication.

I was provided with some information that the site area should not include the 1998 dedication, which will affect your floor area calculations.

I have another meeting with senior staff and planner, on Monday to discuss in more detail. Do you have any emails or confirmation from the city that allows/supports using the additional site area?

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Ivan Kuptsov <ivan@slaarchitect.com>
Sent: Wednesday, June 30, 2021 11:34 AM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Cc: Stephane Laroye <stephane@slaarchitect.com>
Subject: [EXT] Re: FW: [EXT] Re: 2120 W 10th - DP-2021-00545

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Nicole,

Just wanted to check in regarding this project. Are there any other documents that you require from us at this time?

Cheers,
Ivan.

On Wed, Jun 23, 2021 at 12:23 PM Ivan Kuptsov <ivan@slaarchitect.com> wrote:

Nicole,

See attached the requested Passive House documents (PHPP verification pages for residential and commercial components of the building).

Let me know if you require anything else.

Cheers,
Ivan.

On Wed, Jun 23, 2021 at 11:52 AM Ivan Kuptsov <ivan@slaarchitect.com> wrote:

Nicole,

Yes, Stephane is away on vacation this and next week.

In regards to the requests below:

- i will request a signed PHPP verification page from Kevin and forward it to you ASAP.

- in regards to relaxations and the rationale for them, you can find a list of relaxations and how they are justified in the write up on the cover sheet of the drawing set. If that is not sufficient please let me know.

Cheers,
Ivan.

On Wed, Jun 23, 2021 at 11:26 AM Choi, Nicole
<Nicole.Choi@vancouver.ca> wrote:

Hi Ivan,

I understand that Stephanie is away until July 1st, and noticed have been previously cc'd in the correspondence.

To avoid any type of delay, can you please see Sailen's request below and assist him in the missing documents.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Black, Sailen <sailen.black@vancouver.ca>

Sent: Tuesday, June 22, 2021 11:06 AM

To: Stephane Laroye <stephane@slaarchitect.com>

Cc: Choi, Nicole <Nicole.Choi@vancouver.ca>

Subject: RE: [EXT] Re: [2120 W 10th \[google.com\]](#) - NEW

Hi Stephane,

I took a quick look at the Passive House material submitted on June 11 and it looks good. I'm quite happy to see the applicant team taking on both PH and mass timber.

Only things that stood out as missing relative to the Zero Emission guideline was a signature from the CPHC on the verification page, and a design strategy that connects any PH or timber relaxations back to the design. Apologies if you have submitted the latter somewhere, if so, let me know where to look.

<image001.png>

<image002.png>

Please pass on the signature request to Kevin at Integral, I don't have his e-mail.

--

Sailen · PDS · 604-873-7929

From: Stephane Laroye <stephane@slaarchitect.com>

Sent: Wednesday, June 9, 2021 1:25 PM

To: Choi, Nicole <Nicole.Choi@vancouver.ca>

Cc: Spaans, Kevin <Kevin.Spaans@vancouver.ca>; Black, Sailen <sailen.black@vancouver.ca>; Reid Kaufmann <RKaufmann@bastion.ca>; Danika Maust <dmaust@bastion.ca>; Ivan K <ivan@slaarchitect.com>

Subject: [EXT] Re: [2120 W 10th \[google.com\]](#) - NEW

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Good afternoon Nicole,

Please find the full DP submission here: [LINK \[dropbox.com\]](#)

We have attached the completed checklist to this email and also included a copy in the shared folder. We have calculated the fee based on a gross building area of 53,380 sq.ft. (4,960 sq.m.) and the fee should be \$53,694.16. Our client Bastion Development Corp. has prepared a cheque and will be submitting it to the cashier in Development Services' Inquiry Centre.

I look forward to working together on this exciting mass timber, Passive House, Net Zero Carbon mixed-use project in Kitsilano. If you have any questions, feel free to contact me anytime.

All the best,

Stephane

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA
Principal | Architect + Urban Planner

<image003.png>

[\[google.com\]](#)

[\[google.com\]](#)

[\[google.com\]](#)

[215 - 35 West 5th Avenue \[google.com\]](#)

[Vancouver, BC \[google.com\]](#) [V5Y 1H4 \[google.com\]](#)

O: (604) 558-6955

M: (604) 418-8130

stephane@slaarchitect.com

<https://slaarchitect.com> [\[slaarchitect.com\]](#)

On Jun 2, 2021, at 11:40 AM, Stephane Laroye
<stephane@slaarchitect.com> wrote:

Thank you Nicole - We will review the checklist and the fee schedule right away.

All the best,

Stephane

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA
Principal | Architect + Urban Planner

[\[google.com\]](#)

[\[google.com\]](#)

[\[google.com\]](#)

<SLA_Logo.png>

[215 - 35 West 5th Avenue \[google.com\]](#)

[Vancouver, BC \[google.com\]](#) [V5Y 1H4 \[google.com\]](#)

O: (604) 558-6955

M: (604) 418-8130
stephane@slaarchitect.com

<https://slaarchitect.com> [slaarchitect.com]

On Jun 2, 2021, at 11:27 AM, Choi, Nicole
<Nicole.Choi@vancouver.ca> wrote:

Hello Stephanie,

For the checklist, please
use: <https://vancouver.ca/files/cov/mixed-use-multiple-dwellings-and-rt-zones.pdf>

For fees: <https://vancouver.ca/files/cov/vancouver-development-building-permit-fees.pdf>

This application will be utilizing 3b. for mixed use – commercial and residential

For timing: After payment is received, I would schedule a preliminary meeting with our team and senior staff to ensure all the documents and drawings are in order and once ok'd, we would proceed with notification and reviews. Typically it is a 10 weeks until a decision date.

I've attached some forms as well to help with the intake.

I hope this helps. If you wish to submit early, you may do so, but I will still review during the scheduled intake day.

NOTE: there will be no in-person meetings, submission is electronic.

**Nicole Choi | Project Coordinator
Development Review Branch**

Development, Buildings, & Licensing

[\[google.com\]](#)

[\[google.com\]](#)

From: Stephane [\[google.com\]](#) Laroye

<stephane@slaarchitect.com>

[\[google.com\]](#) **Sent:** Monday, May 31, 2021 3:08 PM

[\[google.com\]](#) **To:** Choi, Nicole

<Nicole.Choi@vancouver.ca>

[\[google.com\]](#) **Subject:** [EXT] Fwd: Development
Application Intake Reminder for [2120 W 10th](#)

[\[google.com\]](#)

[\[google.com\]](#)

[\[google.com\]](#)

City of Vancouver [google.com] security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Good afternoon Nicole,

I understand you will be the Project Coordinator for our project. We are scheduled for an Intake Meeting on 9 June and are eager to know more about the submission requirements, payment and timing.

I look forward to working with you!

All the best,

Stephane

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA
Principal | Architect + Urban Planner

[\[google.com\]](#)

[\[google.com\]](#)

[\[google.com\]](#)

[\[google.com\]](#)<image001.png>

[\[google.com\]](#)

[215 - 35 West 5th Avenue \[google.com\]](#)

[Vancouver, BC \[google.com\]](#) [V5Y 1H4 \[google.com\]](#)

O: (604) 558-6955

M: (604) 418-8130

stephane@slaarchitect.com

<https://slaarchitect.com> [\[slaarchitect.com\]](#)

Begin forwarded message:

From: Development Review
Branch <DRB@vancouver.ca>

**Subject: Development
Application Intake Reminder
for [2120 W 10th \[google.com\]](#)**

Date: May 31, 2021 at 11:58:43
AM PDT

To: "stephane@slaarchitect.com"
<stephane@slaarchitect.com>

*Due to evolving circumstances resulting
from the COVID-19 virus there have*

been changes to the intake system for Development Permits. We are working hard to minimize impacts to your development proposal, and appreciate your understanding as we manage this challenging situation.

Please visit the City of Vancouver's COVID-19 Response website for updates, including information regarding the City's Development and Building Services Centre.

Please DO NOT COME to the Service Centre for your intake time. A Project Coordinator assigned to the application will be in touch with you prior to the scheduled intake appointment. They will coordinate a time for you to drop off the material required for the intake, as well as information on how to pay the application fee. Thank You.

If you cannot make your appointment, or have further questions regarding your application please contact the Services Center at 604-873-7611 or fill out the form on <https://vancouver.ca/building-development-support> .

Note: Please do not respond to this email.

<Development Application Form.pdf><Site Disclosure Form.pdf><Site Profile.pdf>

--

Ivan Kuptsov Architect AIBC MArch SpArch BArch

<~WRD373.jpg>

215 - 35 West 5th Avenue
Vancouver, BC V5Y 1H4
O: (604) 558-6955
M: (778) 628-2529
ivan@slaarchitect.com

<https://slaarchitect.com> [slaarchitect.com]

--

Ivan Kuptsov Architect AIBC MArch SpArch BArch

<~WRD373.jpg>

215 - 35 West 5th Avenue
Vancouver, BC V5Y 1H4
O: (604) 558-6955
M: (778) 628-2529
ivan@slaarchitect.com

<https://slaarchitect.com> [slaarchitect.com]

From: [Choi, Nicole](#)
To: s.22(1)
Subject: RE: [EXT] 2120 West 10th Ave DP-2021-00545
Date: Friday, August 6, 2021 3:32:00 PM

Good afternoon,

Thank you for reaching out and replying to the notification of the proposed Development application noted above, your thoughtful comment that you provided below will be shared with the team and is helpful to us as we continue our review of the application.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). Again, we appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

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

From: s.22(1)
Sent: Thursday, August 5, 2021 10:47 AM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: [EXT] 2120 West 10th Ave DP-2021-00545

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

I have no problem with the project, but please don't let the Developer take down those 100-year old trees on 10th Ave. They are far too precious and beautiful too.

Thanks

s.22(1)

V6J 0H1

s.22(1)

Sent from my iPhone

From: [Choi, Nicole](#)
To: s.22(1)
Subject: RE: [EXT] 90 year old tree. / 2120 W 10th
Date: Friday, August 20, 2021 2:59:00 PM

Good afternoon s.22(1)

Thank you for reaching out and replying to the notification of the proposed Development application noted above, your comments will be shared with the team, as the project is still under review.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). Again, we appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: s.22(1)
Sent: Tuesday, August 10, 2021 2:16 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: [EXT] 90 year old tree.

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Nicole it has been brought to my attention that this tree is in danger of being removed for what else, a development.

I am aware that usually this is the easiest solution - removal, but besides the consequences in terms of benefits this tree provides to residents and the climate, there are ways to redesign structures at this early stage in the process and save this special tree.

Thank you for considering
my request.

Respectfully

s.22(1)

Co chair Urban Tree Alliance

Samsung device over Canada's largest network.

From: [Black, Sailen](#)
To: [Choi, Nicole](#)
Subject: RE: [EXT] AUTO-REPLY RE: [EXT] Re: 2120 W 10th - NEW
Date: Tuesday, June 22, 2021 11:10:56 AM

I got a bounce back from Stephane, OK with me as my request was not urgent.

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

From: Stephane Laroye <stephane@slaarchitect.com>
Sent: Tuesday, June 22, 2021 11:06 AM
To: prvs=0807a6212c=sailen.black@vancouver.ca
Subject: [EXT] AUTO-REPLY RE: [EXT] Re: 2120 W 10th - NEW

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Thank you for your email. However, I am away from the office until 1 July 2021 and will have limited access to email (in the backcountry).
If this matter is urgent, please contact the office at 604-558-6955

Sincerely,

Stephane
SLA inc.

[https://urldefense.com/v3/https://slaarchitect.com_!!G4oVokrRG-Im!7yMK9I4q2LwrntrrllE0WXbqbdMnOc7_34ECKrBwvY7bv3yWFUPyWR10CshF22dlyTCUkaQ\\$](https://urldefense.com/v3/https://slaarchitect.com_!!G4oVokrRG-Im!7yMK9I4q2LwrntrrllE0WXbqbdMnOc7_34ECKrBwvY7bv3yWFUPyWR10CshF22dlyTCUkaQ$)

--

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA Principal | Architect + Urban Planner

215 - 35 West 5th Avenue
Vancouver, BC V5Y 1H4
O: (604) 558-6955
M: (604) 418-8130
stephane@slaarchitect.com

[https://urldefense.com/v3/https://slaarchitect.com_!!G4oVokrRG-Im!7yMK9I4q2LwrntrrllE0WXbqbdMnOc7_34ECKrBwvY7bv3yWFUPyWR10CshF22dlyTCUkaQ\\$](https://urldefense.com/v3/https://slaarchitect.com_!!G4oVokrRG-Im!7yMK9I4q2LwrntrrllE0WXbqbdMnOc7_34ECKrBwvY7bv3yWFUPyWR10CshF22dlyTCUkaQ$)

From: [Choi, Nicole](#)
To: s.22(
Subject: RE: [EXT] Development Application DP-2021-00545 / 2120 W 10th
Date: Friday, August 27, 2021 12:32:00 PM

Good afternoon s.22(1)

My apologies for the delayed response, I want to confirm that we have received your response and we will compile your feedback with other responses for consideration during the review and decision process.

Additionally, in response to the inquiry about the passive house, it will be the entire building that is apply for the certification of Passive House.

Since you responded to the notification, you will be informed of any additional information or decision and/or conditions (requested revisions) pertaining to this project. We appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: s.22(1)
Sent: Sunday, August 8, 2021 10:32 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Cc: s.22(1)
Subject: [EXT] Development Application DP-2021-00545

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Dear Ms. Choi,

I just submitted by comments (in box below) for Development Application DP-2021-00545 on the [shapeyourcity.ca](#) [shapeyourcity.ca] website.

Because it was unclear whether I was supposed to complete the address field with the address of the property of interest, or my residential address, I am forwarding this email for more certainty.

s.22(1)

Vancouver BC V6K 4V5

DEVELOPMENT APPLICATION DP-2021-00545

ISSUE 1 - NOISE

Kindly ensure that any and all fans and noise-making mechanical systems are not exhausting at ground level and do not increase the noise levels directed at the residents of neighbouring buildings. Due to an unfortunate relaxation the City granted at the time of construction at the end of the last millennium, the building immediately to the South - with addresses of 2655 to 2685 Arbutus St, 2111 West 11th Ave, and 2680 to 2686 Cranberry Drive - has the fan for the parkade and the restaurant exhausting at ground level on Cranberry Drive. The fan was reconfigured about 10 years ago so that it now runs continuously, and very loudly, day and night, 365 days a year. The resulting sound bounces off and reverberates from the adjoining buildings, a definite annoyance. In the past, some residents of 2655 Cranberry Drive lodged noise complaints with the City's Bylaw Department, complaints that were simply swept aside by City Staff because it was just too late to change the configuration of the building.

The possible addition of similar noisy fans and mechanical equipment is not a welcome prospect. While Passive House and Net-Zero do figure prominently in the City's vision, they pay little, if any, attention to noise outside the building. To achieve their goals designers and engineers for passive buildings frequently make up the difference in their energy equations through the use of mechanical systems. Noise not being properly addressed in the Vancouver Building Bylaw, noisy, and cheaper, mechanical units can readily be installed. To alleviate the distinct possibility of additional sound pollution, all such systems must exhaust to the roof or, in the alternative, rooftop-mounted units must be used.

ISSUE 2 - PASSIVE HOUSE

Since the building is intended as a mixed commercial and residential building, will the Passive House certification be sought for the building as a whole, or for the dwelling units only?

ISSUE 3 - TRAFFIC

The development plan seems to indicate that the existing building sited at the West edge of the property at 2120 West 10th Avenue is not part of the development. That building, currently used as a garage, should be demolished and Cranberry Drive straightened to remove the dangerous existing S-curve between 10th and 11th Avenue. A couple years ago, the City aggravated the issue with the institution of the Westbound one-way and dedicated bike lanes on West 10th Avenue from Cranberry Drive to Vine Street. While it is an always-present issue, it becomes particularly acute in the mornings and evenings on school days. Many parents who drop off |pick up their children at St. John's School and the Fraser Academy negotiate the S-curve as if they were on a racetrack, without proper regard for the yellow line and frequently cross over into the incoming Southbound lane. Since parking access for 2120 West 10th Avenue is to be from Cranberry Drive, it will only exacerbate the problem, especially for those residents of that new building who will wish to head South on Cranberry Drive to take 11th Avenue to head North on Arbutus and then East on Broadway, so as to avoid the traffic jam that occurs when and where the children are dropped off|picked up.

ISSUE 4 - TREES

I share the concerns expressed by other citizens about the effect of the construction on the existing large trees along 10th Avenue, particularly the large tree (elm?) at the Southwest

corner of Arbutus and 10th. Those trees need to be preserved.

From: [Choi, Nicole](#)
To: s.22(1)
Subject: RE: [EXT] Development on 10th & Arbutus / 2120 W 10th
Date: Friday, August 27, 2021 12:46:00 PM

Good afternoon s.22(1)

My apologies for the delayed response, I want to thank you for reaching out and replying to the notification of the proposed Development application noted above. We will compile your feedback with other responses for consideration during the review and decision process. Additionally I've provided some response below in red for ease of reference.

Since you responded to the notification, you will be informed of any additional information or decision and/or conditions (requested revisions) pertaining to this project. Again, we appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

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

From: s.22(1)
Sent: Wednesday, August 11, 2021 9:18 AM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: [EXT] Development on 10th & Arbutus

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Dear Nicole. Please accept this letter within the August 10 comments for the property development on 2120 Arbutus and 10th Ave West.

It took me a long time yesterday to track down emails as well as contact for this purpose. None of that was very clear on the board as I cannot do the scan thing s.22(1)

It is with great concern however that I submit my comments on this development. First of all I do not think there should be six stories in an area that's already overly dense taking away our skyline and trees.

The tree is the biggest issue at all.

It is 100 year old tree. An ancient benevolent living entity that we sorely need at this time due to our already greedy overtake of this planet.

There is no good reason to take that tree down and it is against all common sense, logic, and even the City of Vancouver's own sustainability and green city strategy for climate change.

The next issue that I find is - transparency. I could not find anywhere any comments about whether this tree would come down or not. I could not find anywhere any developer responsible for this project. And I could also not find anywhere whether there is going to be a public forum for this Application for Rezoning. Located on our Shape Your City platform (<https://shapeyourcity.ca/2120-w-10-ave>) there are drawings that show the proposal, the name of the applicant (Stephan Laroye Architect). Please note, this application is still under review and proposal has not been approved. Because this project has applied to meet the regulations outlined in the existing C-8 District Schedule of the Zoning and Development Bylaw, this application will not require rezoning.

I know a number of people concerned about this and we all would like to feel that there is still a mechanism for citizens to, not only voice their concerns but also to have them heard publicly. I did see on the application that none of the comments would be made public. Why not? Unfortunately due to privacy reasons, we unfortunately cannot share comments provided by the community unless it is requested through the Freedom of Information Act. If you wish to request this documentation, please visit: <https://vancouver.ca/your-government/freedom-of-information.aspx>

Thank you for taking the time to address my questions and receive my letter although it is a few hours late. That was not intended but somehow unfortunately unavoidable.

s.22(1)



From: [Choi, Nicole](#)
To: s.22(1)
Subject: RE: [EXT] Elm tree - 2120 W 10th
Date: Friday, August 27, 2021 12:19:00 PM

Good afternoon s.22(1)

My apologies for the delayed response, but I want to thank you for reaching out and replying to the notification of the proposed Development application noted above.

Since you responded to the notification, you will be informed of any additional information or decision and/or conditions (requested revisions). Again, we appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

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

From: s.22(1)
Sent: Sunday, August 8, 2021 4:29 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: [EXT] Elm tree

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Please save the tree on the corner of Arbutus St. and 10th Ave. We need all the greenery we have in this city.

A neighbour

s.22(1)

Sent from my iPhone

From: [Choi, Nicole](#)
To: s.22(1)
Subject: RE: [EXT] Elm tree - 2120 W 10th Avenue - DP-2021-00545
Date: Thursday, August 12, 2021 2:34:00 PM

Good afternoon,

Thank you for reaching out and replying to the notification of the proposed Development application noted above, your thoughtful comments that you provided are helpful to us as we continue our review of the application. Please also note that our review includes consideration of all applicable regulations, policies and guidelines which effect the site, as well as other City department's input for consideration.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). Again, we appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

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

From: s.22(1)
Sent: Thursday, August 5, 2021 8:40 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: [EXT] Elm tree

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

This city purports to be a green city but all we do is cut down trees and build massive apartment buildings. Don't cut down that 90 year old elm tree. Think of the oxygen you are depriving the citizens who live in that area.

s.22(1)

A concerned citizen
Sent from my iPad

From: [Choi, Nicole](#)
To: s.22(1)
Subject: RE: [EXT] Elm tree at the corner of 10th and Arbutus / 2120 W 10th
Date: Friday, August 27, 2021 12:25:00 PM

Good afternoon s.22(1) ,

My apologies for the delayed response, I want to thank you for reaching out and replying to the notification of the proposed Development application noted above. We will compile your feedback with other responses for consideration during the review and decision process.

Since you responded to the notification, you will be informed of any additional information or decision and/or conditions (requested revisions) pertaining to this project. Again, we appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: s.22(1)
Sent: Thursday, August 5, 2021 3:27 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: [EXT] Elm tree at the corner of 10th and Arbutus

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hello,

I understand that plans for a new condo development at the corner of 10th and Arbutus call for the removal of a 90-year-old elm tree at the corner of those streets. I live in the neighbourhood and I cannot emphasize enough how opposed I am to this proposed removal. Vancouver's council is supposed to be a green one with the preservation of nature among its top priorities. And yet, it is allowing developers of this condo to propose removing a 90-year-old elm tree from the property. This is inexcusable and wrong on every level.

Please add my name to what I hope is a growing list of people opposed to this disgraceful proposition.

s.22(1)

V6K 2A6

From: [Choi, Nicole](#)
To: s.22(1)
Subject: RE: [EXT] Fw: Thank you for completing 2120 W 10th Ave development application comments
Date: Friday, August 6, 2021 3:33:00 PM

Hello s.22(1)

I'm currently consulting with senior staff to confirm the proper procedures for releasing the Arborist Report.
I will let you know once I've received confirmation.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: s.22(1)
Sent: Friday, August 6, 2021 12:58 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: [EXT] Fw: Thank you for completing 2120 W 10th Ave development application comments

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Nicole,

Thank you for your confirmation. Could you provide me with the Arborist Report regarding the tree removal for this application? DP-2021-00545. Or could you have it added to the Shape Your City page? That would be much appreciated.

Thank you!

s.22(1)

----- Forwarded Message -----

From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>
To: s.22(1)
Sent: Thursday, August 5, 2021, 03:27:06 PM PDT
Subject: Thank you for completing 2120 W 10th Ave development application comments

Please accept this email as confirmation of receipt of your comments regarding the proposed development application.

We will compile your feedback with other responses for consideration during the review and decision process.

Thank you for taking the time to write in.

Nicole Choi, Project Coordinator

|

From: [Choi, Nicole](#)
To: s.22(1)
Subject: RE: [EXT] Large elm at Arbutus and 10th Ave // 2120 W 10th
Date: Friday, August 20, 2021 1:33:00 PM

Good afternoon s.22(1)

Thank you for reaching out and replying to the notification of the proposed Development application noted above. Your comments will be share amongst the team and will be incorporated into our review. Please note, Parks Board is carefully assessing the tree and the proposal to remove the tree is still under review.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). Again, we appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: s.22(1)
Sent: Monday, August 9, 2021 5:49 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: [EXT] Large elm at Arbutus and 10th Ave

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Please, PLEASE don't let the city approve cutting this tree down. Build if you must, but this tree isn't on development property, and the atmosphere, birds, and people all depend on its leafy shade.

In fact, ALL Vancouver elms should be protected in this area and anywhere in the city, for both health and aesthetic reasons. Vancouver is one of the few North American cities whose elms survived the devastating pandemic of Dutch Elm Disease (known then as DED and in many ways a sort of arboreal Covid-19) in the '80's and '90's. Then a relatively new resident of s.22(1) I recall being proud of Vancouver and its stunning elms, as relatives in Toronto and New England were experiencing 80-100% loss of their elms, most of them over a hundred years old (the trees, not the relatives!) The relatives were busy joining save-the-tree groups and trying to stop the devastation.

Put in that context, chopping down trees unnecessarily begins to look a bit like criminal arbicide, with intent.

Thanks for any help you can give.

s.22(1)

From: [Choi, Nicole](#)
To: s.22(1)
Subject: RE: [EXT] Please save the 90 year old elm on the corner of 10th Ave and Arbutus St / 2120 W 10th
Date: Friday, August 20, 2021 1:24:00 PM

Good afternoon s.22(1)

Thank you for reaching out and replying to the notification of the proposed Development application noted above. Your comments will be share amongst the team and will be incorporated into our review as the project is still under review.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). Again, we appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: s.22(1)
Sent: Monday, August 9, 2021 2:07 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: [EXT] Please save the 90 year old elm on the corner of 10th Ave and Arbutus St

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Nicole,

There's a magnificent 90-year-old elm tree on the corner of 10th Avenue and Arbutus in danger of being cut down. We need to save our big trees! Please don't allow this elm tree to be cut down.

An auto body shop on the above corner is being torn down and a condo built in its place.

And strangely the 90 year old elm, which grows on City of Vancouver property, will be cut down because of the condo construction. This doesn't make sense to me.

Please stop the removal of this big tree.

Thanks,

s.22(1)

North Vancouver, BC
V7L 1J8
s.22(1)

From: [Choi, Nicole](#)
To: s.22(1)
Subject: RE: [EXT] Protect ALL trees EVERYWHERE / 2120 W 10th
Date: Friday, August 27, 2021 12:33:00 PM

Good afternoon s.22(1)

My apologies for the delayed response, I want to thank you for reaching out and replying to the notification of the proposed Development application noted above. We will compile your feedback with other responses for consideration during the review and decision process.

Since you responded to the notification, you will be informed of any additional information or decision and/or conditions (requested revisions) pertaining to this project. Again, we appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: s.22(1)
Sent: Monday, August 9, 2021 9:48 AM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: [EXT] Protect ALL trees EVERYWHERE

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

The possibility of removal of a large Elm tree at Arbutus and 10th avenue is extremely alarming.

No trees should be removed for development purposes. It has been known for decades that trees are essential components of reducing carbon from our environment.

Only when the health of an old tree presents risk of limbs falling and causing damage to people and property should the removal of a tree be allowed.

s.22(1)

From: [Lyford, Cabot](#)
To: [McLeod, Joe](#)
Cc: [Dessureault, Sophie](#); [Downie, Alex](#); [Kettmann, Harry](#); [Eddy, Reg](#); [Eriksson, Oskar](#); [Choi, Nicole](#)
Subject: RE: [EXT] RE: Tree Risk Assessment
Date: Thursday, August 19, 2021 8:09:54 AM
Attachments: [2018 fruiting bodies street view.png](#)
[2018 fruiting bodies ACL report.docx](#)

Joe,

Going back through the BC Plant Health Care report of 2018, I notice there's no mention of the Armillaria infection. I'm attaching one photo from google street view in 2018 and one from Arbortech's initial report. If you look at these pictures, Armillaria appears to be present on both sides of the tree.

-Cabot

From: McLeod, Joe <Joe.McLeod@vancouver.ca>
Sent: Wednesday, August 18, 2021 2:04 PM
To: Max Rathburn <max@diamondheadconsulting.com>
Cc: Lyford, Cabot <Cabot.Lyford@vancouver.ca>; Dessureault, Sophie <sophie.dessureault@vancouver.ca>; Downie, Alex <alex.downie@vancouver.ca>; Trevor Cox <trevor@diamondheadconsulting.com>; DHC Scheduler <schedule@diamondheadconsulting.com>
Subject: RE: [EXT] RE: Tree Risk Assessment

Great news, thank you Max.

Joe

From: Max Rathburn <max@diamondheadconsulting.com>
Sent: Wednesday, August 18, 2021 1:11 PM
To: McLeod, Joe <Joe.McLeod@vancouver.ca>
Cc: Lyford, Cabot <Cabot.Lyford@vancouver.ca>; Dessureault, Sophie <sophie.dessureault@vancouver.ca>; Downie, Alex <alex.downie@vancouver.ca>; Trevor Cox <trevor@diamondheadconsulting.com>; DHC Scheduler <schedule@diamondheadconsulting.com>
Subject: [EXT] RE: [EXT] RE: Tree Risk Assessment

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Joe,

Thanks for the PO, and Trevor assessed the tree yesterday, and will be working the report this week.

Regards,

Max Rathburn | Principal | Arboriculture Manager | Senior Arborist

ISA Certified Arborist, ISA Certified Tree Risk Assessor

3559 Commercial Street | Vancouver | V5N 4E8

[Diamond Head Consulting \[diamondheadconsulting.com\]](http://diamondheadconsulting.com) P 604.733.4886 C 604.363.2053

We are pleased to announce that our work on [Metro Vancouver's Urban Forest Climate Adaptation Initiative \[metrovanvancouver.org\]](http://metrovanvancouver.org) received the 2019 [National Award for Planning Excellence \[cip-icu.ca\]](http://cip-icu.ca)!

From: McLeod, Joe <Joe.McLeod@vancouver.ca>

Sent: August 18, 2021 1:08 PM

To: Max Rathburn <max@diamondheadconsulting.com>

Cc: Lyford, Cabot <Cabot.Lyford@vancouver.ca>; Dessureault, Sophie <sophie.dessureault@vancouver.ca>; Downie, Alex <alex.downie@vancouver.ca>

Subject: Re: [EXT] RE: Tree Risk Assessment

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.

Hi Max

Thanks for the phone discussion last night on this topic.

Here is the PO: PO# [4500610017](#)

Thanks for your diligence in producing an expedited report on this tree - something by Monday noon would be amazing.

Kindly

Joe

Sent from my iPhone

On Aug 16, 2021, at 2:40 PM, Max Rathburn <max@diamondheadconsulting.com> wrote:

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Joe,

Can you give me a call on my cell when you have time, and we can have quick discussion.

Regards,

**Max Rathburn | Principal | Arboriculture Manager | Senior Arborist
ISA Certified Arborist, ISA Certified Tree Risk Assessor**

3559 Commercial Street | Vancouver | V5N 4E8

[Diamond Head Consulting \[diamondheadconsulting.com\]](http://DiamondHeadConsulting.com)

[\[can01.safelinks.protection.outlook.com\]](mailto:can01.safelinks.protection.outlook.com) P 604.733.4886 C 604.363.2053

We are pleased to announce that our work on [Metro Vancouver's Urban Forest Climate Adaptation Initiative \[metrovancover.org\]](http://MetroVancouver.org)

[\[can01.safelinks.protection.outlook.com\]](mailto:can01.safelinks.protection.outlook.com) received the 2019 **National Award for Planning Excellence** [\[cip-icu.ca\]](http://cip-icu.ca) [\[can01.safelinks.protection.outlook.com\]](mailto:can01.safelinks.protection.outlook.com)!

From: McLeod, Joe <Joe.McLeod@vancouver.ca>

Sent: August 16, 2021 2:05 PM

To: Max Rathburn <max@diamondheadconsulting.com>

Cc: Lyford, Cabot <Cabot.Lyford@vancouver.ca>; Dessureault, Sophie <sophie.dessureault@vancouver.ca>; Downie, Alex <alex.downie@vancouver.ca>

Subject: Tree Risk Assessment

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.

Hi Max

Hope you're well and having a good summer.

Would you have capacity to generate an arborist report/tree risk assessment in short order? We are seeking a clear direction on whether the tree should be removed or retained given that the adjacent site will be developed.

The tree is the elm on the southwest corner of Arbutus and 10th (2120 West 10th Ave). The tree is currently infected with *Ganoderma* and *Armillaria*.

Happy to chat further on this.

<image001.png>

Kindly

Joe

Joe McLeod – City Arborist, Supervisor Urban Forestry

BCSLA, ISA Certified Arborist, TRAQ, FIT, LEED-AP

Vancouver Board of Parks and Recreation | 955 Evans Avenue | Vancouver, BC | V6A-2K9

tel.: (604) 257-8474 | mail.: joe.mcleod@vancouver.ca





Google

From: [Black, Sailen](#)
To: [Stephane Laroye](#)
Cc: [Choi, Nicole](#)
Subject: RE: [EXT] Re: 2120 W 10th - NEW
Date: Tuesday, July 6, 2021 1:42:45 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Stephane,

Hope you had a good trip.

If you are back in the saddle, please let me know your ETA for these two items.

--

Sailen · PDS · 604-873-7929

From: Black, Sailen
Sent: Tuesday, June 22, 2021 11:06 AM
To: 'Stephane Laroye' <stephane@slaarchitect.com>
Cc: Choi, Nicole <nicole.choi@vancouver.ca>
Subject: RE: [EXT] Re: 2120 W 10th - NEW

Hi Stephane,

I took a quick look at the Passive House material submitted on June 11 and it looks good. I'm quite happy to see the applicant team taking on both PH and mass timber.

Only things that stood out as missing relative to the Zero Emission guideline was a signature from the CPHC on the verification page, and a design strategy that connects any PH or timber relaxations back to the design. Apologies if you have submitted the latter somewhere, if so, let me know where to look.

Applicants must submit:

- An updated design strategy that:
 - identifies the proposed zero emission standard,
 - specifies the related zoning relaxations being sought,
 - provides a rationale for the relaxation, and
 - identifies the design elements proposed to meet the zero emission standard on the application drawings

Empty field: Data missing; "-": No requirement		Building €
Methodology and based on the characteristic		Class
Passive House Classic?		Verification
Surname: Leung		EnerPHit
on: Vancouver	City:	New build
Signature:		

Please pass on the signature request to Kevin at Integral, I don't have his e-mail.

--
Sailen · PDS · 604-873-7929

From: Stephane Laroye <stephane@slaarchitect.com>
Sent: Wednesday, June 9, 2021 1:25 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Cc: Spaans, Kevin <Kevin.Spaans@vancouver.ca>; Black, Sailen <sailen.black@vancouver.ca>; Reid Kaufmann <RKaufmann@bastion.ca>; Danika Maust <dmaust@bastion.ca>; Ivan K <ivan@slaarchitect.com>
Subject: [EXT] Re: 2120 W 10th - NEW

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Good afternoon Nicole,

Please find the full DP submission here: [LINK \[dropbox.com\]](#)

We have attached the completed checklist to this email and also included a copy in the shared folder. We have calculated the fee based on a gross building area of 53,380 sq.ft. (4,960 sq.m.) and the fee should be \$53,694.16. Our client Bastion Development Corp. has prepared a cheque and will be submitting it to the cashier in Development Services' Inquiry Centre.

I look forward to working together on this exciting mass timber, Passive House, Net Zero Carbon mixed-use project in Kitsilano. If you have any questions, feel free to contact me anytime.

All the best,

Stephane

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA

Principal | Architect + Urban Planner



215 - 35 West 5th Avenue
Vancouver, BC V5Y 1H4
O: (604) 558-6955
M: (604) 418-8130
stephane@slaarchitect.com

<https://slaarchitect.com> [slaarchitect.com]

On Jun 2, 2021, at 11:40 AM, Stephane Laroye <stephane@slaarchitect.com> wrote:

Thank you Nicole - We will review the checklist and the fee schedule right away.

All the best,

Stephane

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA
Principal | Architect + Urban Planner

<SLA_Logo.png>

215 - 35 West 5th Avenue
Vancouver, BC V5Y 1H4
O: (604) 558-6955
M: (604) 418-8130
stephane@slaarchitect.com

<https://slaarchitect.com> [slaarchitect.com]

On Jun 2, 2021, at 11:27 AM, Choi, Nicole
<Nicole.Choi@vancouver.ca> wrote:

Hello Stephanie,

For the checklist, please use: <https://vancouver.ca/files/cov/mixed-use-multiple-dwellings-and-rt-zones.pdf>

For fees: <https://vancouver.ca/files/cov/vancouver-development-building-permit-fees.pdf>

This application will be utilizing 3b. for mixed use – commercial and residential

For timing: After payment is received, I would schedule a preliminary meeting with our team and senior staff to ensure all the documents and drawings are in order and once ok'd, we would proceed with notification and reviews. Typically it is a 10 weeks until a decision date.

I've attached some forms as well to help with the intake.

I hope this helps. If you wish to submit early, you may do so, but I will still review during the scheduled intake day.

NOTE: there will be no in-person meetings, submission is electronic.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Stephane Laroye <stephane@slaarchitect.com>
Sent: Monday, May 31, 2021 3:08 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: [EXT] Fwd: Development Application Intake Reminder for 2120 W 10th

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Good afternoon Nicole,

I understand you will be the Project Coordinator for our project. We are scheduled for an Intake Meeting on 9 June and are eager to know more about the submission requirements, payment and timing.

I look forward to working with you!

All the best,

Stephane

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA
Principal | Architect + Urban Planner

<image001.png>

215 - 35 West 5th Avenue
Vancouver, BC V5Y 1H4
O: (604) 558-6955

M: (604) 418-8130
stephane@slaarchitect.com

<https://slaarchitect.com> [slaarchitect.com]

Begin forwarded message:

From: Development Review Branch
<DRB@vancouver.ca>
Subject: Development Application Intake
Reminder for 2120 W 10th
Date: May 31, 2021 at 11:58:43 AM PDT
To: "stephane@slaarchitect.com"
<stephane@slaarchitect.com>

Due to evolving circumstances resulting from the COVID-19 virus there have been changes to the intake system for Development Permits. We are working hard to minimize impacts to your development proposal, and appreciate your understanding as we manage this challenging situation.

Please visit the City of Vancouver's COVID-19 Response website for updates, including information regarding the City's Development and Building Services Centre.

Please DO NOT COME to the Service Centre for your intake time. A Project Coordinator assigned to the application will be in touch with you prior to the scheduled intake appointment. They will coordinate a time for you to drop off the material required for the intake, as well as information on how to pay the application fee. Thank You.

If you cannot make your appointment, or have further questions regarding your application please contact the Services Center at 604-873-7611 or fill out the form on <https://vancouver.ca/building-development-support>.

Note: Please do not respond to this email.

<Development Application Form.pdf><Site Disclosure Form.pdf>
<Site Profile.pdf>

From: [Choi, Nicole](#)
To: s.22(1)
Subject: RE: [EXT] Re: 2120 W 10th Ave development application comments
Date: Friday, August 27, 2021 1:11:00 PM

Hello s.22(1)

Since we have postponed the decision and do not have another scheduled decision date until further notice, we are unable to revised the timeline noted on our Shape Your City platform. With that in mind, the comment section will remain open and available to the public until a decision is made.

Are you able to provide a example project where the public comments and questions received are posted?

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: s.22(1)
Sent: Thursday, August 19, 2021 3:57 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: [EXT] Re: 2120 W 10th Ave development application comments

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Thank you, Nicole, much appreciated.

It gives me great relief to know that the decision date has been postponed and that you will ensure we have more information about the project and tree, upon which to public comments can be based.

I look forward to seeing the Park Board's report, and in addition, I will prepare an FOI request. I understand what you said, that due process is required.

Given the current situation, is it perhaps possible to update the Shape Your City page to reflect the status? It currently says "Accepting Public Comments July 26 to August 10, 2021."

Also, I have noticed other projects where the public comments and questions received are posted on a tab on the project page at Shape Your City, but they are not available for this project. Is there a specific reason for this difference? Is is possible to add that tab to this project so that the public input/comments can be viewed?

Looking forward to hearing more.

Thanks again,
s.22(1)

On Wednesday, August 18, 2021, 01:50:27 PM PDT, Choi, Nicole <nicole.choi@vancouver.ca> wrote:

Good afternoon s.22(1)

Although the public deadline has passed we still are welcoming comments until the date of decision.

Unfortunately we don't have a decision date because we have postponed it for a couple of reason, but I will ensure you will have more information to provide your comments.

With that being said, I have consulted with our Freedom of Information team and senior staff and it was determined that any third party reports such as an Arborist Report included in a Development Permit Application can contain confidential, proprietary third party business information. Public release of this information could cause harm to their business.

The City of Vancouver recognizes this possibility of harm and does not provide copies of these types of reports outside of the FOI process. Under the Freedom of Information and Protection of Privacy Act a third party business has to be consulted regarding the release of their business information and they can ask to have information that is business confidential and proprietary withheld/severed from a report.

Parks Board is currently reviewing the proposal and I've asked them to provide summary of the arborist report along with their comments and/or rationale that can help the community better understand the proposal. Please note, this project is still under review and the proposal has not been approved.

To request a complete report, an application must be made through the FOI process.

We apologize for the inconvenience, but will provide you with Park Board's notes as soon as they become available.

Nicole Choi | Project Coordinator

Development Review Branch

Development, Buildings, & Licensing

From: s.22(1)
Sent: Thursday, August 12, 2021 12:20 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>

Subject: [EXT] Re: [EXT] Fw: Thank you for completing 2120 W 10th Ave development application comments

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Dear Nicole,

Thank you for your earlier reply. The public comment deadline of August 10th has passed now, a couple days ago. Do you have any news on releasing the arborist report. I wish to emphasize that this tree is located on the boulevard, which is publicly-owned land, so it seems to me there should be no problem with making the entire report public. I cannot imagine any reason for hesitation in releasing such a report. Looking forward to hearing back.

Best wishes,

s.22(1)

On Friday, August 6, 2021, 04:10:20 PM PDT, s.22(1) wrote:

Thank you, Nicole!

On Friday, August 6, 2021, 03:34:01 PM PDT, Choi, Nicole <nicole.choi@vancouver.ca> wrote:

Hello s.22(1)

I'm currently consulting with senior staff to confirm the proper procedures for releasing the Arborist Report.

I will let you know once I've received confirmation.

Nicole Choi | Project Coordinator

Development Review Branch

Development, Buildings, & Licensing

From: s.22(1)
Sent: Friday, August 6, 2021 12:58 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: [EXT] Fw: Thank you for completing 2120 W 10th Ave development application comments

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Nicole,

Thank you for your confirmation. Could you provide me with the Arborist Report regarding the tree removal for this application? DP-2021-00545. Or could you have it added to the Shape Your City page? That would be much appreciated.

Thank you!

s.22(1)

----- Forwarded Message -----

From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>

To: s.22(1)

Sent: Thursday, August 5, 2021, 03:27:06 PM PDT

Subject: Thank you for completing 2120 W 10th Ave development application comments

Please accept this email as confirmation of receipt of your comments regarding the proposed development application.

We will compile your feedback with other responses for consideration during the review and decision process.

Thank you for taking the time to write in.

Nicole Choi, Project Coordinator

|

From: [Choi, Nicole](#)
To: [s.22\(1\)](#)
Subject: RE: [EXT] Re: DP-2021-00545 / 2120 W 10th
Date: Wednesday, September 8, 2021 5:42:00 PM

Good afternoon [s.22\(1\)](#)

Thank you for your follow-up, I apologise for the delay in providing this information. After several meetings, I was informed that we could not release the arborist report due the report containing confidential, proprietary third party business information, so instead we will be requesting Parks Board to provide comments from two separate arborist reports that were commissioned by Parks Board.

I am still working with senior staff to ensure the communities comments are heard and we properly address the community with information that is provided with us during this application.

I will let you know as soon I have any further information I can provide.

Note: the application is still under review.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

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

From: [s.22\(1\)](#)
Sent: Saturday, September 4, 2021 12:19 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: [EXT] Re: DP-2021-00545 / 2120 W 10th

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hello Nicole,

I never received an update about this arborist's report. Could you point to policy that explains which information is released in development applications?

Thanks,

[s.22\(1\)](#)

> On Aug 12, 2021, at 12:45, Choi, Nicole <Nicole.Choi@vancouver.ca> wrote:

>

> Hello [s.22\(1\)](#)

>

> Although the date on the Shape your city and postcards has since expired we welcome comments until the date of decision, so the Shape Your City platform will remain open until then.

>

> With that said, I have a meeting on Monday with staff to confirm releasing the arborist report.

> I will let you know the outcome shortly after my meeting.

>

> Thanks

>
> Nicole Choi | Project Coordinator
> Development Review Branch
> Development, Buildings, & Licensing
>
>
>
> -----Original Message-----
> From: s.22(1)
> Sent: Tuesday, August 10, 2021 9:15 AM
> To: Choi, Nicole <Nicole.Choi@vancouver.ca>
> Subject: [EXT] Re: [EXT] DP-2021-00545 / 2120 W 10th
>
>
> City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.
>
>
> _____
> Dear Nicole,
>
> The public comments on this application close today, as I'm sure you know.
>
> Best wishes,
> s.22(1)
>
>> On Aug 6, 2021, at 16:13, Choi, Nicole <Nicole.Choi@vancouver.ca> wrote:
>>
>> Hello s.22(1)
>>
>> I'm currently consulting with senior staff to confirm the proper procedures for releasing the Arborist Report.
>> I will let you know once I've received confirmation.
>>
>> Nicole Choi | Project Coordinator
>> Development Review Branch
>> Development, Buildings, & Licensing
>>
>>
>>
>> -----Original Message-----
>> From: s.22(1)
>> Sent: Monday, August 2, 2021 11:28 AM
>> To: Choi, Nicole <Nicole.Choi@vancouver.ca>
>> Subject: [EXT] DP-2021-00545
>>
>>
>> City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.
>>
>> _____
>> Dear Nicole Choi,
>>
>> I am writing about the development application whose number is in the subject line. The posted materials on the shapeyourcity.ca website do not include the arborist's report(s). Could you direct me to them and/or other information about the tree removal(s) in this project?
>>
>> Thanks,
>> s.22(1)

From: [Choi, Nicole](#)
To: s.22(1)
Subject: RE: [EXT] Re: Elm tree on 10th and Arbutus // 2120 W 10
Date: Friday, August 20, 2021 2:19:00 PM

Good afternoon s.22(1)

Thank you for reaching out and replying to the notification of the proposed Development application noted above. Your comments will be share amongst the team and will be incorporated into our review. Please note, Parks Board is carefully assessing the tree and the proposal to remove the tree has not been approved and is still under review.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). Again, we appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: s.22(1)
Sent: Monday, August 9, 2021 9:29 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: [EXT] Re: Elm tree on 10th and Arbutus

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Dear Ms. Choi,

I am writing to you about the magnificent 90-year-old elm tree on the corner of 10th Avenue and Arbutus that is in danger of being cut down.

I am asking for your support to fight for this tree's life. Not only is this tree beautiful in it's own right but it is home to many many creatures. It needs to be kept alive. It will continue to bring many benefits to our neighborhood if you and others support this cause. Please refuse the developers request to cut this tree down for mere development purposes. This is on city property and I ask for your support with this because we can all live in harmony with nature. It is possible if we remember that living beings have rights too.

Thank you for your consideration.

Sincerely,
s.22(1)

From: [Black, Sailen](#)
To: [Ivan Kuptsov](#)
Cc: [Choi, Nicole](#); [Stephane Laroye](#)
Subject: RE: [EXT] Re: [EXT] 2120 W 10th - DP-2021-00545
Date: Tuesday, July 6, 2021 6:42:50 PM
Attachments: [image001.png](#)

Hi Ivan,

That works for me.

Thank you for the fast reply.

Sailen · PDS · 604-873-7929

From: Ivan Kuptsov <ivan@slaarchitect.com>
Sent: Tuesday, July 6, 2021 5:49 PM
To: Black, Sailen <sailen.black@vancouver.ca>
Cc: Choi, Nicole <Nicole.Choi@vancouver.ca>; Stephane Laroye <stephane@slaarchitect.com>
Subject: [EXT] Re: [EXT] 2120 W 10th - DP-2021-00545

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Sailen,

See attached the updated verification sheets with a signature from a team member at integral who is in good standing with PHI. Let me know if this is sufficient.

Cheers,
Ivan.

Ivan Kuptsov Architect AIBC March SpArch BArch



215 - 35 West 5th Avenue
Vancouver, BC V5Y 1H4
O : (604) 558-6955
M: (778) 628-2529
ivan@slaarchitect.com

On Jul 6, 2021, at 4:26 PM, Black, Sailen <sailen.black@vancouver.ca> wrote:

Hi Ivan,

Sorry I don't have Kevin's e-mail or I would let him know directly.

It looks like he does not have a current certification with PHI. Would it be possible to renew, or have someone else at Integral sign the pages?

--

Sailen · PDS · 604-873-7929

From: Ivan Kuptsov <ivan@slaarchitect.com>

Sent: Wednesday, June 23, 2021 12:24 PM

To: Choi, Nicole <Nicole.Choi@vancouver.ca>

Cc: Stephane Laroye <stephane@slaarchitect.com>

Subject: Re: FW: [EXT] Re: 2120 W 10th - DP-2021-00545

Nicole,

See attached the requested Passive House documents (PHPP verification pages for residential and commercial components of the building).

Let me know if you require anything else.

Cheers,

Ivan.

On Wed, Jun 23, 2021 at 11:52 AM Ivan Kuptsov <ivan@slaarchitect.com> wrote:

Nicole,

Yes, Stephane is away on vacation this and next week.

In regards to the requests below:

- i will request a signed PHPP verification page from Kevin and forward it to you ASAP.

- in regards to relaxations and the rationale for them, you can find a list of relaxations and how they are justified in the write up on the cover sheet of the

drawing set. If that is not sufficient please let me know.

Cheers,
Ivan.

On Wed, Jun 23, 2021 at 11:26 AM Choi, Nicole
<Nicole.Choi@vancouver.ca> wrote:

Hi Ivan,

I understand that Stephanie is away until July 1st, and noticed have been previously cc'd in the correspondence.
To avoid any type of delay, can you please see Sailen's request below and assist him in the missing documents.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Black, Sailen <sailen.black@vancouver.ca>
Sent: Tuesday, June 22, 2021 11:06 AM
To: Stephane Laroye <stephane@slaarchitect.com>
Cc: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: RE: [EXT] Re: [2120 W 10th \[google.com\]](#) - NEW

Hi Stephane,

I took a quick look at the Passive House material submitted on June 11 and it looks good. I'm quite happy to see the applicant team taking on both PH and mass timber.

Only things that stood out as missing relative to the Zero Emission guideline was a signature from the CPHC on the verification page, and a design strategy that connects any PH or timber relaxations back to the design. Apologies if you have submitted the latter somewhere, if so, let me know where to look.

<image001.png>

<image002.png>

Please pass on the signature request to Kevin at Integral, I don't have his e-mail.

--

Sailen · PDS · 604-873-7929

From: Stephane Laroye <stephane@slaarchitect.com>
Sent: Wednesday, June 9, 2021 1:25 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Cc: Spaans, Kevin <Kevin.Spaans@vancouver.ca>; Black, Sailen <sailen.black@vancouver.ca>; Reid Kaufmann <RKaufmann@bastion.ca>; Danika Maust <dmaust@bastion.ca>; Ivan K <ivan@slaarchitect.com>
Subject: [EXT] Re: [2120 W 10th \[google.com\]](#) - NEW

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Good afternoon Nicole,

Please find the full DP submission here: [LINK \[dropbox.com\]](#)

We have attached the completed checklist to this email and also included a copy in the shared folder. We have calculated the fee based on a gross building area of 53,380 sq.ft. (4,960 sq.m.) and the fee should be \$53,694.16. Our client Bastion Development Corp. has prepared a cheque and will be submitting it to the cashier in Development Services' Inquiry Centre.

I look forward to working together on this exciting mass timber, Passive House, Net Zero Carbon mixed-use project in Kitsilano. If you have any questions, feel free to contact me anytime.

All the best,

Stephane

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA
Principal | Architect + Urban Planner

<image003.png>
[\[google.com\]](#)
[\[google.com\]](#)
[\[google.com\]](#)

[215 - 35 West 5th Avenue \[google.com\]](#)
[Vancouver, BC \[google.com\]](#) [V5Y 1H4 \[google.com\]](#)
O: (604) 558-6955
M: (604) 418-8130

stephane@slaarchitect.com

<https://slaarchitect.com> [slaarchitect.com]

On Jun 2, 2021, at 11:40 AM, Stephane Laroye
<stephane@slaarchitect.com> wrote:

Thank you Nicole - We will review the checklist and the fee schedule right away.

All the best,

Stephane

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA
Principal | Architect + Urban Planner

[\[google.com\]](#)

[\[google.com\]](#)

[\[google.com\]](#)

<SLA_Logo.png>

[215 - 35 West 5th Avenue \[google.com\]](#)

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On Jun 2, 2021, at 11:27 AM, Choi, Nicole
<Nicole.Choi@vancouver.ca> wrote:

Hello Stephanie,

For the checklist, please

use: <https://vancouver.ca/files/cov/mixed-use-multiple-dwellings-and-rt-zones.pdf>

For fees: <https://vancouver.ca/files/cov/vancouver-development-building-permit-fees.pdf>

This application will be utilizing 3b. for mixed use – commercial and residential

For timing: After payment is received, I would schedule a preliminary meeting with our team and senior staff to ensure all the documents and drawings are in order and once ok'd, we would proceed with notification and reviews. Typically it is a 10 weeks until a decision date.

I've attached some forms as well to help with the intake.

I hope this helps. If you wish to submit early, you may do so, but I will still review during the scheduled intake day.

NOTE: there will be no in-person meetings, submission is electronic.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

[\[google.com\]](#)

[\[google.com\]](#)

From: Stephane [\[google.com\]](#) Laroye

[<stephane@slaarchitect.com>](mailto:stephane@slaarchitect.com)

[\[google.com\]](#) **Sent:** Monday, May 31, 2021 3:08 PM

[\[google.com\]](#) **To:** Choi, Nicole

[<Nicole.Choi@vancouver.ca>](mailto:Nicole.Choi@vancouver.ca)

[\[google.com\]](#) **Subject:** [EXT] Fwd: Development
Application Intake Reminder for [2120 W 10th](#)

[\[google.com\]](#)

[\[google.com\]](#)

[\[google.com\]](#)

City of Vancouver [\[google.com\]](#) security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Good afternoon Nicole,

I understand you will be the Project Coordinator for our project. We are scheduled for an Intake Meeting on 9 June and are eager to know more about the submission requirements, payment and timing.

I look forward to working with you!

All the best,

Stephane

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA
Principal | Architect + Urban Planner

[\[google.com\]](#)

[\[google.com\]](#)

[\[google.com\]](#)

[\[google.com\]](#)<image001.png>

[\[google.com\]](#)

215 - 35 West 5th Avenue [\[google.com\]](#)

Vancouver, BC [\[google.com\]](#) V5Y 1H4 [\[google.com\]](#)

O: (604) 558-6955

M: (604) 418-8130

stephane@slaarchitect.com

<https://slaarchitect.com> [\[slaarchitect.com\]](#)

Begin forwarded message:

From: Development Review Branch
<DRB@vancouver.ca>

Subject: Development
Application Intake Reminder
for [2120 W 10th \[google.com\]](#)

Date: May 31, 2021 at 11:58:43 AM
PDT

To: "stephane@slaarchitect.com"
<stephane@slaarchitect.com>

Due to evolving circumstances resulting from the COVID-19 virus there have been changes to the intake system for Development Permits. We are working hard to minimize impacts to your development proposal, and appreciate your understanding as we manage this challenging situation.

Please visit the City of Vancouver's COVID-19 Response website for updates, including information regarding the City's Development and Building Services Centre.

Please DO NOT COME to the Service Centre for your intake time. A Project Coordinator assigned to the application will be in touch with you prior to the scheduled intake appointment. They will coordinate a time for you to drop off the material required for the intake, as well as information on how to pay the application fee. Thank You.

If you cannot make your appointment, or have further questions regarding your application please contact the Services Center at 604-873-7611 or fill out the form on <https://vancouver.ca/building-development-support> .

Note: Please do not respond to this email.

<Development Application Form.pdf><Site Disclosure Form.pdf><Site Profile.pdf>

--

Ivan Kuptsov Architect AIBC MArch SpArch BArch

<~WRD000.jpg>

215 - 35 West 5th Avenue
Vancouver, BC V5Y 1H4
O: (604) 558-6955
M: (778) 628-2529
ivan@slaarchitect.com

<https://slaarchitect.com> [slaarchitect.com]

From: [Choi, Nicole](#)
To: [s.22\(1\)](#)
Subject: RE: [EXT] Re: [EXT] 2120 W 10th Ave (DP-2021-00545) development application
Date: Friday, August 6, 2021 3:22:00 PM

Good afternoon [s.22\(1\)](#),

I'm currently consulting with senior staff to confirm the proper procedures for releasing the Arborist Report.
I will let you know once I've received confirmation.

Additionally, the arborist is hired by the developer, but landscape documents and drawings reviewed by Parks Board and our Landscape Specialist.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: [s.22\(1\)](#)
Sent: Monday, August 2, 2021 11:07 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: [EXT] Re: [EXT] 2120 W 10th Ave (DP-2021-00545) development application

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Nicole,
Could you please forward the arborist report referred to in the development plan?

Was this arborist appointed by the City (Parks Board?) or the developers?

Thank you,
[s.22\(1\)](#)

On Thu, Jul 29, 2021 at 11:27 AM [s.22\(1\)](#) > wrote:

Hi Nicole,
Thank you for the update. I clearly see on the development plan that there is a plan to remove two trees including a historical elm on the north side of the building (C02) - see attached.

For the record, I strongly object to the removal of this historic elm tree. It's huge and most beautiful on the block. These elm trees define our neighbourhood (hence the name of the cafe nearby 'Trees'). They are a part of our history since they were planted in the 1930s: <https://montecristomagazine.com/magazine/summer-2011/vancouvers-historic-street-trees> [montecristomagazine.com]. They are one of the reasons why I have chosen to live in this community.

If this new proposed development calls itself eco friendly and sustainable, cutting down a big tree that feeds multiple ecosystems flies into the face of these assertions. This tree

absorbs carbon monoxide, provides nesting and shelter for wildlife and helps with global warming. Trees and other plants help cool the environment, making vegetation a simple and effective way to reduce urban heat islands. The use of trees and vegetation in the urban environment brings benefits beyond mitigating urban heat islands including:

- **Reduced energy use:** Trees and vegetation that directly shade buildings decrease demand for air conditioning.
- **Improved air quality and lower greenhouse gas emissions:** By reducing energy demand, trees and vegetation decrease the production of associated air pollution and greenhouse gas emissions. They also remove air pollutants and store and sequester carbon dioxide.
- **Enhanced stormwater management and water quality:** Vegetation reduces runoff and improves water quality by absorbing and filtering rainwater.
- **Reduced pavement maintenance:** Tree shade can slow deterioration of street pavement, decreasing the amount of maintenance needed.
- **Improved quality of life:** Trees and vegetation provide aesthetic value, habitat for many species, and can reduce noise.

<https://www.epa.gov/heatislands/using-trees-and-vegetation-reduce-heat-islands> [epa.gov]

s.22(1) building has recently completed a renovation project for which it was required to hire an arborist and pay for fencing to protect these historical elm trees at the great expense to the owners. This was required even though the renovations were not even near these trees. What makes this new proposed development so special to receive a permission to cut this historical tree even though other buildings on the same block were required to protect these trees and build around them?

It would be highly hypocritical if this tree removal is approved by the city. Please advise what are the steps in opposing the tree cutting permit.

Thank you,

s.22(1)

On Thu., Jul. 29, 2021, 10:30 Choi, Nicole, <Nicole.Choi@vancouver.ca> wrote:

Good morning s.22(1)

Thank you for reaching out and replying to the notification of the proposed Development application noted above.

I've forwarded your question regarding the historic elm tree to the landscape specialist that is assigned to this project, just waiting for a response.

Regarding this projects use, this proposal is not social housing.

I hope this helps.

I will get back to you once I've received a response.

Nicole Choi | Project Coordinator

Development Review Branch

Development, Buildings, & Licensing

From: s.22(1)

Sent: Wednesday, July 28, 2021 2:48 PM

To: Choi, Nicole <Nicole.Choi@vancouver.ca>

Subject: [EXT] 2120 W 10th Ave (DP-2021-00545) development application

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hello Nicole,

I have a couple of questions regarding this development.

- 1) Will the historic elm trees on the north side of the building be protected? I don't see them in the artist's visualisation of this development and that worries me.
- 2) Is this going to be social housing?

Thank you for clarifying,

s.22(1)

From: [Choi, Nicole](#)
To: s.22(1)
Subject: RE: [EXT] Re: [EXT] Elm tree - 2120 W 10th Avenue - DP-2021-00545
Date: Tuesday, August 17, 2021 1:57:00 PM

Good afternoon s.22(1)

Thank you for this information, I've pass this on to the team to consider when they are reviewing.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: s.22(1)
Sent: Thursday, August 12, 2021 4:00 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: [EXT] Re: [EXT] Elm tree - 2120 W 10th Avenue - DP-2021-00545

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

You might be interested that a building which is almost completed on Larch and West Broadway has 2 large trees beside the building on Larch and one large tree in front. They seem to be on City property.

s.22
(1)

Sent from my iPad

On Aug 12, 2021, at 2:34 PM, Choi, Nicole <Nicole.Choi@vancouver.ca> wrote:

Good afternoon,

Thank you for reaching out and replying to the notification of the proposed Development application noted above, your thoughtful comments that you provided are helpful to us as we continue our review of the application. Please also note that our review includes consideration of all applicable regulations, policies and guidelines which effect the site, as well as other City department's input for consideration.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). Again, we appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

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

From s.22(1)
Sent: Thursday, August 5, 2021 8:40 PM

To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: [EXT] Elm tree

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

This city purports to be a green city but all we do is cut down trees and build massive apartment buildings. Don't cut down that 90 year old elm tree. Think of the oxygen you are depriving the citizens who live in that area.

s.22(1)

A concerned citizen
Sent from my iPad

From: [Black, Sailen](#)
To: [Choi, Nicole](#)
Subject: RE: [EXT] Re: [EXT] [EXT] 2120 W 10th - NEW
Date: Monday, September 13, 2021 4:13:27 PM
Attachments: [image001.png](#)

Hi Nicole,

I've added this document to POSSE.

Please let me know if this rationale includes the non-conformities related to green building that you've identified so far.

--

Sailen · PDS · 604-873-7929

From: Stephane Laroye <stephane@slaarchitect.com>
Sent: Monday, September 13, 2021 3:28 PM
To: Black, Sailen <sailen.black@vancouver.ca>
Cc: Choi, Nicole <Nicole.Choi@vancouver.ca>; Ivan Kuptsov <ivan@slaarchitect.com>; Danika Maust <dmaust@bastion.ca>; Reid Kaufmann <Rkaufmann@bastion.ca>
Subject: [EXT] Re: [EXT] [EXT] 2120 W 10th - NEW

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Good afternoon Sailen,

Please find our Relaxation Design Rationale booklet here [LINK \[dropbox.com\]](#) and hope it helps better advise the Director of Planning of our requests, and confirms our commitment to sustainability.

All the best,

Stephane

Stephane Laroye Architect AIBC MRAC MCIP RPP LEED AP SPEC A
Principal | Architect + Urban Planner



215 - 35 West 5th Avenue
Vancouver, BC V5Y 1H4
O : (604) 558-6955
M: (604) 418-8130

stephane@slaarchitect.com

<https://slaarchitect.com> [slaarchitect.com]

On Sep 1, 2021, at 5:20 AM, Stephane Laroye <stephane@slaarchitect.com> wrote:

Good morning Sailen - we have not forgotten.

Keep well,

Stephane

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA
Principal | Architect + Urban Planner



215 - 35 West 5th Avenue

Vancouver, BC V5Y 1H4

O: (604) 558-6955

M: (604) 418-8130

stephane@slaarchitect.com

<https://slaarchitect.com> [slaarchitect.com]

On Jul 29, 2021, at 10:31 AM, Stephane Laroye <stephane@slaarchitect.com> wrote:

Good morning Sailen - I apologize for the delay in sending the rationale update. It will arrive shortly.

Keep well,

Stephane

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA
Principal | Architect + Urban Planner



[215 - 35 West 5th Avenue](#)

[Vancouver, BC V5Y 1H4](#)

(604) 558-6955 office

(604) 418-8130 mobile

stephane@slaarchitect.com

<https://slaarchitect.com> [slaarchitect.com]

On Jul 26, 2021, at 11:21 AM, Black, Sailen
<sailen.black@vancouver.ca> wrote:

Hi Stephane,

To confirm, I did receive the updated signature from Ivan,
but would still appreciate the rationale update.

Current copy is good at identifying the relaxation, and noting
the related policy, but to enable staff to better advise the
Director of Planning when decision time comes, it should
also connect the PH (or timber) relaxation back to specific
design elements shown (ideally labeled and dimensioned) on
the drawings.

Showing how these elements compare dimensionally to
conventional construction is especially useful. In my
experience it helps them when they are faced with, for
example, neighbourhood concerns about height, massing,
etc. if they can point to physical items that require more
space or other adjustments.

Re-adding Nicole for her info.

--

Sailen · PDS · 604-873-7929

From: Stephane Laroye <stephane@slaarchitect.com>

Sent: Tuesday, July 6, 2021 3:59 PM

To: Black, Sailen <sailen.black@vancouver.ca>

Subject: [EXT] Re: [EXT] 2120 W 10th - NEW

City of Vancouver security warning: Do not click
on links or open attachments unless you were
expecting the email and know the content is safe.

Hi Sailen!

Thank you so much for following-up on this. I did have a
good break in the backcountry but it made it difficult
being completely disconnected for 10 days - I returned to

54 text messages. Nicole saw your email and my auto-reply, and forwarded your questions to Ivan who assisted in providing responses but alas, only directly to Nicole on 23 June. I have attached the emails below. Please let me know if they address your concerns.

All the best,

Stephane

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA
Principal | Architect + Urban Planner

<image001.png>

215 - 35 West 5th Avenue
Vancouver, BC V5Y 1H4
O: (604) 558-6955
M: (604) 418-8130
stephane@slaarchitect.com

<https://slaarchitect.com> [slaarchitect.com]

On Jul 6, 2021, at 1:42 PM, Black, Sailen
<sailen.black@vancouver.ca> wrote:

Hi Stephane,

Hope you had a good trip.

If you are back in the saddle, please let me know your ETA for these two items.

--

Sailen · PDS · 604-873-7929

From: Black, Sailen
Sent: Tuesday, June 22, 2021 11:06 AM
To: 'Stephane Laroye'
<stephane@slaarchitect.com>
Cc: Choi, Nicole <nicole.choi@vancouver.ca>
Subject: RE: [EXT] Re: 2120 W 10th - NEW

Hi Stephane,

I took a quick look at the Passive House material submitted on June 11 and it looks good. I'm quite happy to see the applicant team taking on both PH and mass timber.

Only things that stood out as missing relative to the Zero Emission guideline was a signature from the CPHC on the verification page, and a design strategy that connects any PH or timber relaxations back to the design. Apologies if you have submitted the latter somewhere, if so, let me know where to look.

<image003.png>

<image004.png>

Please pass on the signature request to Kevin at Integral, I don't have his e-mail.

--

Sailen · PDS · 604-873-7929

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<stephane@slaarchitect.com>
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<Kevin.Spaans@vancouver.ca>; Black, Sailen
<sailen.black@vancouver.ca>; Reid Kaufmann
<RKaufmann@bastion.ca>; Danika Maust
<dmaust@bastion.ca>; Ivan K
<ivan@slaarchitect.com>
Subject: [EXT] Re: 2120 W 10th - NEW

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Good afternoon Nicole,

Please find the full DP submission
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We have attached the completed checklist to this email and also included a copy in the shared folder. We have calculated the fee based on a gross building area of 53,380 sq.ft. (4,960 sq.m.) and the fee should be \$53,694.16. Our client Bastion Development Corp. has prepared a cheque and will be submitting it to the cashier in Development Services' Inquiry Centre.

I look forward to working together on this exciting mass timber, Passive House, Net Zero Carbon mixed-use project in Kitsilano. If you have any questions, feel free to contact me anytime.

All the best,

Stephane

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP
SPECA
Principal | Architect + Urban Planner

<image005.png>

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stephane@slaarchitect.com

<https://slaarchitect.com> [slaarchitect.com]

On Jun 2, 2021, at 11:40 AM,
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<stephane@slaarchitect.com>
wrote:

Thank you Nicole - We will review the checklist and the fee schedule right away.

All the best,

Stephane

Stephane Laroye Architect AIBC MRAIC
MCIP RPP LEED AP SPECA
Principal | Architect + Urban Planner

<SLA_Logo.png>

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<https://slaarchitect.com>
[slaarchitect.com]

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11:27 AM, Choi,
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<Nicole.Choi@vancouver.ca>
wrote:

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For the checklist,
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use: <https://vancouver.ca/files/cov/mixed-use-multiple-dwellings-and-rt-zones.pdf>

For
fees: <https://vancouver.ca/files/cov/vancouver-development-building-permit-fees.pdf>

This application will
be utilizing 3b. for
mixed use –
commercial and
residential
For timing: After
payment is received, I
would schedule a
preliminary meeting
with our team and
senior staff to ensure

all the documents and drawings are in order and once ok'd, we would proceed with notification and reviews. Typically it is a 10 weeks until a decision date.

I've attached some forms as well to help with the intake.

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NOTE: there will be no in-person meetings, submission is electronic.

**Nicole Choi | Project Coordinator
Development Review Branch**

Development,
Buildings, & Licensing

From: Stephane Laroye
<stephane@slaarchitect.com>
Sent: Monday, May 31, 2021 3:08 PM
To: Choi, Nicole
<Nicole.Choi@vancouver.ca>
Subject: [EXT] Fwd: Development Application Intake Reminder for 2120 W 10th

City of

**Vancouver
security**

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the content is
safe.

Good afternoon
Nicole,

I understand you
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Coordinator for our
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scheduled for an
Intake Meeting on
9 June and are
eager to know more
about the
submission
requirements,
payment and
timing.

I look forward to
working with you!

All the best,

Stephane

Stephane
Laroye Architect AIBC
MRAIC MCIP RPP LEED AP
SPECa
Principal | Architect +
Urban Planner

<image001.png>

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stephane@slaarchitect.com

<https://slaarchitect.com>
[\[slaarchitect.com\]](#)

Begin
forwarded
message:

From: Development
Review
Branch
<DRB@vancouver.ca>

Subject:
**Development
Application
Intake
Reminder**

**for
2120
W
10th**

Date: May
31,
2021
at
11:58:43
AM
PDT

To: "stephane@slaarchitect.com"
<stephane@slaarchitect.com>

*Due to
evolving
circumstances
resulting
from
the
COVID-
19 virus
there
have
been
changes
to the
intake
system*

*for
Development
Permits.
We are
working
hard to
minimize
impacts
to your
development
proposal,
and
appreciate
your
understanding
as we
manage
this
challenging
situation.*

*Please
visit the
City of
Vancouver's
COVID-
19
Response
website
for
updates,
including
information
regarding
the
City's
Development
and
Building
Services
Centre.*

**Please
DO
NOT**

COME
to the
Service
Centre
for
your
intake
time.
A
Project
Coordinator
assigned
to the
application
will be
in
touch
with
y u
prior to
the
scheduled
intake
appointment.
They
w ll
coordinate
a time
for you
to drop
off the
material
required
for the
intake,
as well
as
information
on how
to pay
the
application
fee
Thank
You

If you
cannot
make
your
appointment,
or have
further
questions
regarding
your
application
please
contact
the
Services
Center
at 604-
873-
7611 or
fill out
the
form
on <https://vancouver.ca/building-development-support> .

Note:
Please
do not
respond
to this
email.

<Development
Application
Form.pdf><Site
Disclosure
Form.pdf><Site
Profile.pdf>

From: [Choi, Nicole](#)
To: [s.22\(1\)](#)
Subject: RE: [EXT] senior completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, October 6, 2021 10:37:00 AM

Good morning,

I've reached out to the architect and has provided the following answer to your questions noted below:

Q1: Where does the timber come from?

A1: There are two mass timber suppliers in BC and anticipate one of the two will be awarded the project. One of the two, Kalesnikoff, processes their own timber through their own sawmill. Most of the fibre is harvested within a 100 mile radius of their facility and is a BC forest product. They do not source from any other country or Province. They are located between Castlegar and Nelson, BC.

Q2: Old growth forests?

A2: No. All wood harvesting by Kalesnikoff is done responsibly, and none of their harvesting takes place in the old growth forests on the coast. In fact, Kalesnikoff is very proactive in adopting progressive forest management policies such as climate based seed selection, wildfire mitigation and investing in further forest research. One example of this research is the Mother Tree project on which they collaborated. You can learn more about that project here <https://mothertreeproject.org/team/collaborators/mothertreeproject.org>

Q3: Another province?

A3: No. Kalesnikoff's woodlands team is only bringing in logs from BC forests

Q3: Another country?

A3: No. Kalesnikoff's woodlands team is only bringing in logs from BC forests

Q4: With forest fires raging in BC. can we afford to cut more trees for buildings?

A4: This is a misconception around mass timber. We are not cutting more trees to produce mass timber, we are adding greater value to the trees harvested. For perspective, Kalesnikoff's mass timber facility only consumes about a third of the volume that their sawmill produces. They expanded into mass timber precisely because they anticipated a reduction in the annual allowable cut to continue through 2025, and in order to sustain their local communities and economy, they needed to add greater value to their shrinking wood basket. They are taking the same wood and creating more value for it

Q5: What chemicals are being used in the process of mass timber building construction?

A5: Kalesnikoff uses a melamine-based glue that is GreenGuard Certified to meet the most rigorous third-party chemical emissions standards

Please let me know if you have any further question or comments with regards to this proposal.

Thanks,

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

[s.22\(1\)](#) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Re; mass timber building? where does the timber come from? old growth forests? another

province? another country? with forest fires raging in BC. can we afford to cut more trees for buildings?, what chemicals are being used in the process of mass timber building construction? would like some answers

|

From: [Choi, Nicole](#)
To: s.22(1)
Subject: RE: [EXT] stop the removal of the tree at 10th and Arbutus.
Date: Friday, August 20, 2021 1:02:00 PM

Good afternoon s.22(1)

Thank you for reaching out and replying to the notification of the proposed Development application at 2120 W 10th, please note the project is still under review and the tree is still being carefully reviewed and assessed.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). Again, we appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: s.22(1)
Sent: Sunday, August 8, 2021 7:17 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: [EXT] stop the removal of the tree at 10th and Arbutus.

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Dear Nicole

I understand that to satisfying developers the tree next to the body shop on 10th Ave near Arbutus will be cut down. There is nothing to indicate that the tree is not healthy and it exists on a street full of similar trees. The developers of the new buildings on the rest of the street managed to build without destroying nearly a century of growth in nearby trees.

Once the mature trees are gone what do we get? Fifteen foot juniors that the city doesn't even look after. We have had a summer of drought but I have seen no city trucks coming by to water these replacements.

Let us start the fight for global warming by protecting what we have or we will be asking questions of the people who are supposed to be in charge.

Yours

s.22(1)

Resident of Kitsilano

s.22(1)



puter. It might not be on when you reply

From: [Open Computer](#)
To: [Choi, Nicole](#)
Subject: [EXT] 10th and Arbutus TREE
Date: Monday, August 9, 2021 9:07:09 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Dear Nicole,

I have been informed that you are the person I should direct my plea that the huge elm on Alma and 10th Ave in Kitsilano be saved. I understand that a condo is to be built on the site and the developer wants to cut down the tree. I beg that it be saved and the tree be properly protected and kept watered during construction. We need as many trees as possible as habitat for birds, the cooling effects trees have and the softening of urban landscapes.

s.22(1)

Vancouver

V6k1n1

s.22(1)

From: s.22(1)
To: Choi, Nicole
Subject: [EXT] 2120 W 10th Ave (DP-2021-00545) development application
Date: Monday, August 9, 2021 8:44:57 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hello,

We are residents at s.22(1), Vancouver, V6K4V5
We are strongly AGAINST this development proposal 2120 W 10th Ave (DP-2021-00545)

1. Excessive height. It should be 4-stories like the building next door.
2. It will kill the heritage tree - 90-years-old elm. Must save the tree!
3. Its design is primitive.
4. Too many parking spaces! 82 parking spaces will create a terrible traffic jam on Cranberry Dr.

There is already excessive traffic in the morning and in the afternoon because parents who drive kids to St.John's private school use it as a shortcut.

Sincerely,
s.22(1)

From: s.22(1)
To: [Choi, Nicole](#)
Subject: [EXT] 90 yr old elm tree at Arbutus and 10th Vancouver
Date: Monday, August 9, 2021 8:42:48 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hello Nicole,

It has been brought to my attention that a 90 yr old elm tree at the corner of Arbutus and 10th Avenue in Vancouver is at risk of being removed for the development of condominiums.

Trees provide a myriad of ecoservices which more than ever need to be preserved. The destruction of this tree would mean the loss of it's cooling properties, sequestration of carbon dioxide, management of storm water and the habitat of wildlife to name just a few.

Please ensure that all possible means are taken to protect this tree for all it's properties as well as it's benefits to the community.

Thank you

s.22(1)

Member of Urban Tree Alliance

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT]s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, August 4, 2021 6:31:21 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

As per the arborist report the tree on the corner of 10th and Arbutus is to come down, and yet the tree is in the development picture. This gives a false sense of what the building and corner will look like. The city is allowing yet another builder to destroy old trees in our neighbourhood. The city and builder are being duplicitous and it is unacceptable.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K4T4

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Saturday, September 25, 2021 8:32:48 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

The critical environmental and health benefits of urban trees and forests is now fully recognized by science and informed society. Climate and temperature change impacts are materially mitigated by trees in urban areas. The human and natural life quality profoundly benefits from mature trees and other fauna. The suggestion that this development is zero impact is the most appalling Greenwashing and exposes the hypocrisy of the City of Vancouver in claiming to be sustainably and environmentally focused when it capitulate to developers pressure and relentless destruction of established neighbourhoods and the existing residents quality of life. Do not allow this developer to claim an arborist report as justification for the shameful destruction of adjacent trees. The tree is the priority not profit and taxes.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K4S7

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Monday, August 9, 2021 11:04:54 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

This proposed structure does not fit the immediate surroundings. At 60 feet high, this building will dominate all other buildings in the area. Additionally, it will create a canyon-wind effect and shadow effect that could not be mitigated in any positive fashion. Moreover, the proposed building will require at least one large, ~100-year-old, specimen tree to be removed, permanently. That will have immediate impacts on water quality; heat; noise; and dust. What are the City's goals? Are these to make money by building units for only those able to purchase, with cash, in an overinflated property market? It seems that way. 48 dwellings and 82 parking spaces are proposed. There will exist 1.71 parking spaces for every one unit of living space. Moreover, vehicular access will be via Cranberry Drive. Have you ever been on Cranberry Drive? It is a one-lane per direction street and already, drivers speed; drivers do not obey stop signs; and drivers use it as a diversion in order to skip red lights on Arbutus Street. This proposed structure will increase car use; it will increase pollution; it will increase the likelihood of car-related injuries and/or deaths; and it will do nothing to support or to develop transit-oriented travel. And, it will do this in spite of climate change accelerating. Furthermore, this proposal claims that the City and its residents will benefit because the building will adhere to PassivHaus building materials and construction techniques. This is green washing, plain and simple. This project will require vast amount of concrete. This project will increase personal vehicle traffic. This project will impact no fewer than five schools ranging from day-care to secondary. This project will impact the Vancouver Resource Society; Tapestry at Arbutus Walk; the Arbutus Greenway; and anyone who visits or lives near the Arbutus Greenway Park. All of these impacts will be negative and there is no way to eliminate nor to mitigate what will be deleterious impacts. This project is a bad plan and no one, except the developer, will benefit.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K4N8

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Friday, August 6, 2021 8:00:14 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

A more careful consideration of the tree on the corner needs to be made. It is assumed it needs to go, but why? The building documents (and ALL of Vancouver documents) indicate the desire to be environmentally conscious by BUILDING more things. This is contradictory. Can we not preserve the green space and trees we have left and not taer them down in favour of more buildings.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K4T1

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, August 11, 2021 9:18:51 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Please build the homes and absolutely obliterate the tree

Street address

s.22(1)

Postal code

Vancouver, BC, V6K3V9

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 7:11:48 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Why are your cutting this beautiful old tree? It's very disappointing, I would never buy a unit there just because of this.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J2C1

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 3, 2021 11:19:23 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Keep the tree!

Street address

s.22(1)

Postal code

Burnaby, BC, V5B3W3

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Friday, August 20, 2021 3:05:01 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Please don't cut down the tree

Street address

s.22(1)

Postal code

Vancouver, BC, V5V1J3

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 1:27:36 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I am very concerned about the 100 year old Elm tree on the boulevard which is slated for demolition - protection of such well-established trees precious to the whole community should be a priority, especially seeing the urgent need to offset carbon emissions for the health of our planet. This valuable tree should not be demolished to make it more convenient for construction work to take place.

Street address

s.22(1)

Postal code

Vancouver, BC, V5N4X7

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 3, 2021 9:57:37 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I find it ironic that a project based on sustainability is cutting down a nearly 100 year old tree. The fact that the proposal discusses sequestering carbon while destroying a natural carbon store makes no sense. The project mentions being a good neighbour but will destroy one of the very best neighbours we have - one that provides shade and beauty to the neighbourhood as well as providing food and shelter to hundreds of creatures. It is not an act of goodwill to bring down this giant while claiming to be an environmental project. As a resident of this neighbourhood, chosen in part for the surrounding elms, I would like to see this proposal amended to include a solid plan to protect both the elm trees at the corner of 10th and Arbutus.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J5L8

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, September 15, 2021 12:15:49 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

There is no need to cut down a healthy tree for development. Think of the wildlife and the carbon that this tree helps. Green Vancouver? Yes save this tree

Street address

s.22(1)

Postal code

Vancouver, BC, V6J1W3

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, July 28, 2021 5:48:47 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Fabulous Development! s.22(1) and can't wait to see it built. May I suggest to add a bit more density in the form of one or two more partial floors on the corner of Arbutus and 10th. This would give the appearance of a tower similar to the O Keefe's Brewery around the corner and be an evened bolder CORNER statement. The existing trees to the North will still be higher. With all the costs and concrete poured in the parkade, more density will make this building even greener. A big mistake when THE RIDGE was developed. Not high enough for an anticipated lifetime of 100 years. Congratulations to the developer to build PASSIVE HOUSE. We need way more good built examples to convince others to make the shift to ZERO. Please fast track this project.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K4V5

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, August 11, 2021 2:27:28 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I think its a great idea. Arbutus has been a sort of of dead zone that has never been a destination , even for the residents. I've lived on the west side for 35 years, and certain locations such as arbutus@broadway have just been places to transfer buses. City property needs densification and liveability. Having multi use construction with residential and retail spaces is completely appropriate and needed for the area.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J1T3

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Sunday, August 8, 2021 12:51:13 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I hear there are plans to cut down the old-growth tree next to the project and I am STRONGLY against this for my neighbourhood. All trees, especially old growth trees, need to be protected. Over 750 people died last month due to our climate heat wave. Every tree, especially old trees, are vital for the environment. I'm not against the project, but developers can plan construction around the tree. DO NOT CUT TREES!

Street address

s.22(1)

Postal code

Vancouver, BC, V6J1Z3

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Saturday, September 25, 2021 8:33:47 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

If this tree at 2120 W. 10th belongs to the people of Vancouver I would hope that we can save it. Perhaps expect is a better word. Cutting trees and laying Astroturf does not make us the greenest city anywhere.

Street address

s.22(1)

Postal code

Vancouver, BC, V6M2H6

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Monday, August 9, 2021 8:35:07 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Strongly AGAINST this proposal because: 1. It will kill the heritage tree - 90-years-old elm 2. The height. It should be 4-stories like the building next door. 3. Its design looks primitive 4. Too many parking spaces! It will create a terrible traffic jam on Cranberry Dr. There is already excessive traffic in the morning and in the afternoon because parents who drives kids to St.John's private school use it as a short cut.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K4V5

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, August 11, 2021 10:20:05 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

The building fits well in the neighbourhood in terms of height and appearance. Great to see that it will be a Passive House, with a reasonable number of parking spaces allocated. New housing is badly needed in the neighbourhood, including market housing.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J2G2

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 2:42:29 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Don't cut down the trees! Vancouver without nature is just another urban hellscape.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K2H7

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, August 4, 2021 2:47:04 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Fine on height and design, except for one thing: Change your plans regarding the entrance area to keep the oak tree up. You should adept to the trees not cut them down in a city known and prized for its beauty and foliage.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K1Y2

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 5:52:31 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

This tree has contributed towards supporting wildlife, providing shade and oxygen. And has been there for decades. It is our ancestor and should not be treated dispensable. The architects can adopt an environmental friendly approach and incorporate the tree in their planning and plans.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J2H5

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 8:42:55 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Build,but please Save the 100 year old tree!

Street address

s.22(1)

Postal code

Vancouver, BC, V5W2N3

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 9:22:02 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

It should be taller.

Street address

?

Postal code

Vancouver, BC, V6B0L6

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Thursday, August 5, 2021 7:07:13 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

No mention of the 90-year old tree proposed to be cut down by this proposal. Regardless of Passive Haus, etc., no development that does not retain heritage trees should be permitted. Shame on you!

Street address

s.22(1)

Postal code

Vancouver, BC, V6S1C8

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Thursday, August 12, 2021 8:27:26 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Fine with the development but leave the tree!!! It's part of the beauty of our street.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K4W4

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 11:56:17 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Do not like the look of this development. It does not match the neighbouring building. it will block sunlight to park beside Cranberry drive. it is unacceptable to be cutting down heritage trees on W10th avenue. The trees on W10th have been there for a long time and should be saved. They are healthy and well looked after. They should not be cut down because the developer wants to improve the view for new owners. Reject this development.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K4V5

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Friday, August 6, 2021 11:34:22 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Further to my previous feedback, the historic elm tree scheduled for removal in conjunction with this development permit can be pruned and saved. The American elm trees can live 300 years and more with proper care and pruning: <https://www.midwestgardentips.com/trees-index-1/american-elm-trees> [midwestgardentips.com]. This is the healthiest looking tree on this block. If this tree poses a danger, then are all other buildings on this street at risk too because they have old trees in front of them? Where will it end? We have lost too many big trees to the development already. It appears to me that where there is a will, there is a way. There is a similar building on Broadway and Larch being constructed where big trees have been accommodated by the developer. So it can be done. I am not getting responses from the project coordinator Nicole Choi to my emails of July 28th and August 4th regarding this tree. Could you please send a copy of the arborist report as soon as possible as the time is running out. The public consultation period should be extended as two weeks over the long weekend is insufficient time for a genuine consultation. There is a growing opposition to the removal of this tree as evidenced by signs posted on the tree.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K4T4

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 11:22:12 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

All for new housing

Street address

s.22(1)

Postal code

Vancouver, BC, V6A0C6

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Monday, September 27, 2021 12:43:50 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Do not cut the tree. You're going to emit way more carbon than the new trees you plant can absorb. Now is not the time to be cutting down any more valuable trees, especially old ones. Please plan around it instead, or better yet, make a little garden display to highlight this wonderful, natural tree as a feature of your new building, and use it as a "calming, relaxing" area for residents and visitors in the community to feel more connected and in touch with nature. We need more park areas, not buildings.

Street address

s.22(1)

Postal code

Vancouver, BC, V6P2W4

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT]s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Friday, August 6, 2021 5:10:31 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I have no problem with the development itself, but I am concerned about the proposed removal/destruction of the 90-year-old elm tree on the southwest corner of Arbutus and West 10th, which, according to the arborist, needs to be removed/destroyed because it is sick. I am no tree expert, but this tree looks very healthy to me! I believe that a second, independent arborist should be brought in to reassess the situation with regard to this beautiful old tree. In lieu of Vancouver's recent heat wave, with the likely prospect of similar extreme weather events in the city's future, we need to retain as much of our urban tree canopy as possible. In a recent conversation I had with a local concerned resident, I learned that the architect of the project would be willing to move the proposed building back a little in order to allow the tree to remain. Should this project be given the green light, I urge you to reconsider the plan to remove/destroy this tree.

Street address

s.22(1) Vancouver, BC

Postal code

Vancouver, BC, V6K1S1

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Friday, August 20, 2021 9:03:28 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I can't believe the City is actually considering removing the beautiful elms at 10th and Arbutus. Please, please don't destroy these magnificent trees which deserve to be treasured and admired! Thank you

Street address

s.22(1) Vancouver

Postal code

Vancouver, BC, V5W2P3

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 11:13:48 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Save the tree! Please don't kill the tree on that corner of 10th and Arbutus.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K2P5

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 7:55:56 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Fully support the application. We need more well made residence.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K4V1

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 3, 2021 10:48:41 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Please save the trees.

Street address

s.22(1)

Postal code

Vancouver, BC, V6B5J3

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 7:41:44 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

While this project looks like a benefit to the surrounding community, please revise the plans so that there is no need to cut down the old, healthy trees along the property lines. The city has been cutting down way too many trees along streets and these older ones will never be replaced. I think the architect is knowledgeable and creative enough to design a project that embraces the current landscaping, rather than destroying it.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J1T6

Your overall position about the application:

Mixed

From: [Soles Perez de Tagle](#)
To: [Choi, Nicole](#)
Subject: [EXT] Comments on Shape Your City Page for 2120 W 10th Ave
Date: Friday, August 20, 2021 9:57:43 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Good morning Nicole,

We noticed that the comments section on the Shape Your City page is still open/still accepting comments.

Our understanding is that the deadline was August 10th 2021. Can you advise on this please?

[2120 W 10th Ave \(DP-2021-00545\) development application | Shape Your City Vancouver \[shapeyourcity.ca\]](#)

Thank you,

Sonsoles Perez de Tagle
Development Assistant



500-1681 Chestnut Street, Vancouver BC, V6J 4M6

soles@bastion.ca

P: 604-731-3500 ext. 230

F: 604-731-3366

This email is not a Purchaser Order/Work Order and does not give you the authorization to proceed unless you have a previously properly executed Contract and/or Purchase Order or unless a Purchaser Order is attached. Confirmation of an order verbally or via email does not replace a Contract/Purchase Order. Please ensure you receive a signed Contract/Purchase Order before proceeding with any service or order. Invoices submitted to our office without a Contract/Purchase Order will not be processed.

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, August 4, 2021 3:46:40 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

There are endless apartments, we need affordable and co-op housing. This 90 year old tree should be saved

Street address

s.22(1)

Postal code

Vancouver, BC, V6K4T2

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Thursday, August 5, 2021 4:20:27 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

We strongly protest Removal of the tree at the corner of Arbutus Street and W. 10th Ave. for this development. Especially in the recent heat wave we've seen how much shade the trees provide. We must preserve these trees for the future. Please don't cut it down

Street address

2120 w 10th ave

Postal code

Vancouver, BC, V6N2V6

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Saturday, August 14, 2021 9:34:34 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I like the building development, but please keep it green, and protect the trees.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K4T4

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 9:12:48 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I'm not opposed to the project overall. I think more mid-level density is desperately needed in this area, and I appreciate that it is a passive house. I would suggest requiring less parking. Please do all you can to ensure that none of the beautiful, old trees at the location (including the one marked for removal) are cut down in the course of the development.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J0B1

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 6:00:20 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

We LOVE the prospect of a Passive House being added to the housing options in the community- However Definitely do not support the removal of the gorgeous tree on the corner of West 10th Ave /Arbutus St.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J3N3

Your overall position about the application:

Mixed

From: s.22(1)
To: Choi, Nicole
Cc: Irina Dzgoeva
Subject: [EXT] DP-2021-00545
Date: Wednesday, August 4, 2021 11:30:59 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hello,

This is in response to the invitation to provide comments on the application for 2120 West 10th Avenue.

We urge the Director of Planning to examine carefully the location of the vehicular access to the new building. As indicated in the Notice, such access is intended to be from Cranberry Drive. We would strongly advise to have the access of vehicles from 10th Avenue instead.

Currently, the intersection 11th Avenue & Cranberry Drive receives the vast majority of the traffic to and from:

- Zydeco
- New Yorker
- Tribeca
- Savona
- The Carlings
- Tapestry
- The Public Parking on Cranberry

A large proportion of this traffic is for service vehicles, from waste collection, to mail delivery, to repair and maintenance relative to all the above buildings. Given the designated street parking on Cranberry and 11th Ave, the Cranberry & 11th Ave intersection is highly congested at peak days/times. If the flows of vehicles that would be generated by the 82 parking spaces of the new development were added, it is an obvious certainty that this would create traffic problems and a source of hazard risks; the further increase of the noise and pollution around this intersection would significantly reduce the quality of life of the residents in the adjacent buildings, which would also reduce the market value of these properties.

Conversely, designing the building with parking access from 10th Ave, while avoiding the negative consequences sketched above, would make for a much more efficient flow of access of vehicles to and from the buildings, similarly to the other buildings on the 10th Ave, especially since the segment of the road on 10th Ave between Arbutus and Cranberry is two-way traffic.

Thank you.

s.22(1)

s.22(1)

Vancouver, BC V6K 4V2

s.22(1)

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Monday, August 16, 2021 6:15:19 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I am not opposed to the property development but am completely opposed to the cutting down of trees surrounding the development. If the trees are taken down as a necessity then I'm opposed completely. s.22(1) the property and have no issues but if trees are cut down I will seek further advice and opposition. Find a way to build the property and maintain the trees that have been there for almost a century.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K4T4

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Saturday, September 25, 2021 7:18:15 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Density and development is needed if there is a living space need requirement but as long as it's not more investment speculation instead of actual living space requirement. Also please don't cut the 90 year old tree. We need to preserve these historical tree.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K3B1

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Friday, August 6, 2021 3:52:40 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

1. The Developer has requested a height waiver to permit an overall height of 60 metres. The Developer submits that the relaxation of the height restriction is reasonable in the context of the likely development of the Broadway corridor; however, the proposed development is one block south of the Broadway Corridor and not visible from Broadway. This development application should be reviewed in the context of the Arbutus Corridor between 10th and 12th Avenues, and not in the context of the Broadway Corridor. The 60-metre height is not in keeping with the neighbourhood along Arbutus Street. All the buildings south of 10th Avenue on Arbutus Street are approximately 50 metres or less in height, and if allowed, the proposed development with 5 floors will be completely incongruous and out of character. Furthermore, if allowed, the additional constructed height will mean that the existing buildings on the east side of Arbutus Street will lose direct afternoon sunlight significantly earlier than if the proposed development height were limited to 51.5 metres – the height of the existing adjacent building on the south side of the site. The shadow studies (Drawing A1.04) have not been made public, but I estimate that the existing buildings will lose direct sunlight approximately 90 minutes earlier if the 60-metre height waiver is granted – a significant degradation of their quality of life, particularly in the winter months.

2. Eighty-two parking spaces will create significant additional motor vehicle traffic. Cranberry Drive is a very small road, with heavy pedestrian traffic from Arbutus Walk, including many elderly residents of the retirement community located in Arbutus Walk. West 10th Avenue is a narrow street with a busy bicycle route. There are two schools within 100 metres along W 10th, to the west of the site of the proposed development, resulting in considerable congestion at drop-off and pick-up times. Arbutus Street is already a busy thoroughfare with narrow sidewalks in the area, and the City of Vancouver has announced plans to utilize the section between Broadway and 12th Avenue for a segment of the Light Rail System when that project is implemented along the Arbutus Greenway. The development proposes 48 residential units and 63 residential parking spaces. It is reasonable to assume that the 8 penthouse units on the proposed 5th floor are each allocated 2 parking stalls. If construction of the fifth floor were not permitted, it is likely that 16 parking stalls could be eliminated, significantly reducing the volume of motor vehicle traffic associated with the development.

3. The rendering provided by the Developer shows a large tree located across the street from the proposed development on the north-east corner of the intersection of Arbutus Street and W 10th Avenue. However, there is currently another, larger old tree located on the site of the proposed development (the south-east corner of the intersection), which is not shown in the renderings. Curiously, no mention is made in the development application that this second tree will be removed. Large, old trees are a precious part of our city's heritage. I find it incongruous that the application makes much of the

development's "green" attributes (including an estimate of carbon sequestered), but no mention is made of the planned destruction of graceful tree that adds much to the character and charm of the neighbourhood and continues to work its magic, removing carbon from our environment. I submit that the development application should be rejected unless the Developer gives an assurance that this tree will not be removed.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J5L8

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Saturday, August 7, 2021 4:10:06 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

The rendering shows the large tree replaced by a sapling. The street Google view shows the tree to be as healthy as the other same species trees on W10th. I do not doubt that the tree roots will be compromised by the construction of an underground parkade if standard layout design is allowed. But it need not be permitted by the city. Ironical that this design is to passive house standards- but the existing ecology goes is expendable. This building doesn't need 82 parking spaces -provide only one per unit plus visitor spaces. It is on a bus route and almost at the steps of the new subway. The northeast corner basement can and should be redesigned to allow cantilevered support for the upper corner units and thereby leave the existing substrate, including the roots untouched. I do not support the proposal as it stands. Chainsawing the tree is an unnecessary lazy low-cost solution.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J2H4

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 11:48:47 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Totally opposed to this development. Do not like that you are distroying the large heritage trees on W10th avenue. Also this development to not fit the neighbourhood. The building next door is 4 floors. So this build should be the same. It would look ugly having a blank wall face the building next door.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K4S7

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, August 11, 2021 9:54:53 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

This amazing tree needs to be preserved! Not just preserved, but given some better conditions to live in.

Street address

s.22(1)

Postal code

Vancouver, BC, V6R2P5

Your overall position about the application:

Mixed

From: [Shaw](#)
To: [Choi, Nicole](#)
Cc: [Shaw](#)
Subject: [EXT] Development Application DP-2021-00545
Date: Sunday, August 8, 2021 10:31:37 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Dear Ms. Choi,

I just submitted by comments (in box below) for Development Application DP-2021-00545 on the shapeyourcity.ca [shapeyourcity.ca] website.

Because it was unclear whether I was supposed to complete the address field with the address of the property of interest, or my residential address, I am forwarding this email for more certainty.

s.22(1)

Vancouver BC V6K 4V5

DEVELOPMENT APPLICATION DP-2021-00545

ISSUE 1 - NOISE

Kindly ensure that any and all fans and noise-making mechanical systems are not exhausting at ground level and do not increase the noise levels directed at the residents of neighbouring buildings. Due to an unfortunate relaxation the City granted at the time of construction at the end of the last millennium, the building immediately to the South - with addresses of 2655 to 2685 Arbutus St, 2111 West 11th Ave, and 2680 to 2686 Cranberry Drive - has the fan for the parkade and the restaurant exhausting at ground level on Cranberry Drive. The fan was reconfigured about 10 years ago so that it now runs continuously, and very loudly, day and night, 365 days a year. The resulting sound bounces off and reverberates from the adjoining buildings, a definite annoyance. In the past, some residents of 2655 Cranberry Drive lodged noise complaints with the City's Bylaw Department, complaints that were simply swept aside by City Staff because it was just too late to change the configuration of the building.

The possible addition of similar noisy fans and mechanical equipment is not a welcome prospect. While Passive House and Net-Zero do figure prominently in the City's vision, they pay little, if any, attention to noise outside the building. To achieve their goals designers and engineers for passive buildings frequently make up the difference in their energy equations through the use of mechanical systems. Noise not being properly addressed in the Vancouver Building Bylaw, noisy, and cheaper, mechanical units can readily be installed.

To alleviate the distinct possibility of additional sound pollution, all such systems must exhaust to the roof or, in the alternative, rooftop-mounted units must be used.

ISSUE 2 - PASSIVE HOUSE

Since the building is intended as a mixed commercial and residential building, will the Passive House certification be sought for the building as a whole, or for the dwelling units only?

ISSUE 3 - TRAFFIC

The development plan seems to indicate that the existing building sited at the West edge of the property at 2120 West 10th Avenue is not part of the development. That building, currently used as a garage, should be demolished and Cranberry Drive straightened to remove the dangerous existing S-curve between 10th and 11th Avenue. A couple years ago, the City aggravated the issue with the institution of the Westbound one-way and dedicated bike lanes on West 10th Avenue from Cranberry Drive to Vine Street. While it is an always-present issue, it becomes particularly acute in the mornings and evenings on school days. Many parents who drop off |pick up their children at St. John's School and the Fraser Academy negotiate the S-curve as if they were on a racetrack, without proper regard for the yellow line and frequently cross over into the incoming Southbound lane. Since parking access for 2120 West 10th Avenue is to be from Cranberry Drive, it will only exacerbate the problem, especially for those residents of that new building who will wish to head South on Cranberry Drive to take 11th Avenue to head North on Arbutus and then East on Broadway, so as to avoid the traffic jam that occurs when and where the children are dropped off|picked up.

ISSUE 4 - TREES

I share the concerns expressed by other citizens about the effect of the construction on the existing large trees along 10th Avenue, particularly the large tree (elm?) at the Southwest corner of Arbutus and 10th. Those trees need to be preserved.

From: s.22(1)
To: Choi, Nicole
Subject: [EXT] Development on 10th & Arbutus
Date: Wednesday, August 11, 2021 9:18:30 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Dear Nicole. Please accept this letter within the August 10 comments for the property development on 2120 Arbutus and 10th Ave West.

It took me a long time yesterday to track down emails as well as contact for this purpose. None of that was very clear on the board as I cannot do the scan thing s.22(1)

It is with great concern however that I submit my comments on this development. First of all I do not think there should be six stories in an area that's already overly dense taking away our skyline and trees.

The tree is the biggest issue at all.

It is 100 year old tree. An ancient benevolent living entity that we sorely need at this time due to our already greedy overtake of this planet.

There is no good reason to take that tree down and it is against all common sense, logic, and even the City of Vancouver's own sustainability and green city strategy for climate change.

The next issue that I find is - transparency. I could not find anywhere any comments about whether this tree would come down or not. I could not find anywhere any developer responsible for this project. And I could also not find anywhere whether there is going to be a public forum for this Application for Rezoning.

I know a number of people concerned about this and we all would like to feel that there is still a mechanism for citizens to, not only voice their concerns but also to have them heard publicly. I did see on the application that none of the comments would be made public. Why not?

Thank you for taking the time to address my questions and receive my letter although it is a few hours late. That was not intended but somehow unfortunately unavoidable.

s.22(1)



From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 3, 2021 3:10:09 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

The 90 year old elm should not be removed, as it provides habitat for birds, insects and other animals plus shade. The very large confers were removed for a new development across the street a few years ago and now the condo owners are exposed to blazing sun with no shade. Developments should be smaller and accommodate established trees and vegetation that are essential habitat for others than ourselves.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K1Y2

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, August 4, 2021 5:21:48 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

The proposal will bring a significant improvement to a final anchor corner of the Arbutus Greenway Neighbourhood. The indicated storefronts on Arbutus will complete the appeal of the street with small businesses and the 5 story height of the building will be in keeping with the existing buildings. The facade of the building is appealing with the top two floors in a lighter colour that won't look jarring beside the beige brick building next door. The rear north west corner on Cranberry is currently very hazardous as the stop sign is hard to see and the bike path has to be crossed to access 10th Ave. The proposed renderings indicate the building being set back with a sidewalk which will greatly improve the sight lines. The landscaping and boulevard trees will complement the park across the roadway. This is a unique neighbourhood with a community feel that gives residents of all ages an opportunity to relax and enjoy the green space around them. While I recognize that Broadway will be zoned for higher density with taller buildings expected on the 2000 block of Arbutus this proposal is well suited to the 2100 block.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K4T4

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 7:28:46 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

This sounds like an amazing project and one that this neighbourhood will benefit from. I have no doubt that this unique and beautiful building will enhance the appeal that is already inherent in this neighbourhood

Street address

s.22(1)

Postal code

Vancouver, BC, V5Z1R9

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 7:34:37 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Immediate surrounding will be heavily impacted with constant construction noises, making working from home a daily pain. It will also remove a 100 year old tree which is ridiculous, the city prioritized being green, the development application should only be approved contingent on the tree being left untouched, with a heavy fine if it is damaged at all.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K4L4

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Thursday, August 5, 2021 5:02:59 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

It's misleading that the 100 year old tree on the Arbutus corner sidewalk is included in the renderings even though the plan states it will be demolished. Unless an arborist has shown that the tree needs to go, how does it interfere with the building? Please keep the tree.

Street address

s.22(1)

Postal code

Vancouver, BC, V5V1E7

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 7:10:40 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Turning a building that is currently unoccupied into a residential space absolutely makes sense; however, it does not seem necessary whatsoever to build 82 parking spaces for said residences. In the midst of the climate crisis, and while the Broadway skytrain extension is underway, pushing people towards (incredibly accessible!) public transport should be prioritized. Additionally, there is a 90-year-old tree on 10th avenue at arbutus which will inevitably be cut down in order for these parking spaces to be built, compounding the climate damage.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K2S4

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, August 11, 2021 8:11:25 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I've heard that the old tree on the corner is at risk with this development. I urge you to consider how this development can move forward without risking the life of this beautiful old tree. You know we have so few left. Their presence makes this neighborhood what it is. It has to be prioritize. Thank you.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K2H7

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, August 11, 2021 1:18:49 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I am very concerned about the intention to cut down a 100 year old tree in the neighbourhood. With global heat temperatures rising, we need strong, well established trees to cool our streets and protect us (not to mention, create oxygen!) now more than ever.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K1A9

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 10:31:55 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

-I think five storeys is too high to have on a corner of an intersection frequented by cyclists and pedestrians, and will negatively impact the character of the neighborhood. I would be more amenable to four storeys. It feels oppressive to have large buildings on the main streets - I would be sad to see more chain stores opening up on the ground floor- every neighborhood is starting to feel the same, and the character really gets lost. I would prefer more opportunities for co-ops and local independent vendors and grocers. -I am concerned about putting in subsidized housing in this location. s.22(1) this neighborhood does not have the amenities and services necessary to support low income individuals and families, nor do I expect it ever will. While Steves Manor is ok, s.22(1) patients have a hard time getting to and from their medical appointments, and so often just skip them entirely. They also have a difficult time getting affordable groceries and household supplies, reporting that some items at the No Frills are too expensive. My concern is that subsidized housing in this location won't actually serve the individuals in a meaningful way, and political posturing will just create long lasting animosity. -Please do not cut down the tree at the southwest corner of 10th and Arbutus

Street address

s.22(1)

Postal code

Vancouver, BC, V6K1X5

Your overall position about the application:

Opposed

From: s.22(1)
To: [Choi, Nicole](#)
Subject: [EXT] Elm tree at the corner of 10th and Arbutus
Date: Thursday, August 5, 2021 3:27:14 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hello,

I understand that plans for a new condo development at the corner of 10th and Arbutus call for the removal of a 90-year-old elm tree at the corner of those streets. I live in the neighbourhood and I cannot emphasize enough how opposed I am to this proposed removal. Vancouver's council is supposed to be a green one with the preservation of nature among its top priorities. And yet, it is allowing developers of this condo to propose removing a 90-year-old elm tree from the property. This is inexcusable and wrong on every level.

Please add my name to what I hope is a growing list of people opposed to this disgraceful proposition.

s.22(1)

V6K 2A6

From: s.22(1)
To: [Choi, Nicole](#)
Subject: [EXT] Elm tree slaughter justification versus preservation
Date: Tuesday, August 10, 2021 12:58:40 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Nicole Choi
City of Vancouver

Dear Nicole Choi,

It has been brought to my attention by some local residents, who are educated in ecology and who engage on a daily basis in stewarding the environment around them, being in this case the Lower Mainland and in particular Vancouver, that reason has not been made evident as to why a mature elm tree, which has been living at the corner of 10th and Arbutus Road for the past ninety years, is being considered to be cut down.

Could You please at your earliest convenience outline what ecological and economical factors are dominating the natural asset value of this tree, thereby justifying the proposed loss of such a vital element of this hardened, human-made landscape?

I look forward to your reply and trust that all inquiries will be answered substantially prior to any permit for any alteration to a living organism that might very well be twice your age.

With thanks in advance for your attention and ample consideration,

s.22(1)



Sent from my iPhone

From: s.22(1)
To: [Choi, Nicole](#)
Subject: [EXT] Elm tree
Date: Sunday, August 8, 2021 4:28:51 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Please save the tree on the corner of Arbutus St. and 10th Ave. We need all the greenery we have in this city.
A neighbour

s.22(1)

Sent from my iPhone

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, August 11, 2021 9:35:43 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

It's embarrassing that a city like Vancouver would cut down a tree so old...

Street address

s.22(1)

Postal code

Vancouver, BC, V5Z1V6

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 5:16:59 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Please do NOT cut down the big tree at that corner (2120 W 10th Ave and Arbutus)

Street address

s.22(1)

Postal code

Vancouver, BC, V6K1N2

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Friday, September 24, 2021 1:18:23 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Another no-name brand development is not what this city needs. Can't some of the building plans in Vancouver have better designs that fit into the neighbourhood? That is what's missing here. The bar for design should be much higher. Another important issue is that the two old trees on the property should NOT be removed. Trees give us life and the air that we breathe. The City should have a much better policy on protecting them, particularly older trees. If you say you care about the environment, don't let the developer fell them.

Street address

s.22(1)

Postal code

Vancouver, BC, V6R2V8

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Thursday, August 5, 2021 5:30:05 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Please save the old growth tree that would be cut down. Or suggest integration of the tree into the building plan.

Street address

2120 west 10th

Postal code

Vancouver, BC, V6J1W5

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, July 28, 2021 5:30:40 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

This development will help make our neighbourhood feel more complete by adding a building similar in scale to existing nearby buildings to a currently underutilized property. The added shops on Arbutus St will help to further activate the area. Considering how close the development will be to the future SkyTrain station, I think its height could be increased by several floors.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K4T9

Your overall position about the application:

Support

From: [Stephane Laroye](#)
To: [Choi, Nicole](#)
Subject: [EXT] Fwd: Development Application Intake Reminder for 2120 W 10th
Date: Monday, May 31, 2021 3:07:42 PM
Attachments: [SLA Logo.png](#)

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Good afternoon Nicole,

I understand you will be the Project Coordinator for our project. We are scheduled for an Intake Meeting on 9 June and are eager to know more about the submission requirements, payment and timing.

I look forward to working with you!

All the best,

Stephane

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA
Principal | Architect + Urban Planner



215 - 35 West 5th Avenue
Vancouver, BC V5Y 1H4
O: (604) 558-6955
M: (604) 418-8130
stephane@slaarchitect.com

<https://slaarchitect.com> [slaarchitect.com]

Begin forwarded message:

From: Development Review Branch <DRB@vancouver.ca>
Subject: Development Application Intake Reminder for 2120 W 10th
Date: May 31, 2021 at 11:58:43 AM PDT
To: "stephane@slaarchitect.com" <stephane@slaarchitect.com>

Due to evolving circumstances resulting from the COVID-19 virus there have been changes to the intake system for Development Permits. We are working hard to minimize impacts to your development proposal, and appreciate your understanding as we manage this challenging situation.

Please visit the City of Vancouver's COVID-19 Response website for updates, including

information regarding the City's Development and Building Services Centre.

Please DO NOT COME to the Service Centre for your intake time. A Project Coordinator assigned to the application will be in touch with you prior to the scheduled intake appointment. They will coordinate a time for you to drop off the material required for the intake, as well as information on how to pay the application fee. Thank You.

If you cannot make your appointment, or have further questions regarding your application please contact the Services Center at 604-873-7611 or fill out the form on <https://vancouver.ca/building-development-support> .

Note: Please do not respond to this email.

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22 completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Thursday, August 12, 2021 9:45:55 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I think this is a great proposal and it has my support and that of many of our neighbours. It is great to see a building that sits at a reasonable height and offers units that can be purchased rather than rented out. There is a large number of young families that are desperate for such infill developments, where density is present but not based on massive multi-floor buildings. Prices are still much more reasonable than comparables in the area. This kind of development is exactly what we need to incentivize. There is a lot of emphasis on rentals lately, but this is misplaced: many of the young families in Kitsilano want to eventually buy something in the area, however small; they see it as a stepping stone to move to a bigger place over time, bit by bit. The narrative that is being sold to us is that we should focus on rentals (and even build gigantic supportive housing buildings that disincentivize further development in the immediate neighborhood). This narrative is wrong because it does not take into account the thousand of Kitsilano residents who are patiently waiting to get a foot on the property ladder, initially buying exactly the kind of apartments that are being proposed. O strongly invite the council to stop treating this neighborhood as an experimental setting, where you add buildings above height and with all kinds of alternative purposes that suit your agenda. Please respect Vancouver voters and add more of this type of development: good quality middle-rise apartment buildings that allow people to buy in a desirable area.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K2J2

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Sunday, August 8, 2021 10:25:04 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

DEVELOPMENT APPLICATION DP-2021-00545 ISSUE 1 - NOISE Kindly ensure that any and all fans and noise-making mechanical systems are not exhausting at ground level and do not increase the noise levels directed at the residents of neighbouring buildings. Due to an unfortunate relaxation the City granted at the time of construction at the end of the last millennium, the building immediately to the South - with addresses of 2655 to 2685 Arbutus St, 2111 West 11th Ave, and 2680 to 2686 Cranberry Drive - has the fan for the parkade and the restaurant exhausting at ground level on Cranberry Drive. The fan was reconfigured about 10 years ago so that it now runs continuously, and very loudly, day and night, 365 days a year. The resulting sound bounces off and reverberates from the adjoining buildings, a definite annoyance. In the past, some residents of 2655 Cranberry Drive lodged noise complaints with the City's Bylaw Department, complaints that were simply swept aside by City Staff because it was just too late to change the configuration of the building. The possible addition of similar noisy fans and mechanical equipment is not a welcome prospect. While Passive House and Net-Zero do figure prominently in the City's vision, they pay little, if any, attention to noise outside the building. To achieve their goals designers and engineers for passive buildings frequently make up the difference in their energy equations through the use of mechanical systems. Noise not being properly addressed in the Vancouver Building Bylaw, noisy, and cheaper, mechanical units can readily be installed. To alleviate the distinct possibility of additional sound pollution, all such systems must exhaust to the roof or, in the alternative, rooftop-mounted units must be used. ISSUE 2 - PASSIVE HOUSE Since the building is intended as a mixed commercial and residential building, will the Passive House certification be sought for the building as a whole, or for the dwelling units only? ISSUE 3 - TRAFFIC The development plan seems to indicate that the existing building sited at the West edge of the property at 2120 West 10th Avenue is not part of the development. That building, currently used as a garage, should be demolished and Cranberry Drive straightened to remove the dangerous existing S-curve between 10th and 11th Avenue. A couple years ago, the City aggravated the issue with the institution of the Westbound one-way and dedicated bike lanes on West 10th Avenue from Cranberry Drive to Vine Street. While it is an always-present issue, it becomes particularly acute in the mornings and evenings on school days. Many parents who drop off/pick up their children at St. John's School and the Fraser Academy negotiate the S-curve as if they were on a racetrack, without proper regard for the yellow line and frequently cross over into the incoming Southbound lane. Since parking access for 2120 West 10th Avenue is to be from Cranberry Drive, it will only exacerbate the problem, especially for those residents of that new building who will wish to head South on Cranberry Drive to take 11th Avenue to head North on Arbutus and then East on Broadway, so as to avoid the traffic jam that occurs when and where the children are dropped off/picked up. ISSUE 4 - TREES I share the concerns expressed by other citizens about the effect of the

construction on the existing large trees along 10th Avenue, particularly the large tree (elm?) at the Southwest corner of Arbutus and 10th. Those trees need to be preserved.

Street address

2120 West 10th Avenue

Postal code

Vancouver, BC, V6J3Y4

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 3, 2021 10:13:51 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Am not glad or in any support to cut down the long standing 90 year old beautiful tree for the purpose of construction. I would request you to please review/resubmit the proposal so there could be a work around without cutting the tree.

Street address

s.22(1) Surrey

Postal code

Surrey, BC, V4N5G2

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 3, 2021 6:30:20 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

While I am in favour of more density and the overall design and scale of the proposed building, it should absolutely not be at the expense of the beautiful old trees that line 10th avenue. Any development here should embrace the locality and the heritage of the street which has a grand avenue of historic elm trees. Why does everyone else have to protect the smaller trees during development yet this tree is felled at the expense of market price condos for a developer? Leave the trees for all to enjoy.

Street address

s.22(1) Vancouver

Postal code

Vancouver, BC, V6J5L8

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, August 11, 2021 6:03:49 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Please do not remove the large tree that is in front of the suggested building site unless it is deemed unsafe due to health issues. Health issues of the tree not because of the new building. Thank you

Street address

s.22(1)

Postal code

Vancouver, BC, V6H1R6

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 8:11:14 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Please don't cut down the beautiful big old tree on the sidewalk. Trees, shade, leafy greenery add to the "value" of our neighborhood and help protect the environment. The developer will make so much money ... they can work around a damn tree!! Not aligned with "greenest city" goals.

Street address

2120 W 10th Ave, Vancouver

Postal code

Vancouver, BC, V6K2H6

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Friday, August 6, 2021 4:35:48 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

The Elm tree is a beautiful sight and it is rare now to have such large trees in our city.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J1L5

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, August 11, 2021 1:10:09 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

The building does NOT have to come to a square point - it could be built with the corner missing - L shaped on the North East corner of the proposed building to accommodate for the 90 year old tree. Trees provide shade when the weather is hot. Trees filter out the air and pollution of high traffic areas of Arbutus Street towards West Broadway. A tree provides wildlife and birds that sing to feel like you are away from the hustle of downtown. Trees can not be replaced. It will take another 90 years for a tree to grow of this size. And a lot of residents (like myself who have lived on Vancouver's Westside for s.22(1) choose specifically to live in Kitsilano s.22(1) or recently South Granville because of the character of the neighbourhood and the green spaces. So many trees are being cut down to create pavement - which adds to heat and no reprieve for people on their balcony's when the weather is hot. Not to mention that trees provide homes for the bird songs which have gone missing in a lot of congested areas. Why not build around it ? Many other apartments in Kitsilano and South Granville and The Arbutus Corridor remain the forest feel and quaint neighbourhoods because it is not like downtown Vancouver with it multiple high rises that create more concrete and block out the sun. s.22(1) - only a few blocks from Arbutus and 10th of where this tree is located and the canopy that is developing along Arbutus Street helps the businesses from Broadway to 12th Avenue attract people for a coffee or pizza or get paint and then do for a walk. Schools are very close by too and maintaining trees helps in many ways including combating global warming and filtering pollution. So modify your building plans as it is horrible that you have to cut down a 90 year old tree in this age when older trees are needed for clean air for the human's that dwell in the areas.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J2B8

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, August 11, 2021 9:20:07 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

While I'm in favour of the project, I strongly oppose cutting down the hundred years old tree on the corner of 10th

Street address

s.22(1)

Postal code

Vancouver, BC, V6T0A6

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 6:00:37 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Please ensure all trees on the 10th Ave boulevard remain. Protect all trees near the building site.

Street address

2120 West 10th

Postal code

Vancouver, BC, V6K4S6

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Thursday, August 12, 2021 5:23:39 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Please don't remove the old tree at the corner.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K2E9

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 3, 2021 9:28:34 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Please keep the 90 year old tree at the corner of Arbutus and 10th!

Street address

s.22(1)

Postal code

Vancouver, BC, V6K4T2

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, July 27, 2021 1:28:00 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Overall, I am supportive of added density in proximity to the future Arbutus Subway Station. This intersection could benefit from more street life. I have three concerns: 1. Most importantly, I am very concerned about the proposed removal of the tree on 10th Avenue nearest to Arbutus Street. The Site Plan states: 'remove tree per arborist report'. Can you at the very least make the Arborist report publicly available. 2. Commercial retail space sizes. I hope the city considers narrower frontages for commercial spaces to make it more viable for independent businesses to compete with chain-stores.. i.e. three narrow retail spaces as opposed to 1-2 large spaces. 3. I am surprised to see so many underground parking spaces (including 13 spaces for a restaurant) are being provided despite being so close to the Broadway Subway. Is that not counter to the objectives of transit-oriented development?

Street address

s.22(1)

Postal code

Vancouver, BC, V6K2H8

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Friday, August 6, 2021 11:45:52 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

There is beautiful huge tree (C02) on the corner of W10 Avenue and Arbutus on the city boulevard (city land) that according to some arborist needs to be removed. Apparently, this tree is around 90 years old, looks very healthy and is part of a line of gorgeous boulevard trees down W10. I would like to see a published justification as to why it is being removed and replaced with some diddly-spit little tree that does not fit within the remaining canopy of trees. The City Development staff should go see how this tree is part of this neighborhood. Go south 6 blocks on Arbutus down to the recent condo development housing the City Market Loblaws. Look how well those new cute little trees are being taken care of...2 of 6 are now pretty much dead. Replace a stunning gorgeous grandfather tree with a cute little one that will certainly not resemble the one in the building photo and will probably be dead in a year or two.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K2N2

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 3, 2021 9:31:49 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I am extremely disappointed and frustrated that, yet again, the City of Vancouver is allowing another one of our 100+ year old trees, this one at the corner of Arbutus and 10th, to be cut down in order to accommodate a new condominium. This majestic Mother Tree brings so much joy to the neighborhood. PLEASE, please, please consider saving this tree!

Street address

s.22(1)

Postal code

Vancouver, BC, V5Z4L7

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Thursday, August 5, 2021 7:39:38 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I support the developer in their pursuit of passive house standards, but believe that greater attention should be given to preserving mature trees. Mature trees such as those existing on the site are irreplaceable within the lifespan of the building given their age, and preservation should be given precedence over replacement/substitution/offset of environmental impacts.

Street address

s.22(1)

Postal code

Vancouver, BC, V6S1S4

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 3, 2021 6:21:59 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

This building is too big for neighbourhood. Five floors is too high. It does not match the building next door and buildings across street. It should be four floors only. It looks ugly when compared to building next door. In the elevations pdf it shows a blank wall on south side. This is ugly. No trees should be removed on West 10 and Cranberry. On Site plan, it shows bike lane extended to arbutus. This makes it difficult to enter and leave neighbourhood. The Neighbourhood was never asked if they wanted a bikelane on west 10th avenue. It is not really needed. There is not much traffic on this street. Most bikes don't even use the bike lane.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K4L4

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 5:02:02 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Please don't remove that wonderful almost 100 years old tree!

Street address

s.22(1)

Postal code

Vancouver, BC, V6K2P3

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 11:42:06 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Opposed to this development. First, it is too tall and should be same height as building next door. This design is ugly. All heritage trees should be saved on W10th and Cranberry streets. W10th avenue trees are the largest in Vancouver. It is shame to lose any of them. The developer can build around the trees. The trees are healthy. Trees provide shade and privacy for home owners. There is no need to cut any trees. get rid of bike lane on w10th avenue. No one asked for it.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K4S6

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Monday, August 2, 2021 6:15:54 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I would like to make sure that none of the surrounding trees are removed, especially the ones along 10th Ave. Cranberry Dr already gets pretty busy, especially on school mornings/pick ups given the number of private schools along 10th Ave. I would prefer if the building wasn't going to be so high... it should match the height of the mixed commercial/residential building beside it (the building on Arbutus that houses Trees Coffee Shop).

Street address

s.22(1)

Postal code

Vancouver, BC, V6K4V5

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Thursday, August 12, 2021 4:14:28 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Don't cut down the trees!

Street address

s.22(1)

Postal code

Vancouver, BC, V6K4V5

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 11:21:35 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

It is important that the development does not harm the over 100 year old tree in any way. It not only sets a poor precedent of the importance placed on the natural environment by the city and developer if the tree is removed but also reduces the shaded area of the street which is all important during hot summers especially with climate change.

Street address

s.22(1)

Postal code

Vancouver, BC, V6G2N8

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 7:28:07 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Dont CUT Down the hundred year old tree! Aside from being absolutely stunning it provides valuable services to the city cleaning our air and cooling the street! WHICH is extra important as our heat waves get worse and worse. Also some of the units should be affordable housing.

Street address

s.22(1)

Postal code

Vancouver, BC, V6L1A3

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Friday, August 6, 2021 12:32:05 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Do not allow destruction of the 90 year old elm tree this project plans to sacrifice. Shading and carbon removal by trees is more and more important as clearly demonstrated by the excessive heat this year.

Street address

s.22(1)

Postal code

Vancouver, BC, V6R2S6

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 3, 2021 9:39:10 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Do NOT allow any trees around the area to be cut down in order for the development to happen. It is essential that we keep the trees along this proposed development for the health of our city and our planet. The developer must build around the tree and not disturb it if building is allowed. I won't vote for any of the current council if they have any part in approving this and Kitsilano trees are cut down in the process. First school trustees approved development of part of Fleming Elementary school and now council is considering this! It is unconscionable in this era of climate crisis.

Street address

s.22(1)

Postal code

Vancouver, BC, V5P4V9

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 10:23:02 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Strongly opposed to the removal of that old beautiful tree

Street address

s.22(1)

Postal code

Vancouver, BC, V6J1W5

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Saturday, August 7, 2021 11:14:35 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

This development can work with the environment it wants to move into instead of replacing it. Vancouver is beautiful because of its trees, and this is one of the best ones! Please keep this tree alive. Build around it, as it is an important part of this community. This Elm tree at the corner of 10th ave and Arbutus street is the nicest tree in the neighbourhood; please keep this tree healthy. Please do not build underground car parking instead of tree roots! Do not build a bike path or a sidewalk or any other thing in place of this tree. I bike and walk through here regularly, and have stopped and marvelled at this very tree. My stomach sank when I saw the proposal to destroy it. The bike path and sidewalks could go around it, and vehicles could stop going through that spot. This tree is more valuable than the proposed development. Build around it. Maybe even build in some way that supports this trees longevity. Don't cut it down. As we know this is a major bicycle rout, and this corridor is incredible due to the big trees. If this new building is allowed to be part of that, it should not take away one of the best parts of the corridor. I am happy about the improved ecocentric design of this project, and I think it will be attractive to prospective residents that also want to utilize the bike rout, but I think those same people would rather have a beautiful giant tree lined bike and people rout in front of their building, than a cold concrete parking spot underground, or similarly cold landscape. It is because of this tree, especially as part of the big tree lined corridor, that this property will be desired, but don't remove the desirable part to move in. I hope all involved have spent time admiring this specific tree before deciding what to do here. The tree also provides a big canopy, cooling the area, making it more enjoyable for everyone.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J2G1

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Sunday, August 8, 2021 7:19:08 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Please do not cut the tree. It's beautiful, helps the environment and can be designed around.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J0E1

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Sunday, August 8, 2021 12:05:06 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

seems like there could be more density at this location permitted as it is on a busy street. ie a few more floors added to this project would not hurt the surrounding residents in any way as it is mainly commercial and apartment buildings this area. Great idea to use ecological timber and passive design. Are there pandemic considerations in the proposal- ie outdoor balconies,patios,gathering areas, and windows that open and more elevators and wider hallways. Climate control considerations- natural cooling or a/c for safety of seniors and others.Many of these buildings have been hothouses during summer heat. Density on main streets to provide housing is good-keep high density off the side streets and residential areas and permit more density on major streets only. There is no loss in permitting extra floors/greater density to provide more badly needed housing in this location especially for a sustainable build. I cant see how many are 2 bed or 3 bed units for families. seniors accommodations in units as more seniors are downsizing.(wheelchair heights and needs),grocery lift(dumb waiter) in parking area, Ebike chargers and ecar chargers.Secure Lock up for bikes. Ramps for bikes into building. Looks like a great project.

Street address

s.22(1)

Postal code

Vancouver, BC, V6R1M6

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Monday, August 9, 2021 9:31:56 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Please don't cut down the 90 year old elm tree out front of 2120 w 10th ave on the corner of arbutus. Other developments in the area have managed to save their trees. This one is an especially beautiful specimen. It deserves more space to grow and share precious fresh air on a busy, traffics congested corner.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J1T1

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 9:07:42 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Don't cut down the beautiful old trees!! It's disgusting to see this happen, and how little people care for the environment, or being transparent in what they are doing.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K1X9

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 8:26:01 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

pls save the tree !!! its a beautiful lively tree!!!

Street address

s.22(1)

Postal code

Vancouver, BC, V6K2Y4

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Saturday, August 7, 2021 4:09:14 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Affordable housing in the neighbourhood (which I visit) is good. Three levels of parking seems like way too many. How many of those parking spaces will be for bicycles and will there be EV charging stations? But the main reason for writing right now is the plan to cut down the huge tree ironically shown in the picture. That big tree in the right hand side is scheduled to be cut down. WHAT??? For a city that is supposed to work for the environment above all, how can that be acceptable? If this is a passive building, doesn't that mean some commitment to energy neutrality? How does chopping down a tree of this size and age make any sense? Please make sure this is discussed and that all people who want to save this tree are heard. Thank you.

Street address

s.22(1)

Postal code

Vancouver, BC, V5K3A7

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Monday, August 9, 2021 11:12:24 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Glad to see new housing proposed for this site close to the new Broadway rapid transit line. Like the look and feel of the building. Sooo need more residential density on the west side of town. Appreciate the attention to green building. Only recommendation is to require less auto parking, given proximity to transit and the Arbutus greenway.

Street address

s.22(1)

Postal code

Vancouver, BC, V6N3T8

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Monday, August 9, 2021 9:33:03 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

With Arbutus Corridor changing shape, a passive house development would be appropriate here. It will set the tone/standard for future developments nearby.

Street address

s.22(1) Vancouver

Postal code

Vancouver, BC, V6J4M6

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 9:12:41 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Very excited about this development and it's green initiatives. We need more buildings like this in Vancouver!

Street address

s.22(1)

Postal code

North Vancouver, BC, V7R2W4

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 7:34:37 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I feel that the development can be considered, ONLY IF THE 100+ year old tree CAN REMAIN, and some of the units are affordable housing units!!! The working poor need places to live in the community. As far as the tree, it is completely healthy, and should be left alone. Developers take the lazy approach and cut everything down because it's easier to do so, rather than work with the natural elements of the lot. Trees provide shade which helps to lower street level temperatures, as well as homes for birds, etc. This is unacceptable. PLEASE DO NOT ALLOW THIS TO PROCEED AS IS!!! PLEASE SAVE THIS TREE!!!

Street address

s.22(1)

Postal code

Vancouver, BC, V6L1A3

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] Kits resident completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 5:30:49 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Kits resident completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

We do not support this development because we want the majestic tree to be preserved. Also, the housing does not appear to include subsidized units.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J5K1

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 7:27:44 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Love that it's a Passive House. Insist on a roof garden/wild space, and green provision on the exterior walls. Require plantings of equal biomass to the tree cut down. Require affordable housing to be included. But, mostly, why on earth are a ridiculous 82 parking spaces included, in a city that wants to encourage car sharing and public transit? 82 parking spots are not at all "passive."

Street address

s.22(1)

Postal code

Vancouver, BC, V6J1R9

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 10:08:09 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

There is a 100 year old tree that will be torn down If this goes ahead. We barely have any green spaces as it is and this is not contributing to a 'green' vision that Vancouver portrays to be.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J1A2

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, August 4, 2021 4:27:22 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

A narrower condo building that would allow the 90 year old elm on the corner of Arbutus and 10th to co-exist with the condo would be a better choice. Also, fewer units and thus, fewer cars. There is a traffic problem already existing on Cranberry Drive with bumper to bumper cars right now dropping off kids going to school on 10th in early morning and late afternoon. This problem became exacerbated due to changing 10th Avenue to becoming one way with bicycle lane. There are guaranteed entry and exit issues onto Cranberry if this project is developed as planned.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K4V5

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, August 11, 2021 1:00:01 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Please preserve our greenery. This is 100 years tree and do not want to let it go.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K4T5

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Thursday, August 5, 2021 8:34:16 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

This 90 year old tree should be incorporated into the design. The tree gives oxygen and cleans the air. This city proclaims itself a green city but it is turning into a concrete jungle that doesn't help our environment.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K1P6

Your overall position about the application:

Opposed

From: s.22(1)
To: [Choi, Nicole](#)
Subject: [EXT] Large elm at Arbutus and 10th Ave
Date: Monday, August 9, 2021 5:48:53 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Please, PLEASE don't let the city approve cutting this tree down. Build if you must, but this tree isn't on development property, and the atmosphere, birds, and people all depend on its leafy shade.

In fact, ALL Vancouver elms should be protected in this area and anywhere in the city, for both health and aesthetic reasons. Vancouver is one of the few North American cities whose elms survived the devastating pandemic of Dutch Elm Disease (known then as DED and in many ways a sort of arboreal Covid-19) in the '80's and '90's. Then a relatively new resident of s.22(1) I recall being proud of Vancouver and its stunning elms, as relatives in Toronto and New England were experiencing 80-100% loss of their elms, most of them over a hundred years old (the trees, not the relatives!) The relatives were busy joining save-the-tree groups and trying to stop the devastation.

Put in that context, chopping down trees unnecessarily begins to look a bit like criminal arbicide, with intent.

Thanks for any help you can give.

s.22(1)

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Thursday, August 12, 2021 12:57:42 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I am fine with developing the area. Please do not cut down any of the magnificent old trees. I walk to 10th every day to and from work as it is calming and a beautiful street to walk down. The other streets don't have anywhere near the beauty or shade of this street. When it gets hot, this street is a relief due to the large trees on 10th Avenue.

Street address

s.22(1) Vancouver

Postal code

Vancouver, BC, V6J1W3

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 10:38:29 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I think that Vancouver's commitment to green initiatives and sustainability should include preserving trees, especially older, established trees. They provide shade during these heat waves we have been getting, as well as help keep our air clean. I think that taking down the old trees surrounding this lot would be a huge loss to the area, and to Vancouver more widely. I think that the City of Vancouver should find ways to preserve existing trees during development.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K2K1

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 5:37:18 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Please don't cut down the tree!

Street address

s.22(1)

Postal code

Vancouver, BC, V6H3G6

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 6:38:25 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

More housing is needed, especially near transit in this desirable neighborhood!

Street address

s.22(1)

Postal code

Vancouver, BC, V5M2S7

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, August 11, 2021 9:22:07 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I have no problem with the development of this building at this corner, but I object to the removal of the old trees on the side. Those trees should be preserved and protected as the building goes up. The greenery of the area is essential to keeping the neighbourhood as it is (and helps reduce heat stress in the city, which is only going to become more and more severe over time).

Street address

s.22(1)

Postal code

Vancouver, BC, V6K4V1

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, August 11, 2021 2:14:11 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Why in this day and age when housing is in demand would a company only build a 5 story building? I recall another project I commented on recently for the corner of Arbutus and West Broadway wanting to build 11 stories and the City rejected the project as being too tall but then a block away accepted a 12 story building. The City needs to get its shit together. The area will be a hub in a few years to come once the skytrain station is completed, it is the perfect area to expand building. That community can absorb the larger projects and the additional number of people.

Street address

s.22(1)

Postal code

Vancouver, BC, V5M2S7

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Monday, August 9, 2021 8:24:48 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Please leave the tree intact. The city of Vancouver claims to keep trees that do not require being felled and that are of a particular size and age. Climate change comes to mind if you need a logical reason to spare this tree. The community consensus leans towards saving this tree on Arbutus and West 10th.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J3N3

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 6:37:05 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

The tree at the corner provides much needed shade and greenery. No matter the promises, nothing can replace this majestic tree. We're losing enough already with the butchering that's happened along Broadway.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J3R2

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, August 4, 2021 4:11:35 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

The driveway will be dysfunctional given the long, slow lineups of parents waiting to drop off and/or pickup their kids from the private schools on 10th. It's bad now. And taking the trees down should not be allowed. Vancouver is desperate for shade, especially given climate change.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K4V5

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 11:38:14 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

The trees that surround the site must remain. This urban greenery is so important to our local community it is something I enjoy daily while walking or taking the biking lane on 10th. In other streets in the neighbourhood with developments these large trees, often taken for granted, provide so much for us to enjoy and benefit from. Theist recent benefit being the shade and cool during recent heat waves.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J0C7

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 7:51:15 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I've just found out that there are plans to cut down a beautiful mature tree near the corner of Arbutus on west 10th as part of this redevelopment. I am strongly against cutting this tree down. Vancouver is supposed to be a green city, and yet, it has been cutting down trees in our neighbourhood. Please do not allow this tree to be removed. We need our green canopy to remain in tact.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J1W5

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Monday, August 9, 2021 5:44:12 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Please insist the tree is retained at the corner of 10th and Arbutus. Let them build a story higher to make room for the root ball...when they bought the site they must have known a huge tree on public land would have to be retained. The quality of our city is not just measured by the number of dwelling units.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J1L4

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Monday, August 9, 2021 8:54:02 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I'm concerned that the big elm tree on the corner will be removed. The shade along that section is lovely. It's a beautiful tree and I'd rather we protect these older trees than tear them down. Can the plan be adjusted in order to keep the elm?

Street address

s.22(1)

Postal code

Vancouver, BC, V6K1N3

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, August 11, 2021 4:13:41 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I'm discouraged by the amount of underground parking that there is as I don't believe we should be promoting 2 cars per household (doesn't seem to fit the Climate2050 mandate..?). Generally in support of more housing in Vancouver and hoping that at least some of this will be below-market rental housing.

Street address

s.22(1)

Postal code

Vancouver, BC, V5W1J5

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 6:24:10 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Do not remove this beautiful tree!

Street address

s.22(1)

Postal code

Vancouver, BC, V6K2R3

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Thursday, August 12, 2021 10:43:30 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Hello, s.22(1) this development. Please don't cut down the 100-year-old tree. It's 2021, do we get it that we need trees yet? We need trees. Please stop the insanity. My s.22(1) said they can design the building around the tree, easily!

Street address

s.22(1)

Postal code

Vancouver, BC, V6J2B3

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Thursday, July 29, 2021 12:25:00 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I am fighting to retain the old growth tree on the corner . I feel as a global warming effect begins to grip the province ,that now more than ever the shade , the very deep root systems that old growth has and the ability these old growth trees have to share energy clean air and protect young trees during extreme heat is imperative to helping younger trees survive. We need a new way to look at old growth . Anything old is damaged but at the same time stronger than anything you plant today . Many trees on arbutus and the green way are damaged by drought and heat exposure, with leaves burned.but these mighty trees on tenth are going to be better prepared to withstand the warming and lower energy usage through with the shade this tree provides on the corner . All the cyclists stop on arbutus at that light all walkers from two elementary schools stop at that light and are shaded by that tree as they stand . I have had a small discussion with the Stephane Laroye architect inc. and I believe they are open to working with the tree . It could shade the restaurant patio ! This tree is healthy it is just old but it is a survivor and is part of our emergency relief from global warming . We must begin to see these mighty trees as an important part in helping us to reduce energy costs from air conditioning and having the ability to keep water deep in the ground for all trees to use and most importantly keep us all safe from heat exposure. There is no evidence that a planted small tree today will make it through global warming . A small tree planted today is a small tree removed tomorrow . Where did all our small tree's go on Broadway ? You chopped them down without thinking twice . Tree's that are small don't stand a chance of survival , especially with a constant threat from city and envirmetal loss . Please save this tree too many are burning . s.22(1) Squamish band and dogwood arts to wrap the tree in art in an attempt to save it we also may call another arborist for a second opinion.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K2H7

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Sunday, August 8, 2021 5:31:23 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

All of the large trees on 10th ave need to be retained. The one on the corner of 10th and Arbutus is the largest and best tree on the block and needs to be protected. Major concerns about the underground access from Cranberry Drive due to limited access already with the conversion of 10th ave to one way. It is difficult to get into and out of Cranberry Drive already and with the car traffic from parents dropping off and picking up children from the neighbourhood schools it is going to cause traffic and safety concerns. Access from Arbutus Street should be considered.

Street address

My address is s.22(1)

Postal code

Vancouver, BC, V6K4V5

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 5:56:16 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Five-storage building breaks the landscape of Kitsilano, its sense of house community neighborhood.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K2L1

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 5:04:32 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Cut the greed, not the greens!

Street address

s.22(1)

Postal code

Vancouver, BC, V6J2E4

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, August 4, 2021 4:56:15 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Please resubmit an application which would not have the tree on the corner of Arbutus and W10th removed.

Street address

s.22(1)

Postal code

Vancouver, BC, V6H1A7

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22 completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 7:36:00 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Please do not cut down the large elm tree at Arbutus and 10th. Our urban forest is extremely important, particularly given the climate crisis we are experiencing.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J1S8

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, August 11, 2021 11:25:00 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Design looks great and needed in the area. Need more passive homes as well. That area of west Broadway could definitely use some uplifts as well. Not a lot of newer builds. Plus, need to increase density throughout kits. Too many single family homes are making it hard on families to stay in Vancouver, especially this area. Would like to see increased density throughout kits and this is a great start. Great looking building.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J2E6

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Sunday, August 8, 2021 2:12:35 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Concerned about the tree on the corner of 10th and Arbutus slated for removal based on an arborist's report. Without further information, I oppose its removal. I could not find the report but am surprised that this one on 10th is slated for removal but not the next tree to the west of this one on 10th. If the City of Vancouver arborist wanted this tree removed, it seems like an odd time to slate this one for removal. There are other trees, to the west along 10th that aren't in as good a condition. It would be an unfortunate precedent to have this tree removed for ease of construction/design. The developer of the building being finished on the NW corner of Broadway and Larch worked with the trees at that location in situ. The design of 2120 W. 10th could be altered to have a terrace in the location where there are branches that cannot be trimmed to accommodate the proposed box shape on that corner.

Street address

s.22(1)

Postal code

Vancouver, BC, V6H1R2

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 6:58:04 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Do not cut this tree! The recent UN climate change report along with the summer of heatwaves we are currently experiencing should be the only direction you need on this issue. Do not remove the existing tree cover in Vancouver, for the sake of everyone in the city who will endure the continued effects of climate change and extreme weather events.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K1Y7

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Friday, September 24, 2021 11:37:32 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Why is a 90 year old Elm tree on public land slated for removal for a private developer? Considering climate change and recent heat waves, we know that having these trees is beneficial for the neighbourhood. Please do not remove this year from the neighbourhood.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K1S9

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 10:29:06 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I do not want the tree on arbutus and 10th cut down and it better not be cut down

Street address

s.22(1)

Postal code

Vancouver, BC, V6K1V5

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Sunday, August 8, 2021 11:39:07 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Please do not cut down the 95-year-old tree on the southwest corner of 10th and Arbutus. It is a valued member of our community. It's shade is crucial in these climate change summers. And let's not forget, Vancouver is trying to become "the greenest city".

Street address

s.22(1)

Postal code

Vancouver, BC, V6H1J6

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Thursday, July 29, 2021 11:10:55 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

This building is too big for Arbutus street. Building next door is only 4 floors. I do not like that a large heritage tree will be removed. On notification card. it says residential loading is on cranberry. On site plan, it shows residential parking entrance on west 10th avenue. I think 10th is good location for resident parking entrance. I do like extending the sidewalk on cranberry to 10th avenue. I think this building should be reduced to 4 floors and retain the heritage trees on 10th avenue and Cranberry. The trees on 10th avenue are some of the largest in Vancouver. If you have to set the building back a little more from 10th avenue to save the trees then it should be done. I do not like the bike lane on 10th avenue because it makes it so hard for residents in arbutus walk neighbourhood to enter and leave by car. Many bikes do not use the bike lane anyways. Most drivers keep speed under 30km because there is a park. I use my bike on 10th avenue all the time and never wanted a bike lane because it is a low traffic street. I have live here for s.22(1) Many cars driving south on arbutus drive through west 11, Cranberry, west 10th, Yew because it takes a long time to turn left at Arbutus. Traffic light could be upgraded to add a left turn light would fix this. It is not possible to add left turn lanes on arbutus because it is too narrow.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K4T1

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 7:52:51 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I support the building but please don't remove the beautiful old tree on this lot. It would be so incredibly sad.

Street address

s.22(1) Vancouver

Postal code

Vancouver, BC, V5Z1C9

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 8:21:11 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I support this build as we need more density in this part of the city

Street address

s.22(1)

Postal code

Vancouver, BC, V6A4K1

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, July 28, 2021 6:49:21 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

A five-storey building is to tall for the location in which the proposed building is to be built. The park on the west side will not get enough morning sun. I'm also concerned that with 48 units in this building it will congest the neighborhood Even more than it it is already.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K2H7

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Monday, August 23, 2021 9:50:11 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Don't listen to the people that are protesting removing a single tree on a street that has a bunch of other tree's like it. The housing this development will provide is a necessity and the opportunity to have a mixed use building is the best option for the location. Please allow this development.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J1E7

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Saturday, September 11, 2021 5:44:27 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I object to the destruction of the old mature trees in the area due to this project

Street address

s.22(1)

Postal code

Vancouver, BC, V6J1P8

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 10:34:57 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

This is fantastic. We need more passive developments - especially close to the upcoming transit.

Street address

s.22(1) Vancouver

Postal code

Vancouver, BC, V6T1E7

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Monday, August 2, 2021 7:07:58 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I do not like this proposal. It is too high. It should absolutely not exceed the height of the building next to it, preferably one story shorter. This neighbourhood and it's small local streets cannot handle the increased traffic burden. Arbutus Street is unable to carry it's present load. Because of the multiple private schools within 1-2 blocks of this site, traffic on mornings and afternoons have a significant impact on travel flow and residents as it is. I seriously question the need for more retail space in this area, despite the Skytrain development. Because of exorbitant municipal property taxes which are paid by leasees, there are many vacancies. Small, local shops would be amazing but but cannot survive, thus we have more nail salons and fast food chains.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K4V1

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 12:38:43 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I ask to save the large old tree at the corner of Arbutus and 10th. If necessary, please just cut the branches which obstruct the new building structure. I believe the historic tree will provide nice shade and view for the new building and store underneath. It is shame if the old, but healthy tree (as of other trees on the same street) will be cut just because of one new development. Thank you.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K4V2

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] N/A completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 3, 2021 5:14:45 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

N/A completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

My concern is for the park on Cranberry Drive and the amount of sunlight that will be restricted into the park because of the 60ft building being put up in front of it. I also have concerns about the impact that 82 additional parking spaces, and the traffic that will accompany it, will have on a one way street (10th). As it is that area already gets congested at certain times of the day with school drop-offs and pick-ups and the bike lane traffic. I would be curious how you plan to manage the traffic safety with even more vehicles added to the mix.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K4T4

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 9:35:22 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Completely opposed. Find a location that does NOT involve cutting down this tree that is older and wiser than all of us.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J2E8

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 5:16:28 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Please don't cut this beautiful tree! It is majestic and irreplaceable.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K1L4

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, August 11, 2021 12:50:14 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I am in support of this development. Kits desperately needs more housing options so we can fight against affordability issues in the neighbourhood. However, if the project is able to preserve the tree on 10th and Arbutus that would be ideal.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K1V8

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 11:00:09 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I am concerned about the removal of the large tree on the corner in question. I am strongly opposed to its removal and urge that it be preserved.

Street address

s.22(1)

Postal code

Vancouver, BC, V6P5S2

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, August 11, 2021 12:51:59 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Strongly opposed to the removal of the two trees on site, particularly C02 on West 10th. This tree is a neighbourhood fixture, and well-loved by the community.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J5L2

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 6:45:18 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Please do NOT cut down the 90 year old tree at Arbutus and 10th. It's a beautiful piece of Vancouver history and I think would add so much beauty to the building proposed. Please reconsider.

Street address

s.22(1)

Postal code

Vancouver, BC, V6H1J5

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 5:05:55 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Enough with cutting all the big old trees in the neighborhood that protect us from heat and pollution! You've already cut so many in Lord Tennyson that would have provided much needed shade for the kids during recess! Enough!

Street address

s.22(1)

Postal code

Vancouver, BC, V6J2C6

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 5:57:28 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Love that more housing will be coming to the neighbourhood, especially a Passive House! That said, Please do not grant permission to remove the beautiful century old tree at 10/Arbutus. Thank you!

Street address

s.22(1)

Postal code

Vancouver, BC, V6J3N3

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Thursday, August 5, 2021 7:15:15 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Do NOT remove the elm tree at the corner of 10th and Arbutus. It is an important part of the neighbourhood, and would provide shade for the proposed Passive House building, which are notorious for overheating. I otherwise have no comment about the development... my opposition is in regard to the proposed removal of the elm tree.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K2K7

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 10:36:27 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

We need more housing. This tree people are complaining about was planted after Vancouver was incorporated. Completely idiotic reason to halt a development.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J0B5

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 3, 2021 11:28:05 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

We do not want to lose the beautiful 90 Year old tree. Can they please resubmit the application with a plan to keep this tree?

Street address

s.22(1)

Postal code

Vancouver, BC, V6B0M2

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Saturday, August 7, 2021 5:41:46 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

The planned development certainly looks exciting in that it aims to help develop low-rise green architecture, and specially in generating it's own energy. These are developments we need to see happening on a larger scale

Street address

s.22(1)

Postal code

Vancouver, BC, V6E4V3

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Friday, August 6, 2021 5:00:50 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Concerned about the removal.of century-old trees.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K4W4

Your overall position about the application:

Mixed

From: s.22(1)
To: [Choi, Nicole](#)
Subject: [EXT] Please save the 90 year old elm on the corner of 10th Ave and Arbutus St
Date: Monday, August 9, 2021 2:06:36 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Nicole,

There's a magnificent 90-year-old elm tree on the corner of 10th Avenue and Arbutus in danger of being cut down. We need to save our big trees! Please don't allow this elm tree to be cut down.

An auto body shop on the above corner is being torn down and a condo built in its place.

And strangely the 90 year old elm, which grows on City of Vancouver property, will be cut down because of the condo construction. This doesn't make sense to me.

Please stop the removal of this big tree.

Thanks,

s.22(1)

North Vancouver, BC
V7L 1J8

s.22(1)

From: s.22(1)
To: [Choi, Nicole](#)
Subject: [EXT] Preserving trees
Date: Monday, August 9, 2021 7:03:25 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Nicole,

I think the old elm tree at the corner of Arbutus and W 10th ave in Vancouver should not be cut down. We need more large trees for bird habitat and shade since the earth is getting hotter.

Kind regards

s.22(1)

Sent from my iPhone

From: s.22(1)
To: [Choi, Nicole](#)
Subject: [EXT] Protect ALL trees EVERYWHERE
Date: Monday, August 9, 2021 9:49:06 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

The possibility of removal of a large Elm tree at Arbutus and 10th avenue is extremely alarming.

No trees should be removed for development purposes. It has been known for decades that trees are essential components of reducing carbon from our environment.

Only when the health of an old tree presents risk of limbs falling and causing damage to people and property should the removal of a tree be allowed.

s.22(1)

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Friday, August 6, 2021 8:59:03 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

The height of the building should not be any more than 3 stories. The big elm tree should be saved as it is a natural carbon catcher. Too many parking spaces in the underground which indicates more traffic and pollution. What happened to "greenest city"?

Street address

s.22(1)

Postal code

Vancouver, BC, V5T4H2

Your overall position about the application:

Opposed

From: [Danika Maust](#)
To: [Choi, Nicole](#)
Cc: [Reid Kaufmann](#); [Ivan K](#); [Stephane Laroye](#)
Subject: [EXT] RE: 2120 W 10th - NEW
Date: Thursday, June 10, 2021 9:14:12 AM
Attachments: [image001.png](#)

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Nicole,

Thanks for clarifying, I will wait.

Sincerely,

Danika Maust
Design Manager

Bastion Development Corporation
500-1681 Chestnut Street, Vancouver BC, V6J 4M6
dmaust@bastion.ca
P: 604-731-3500 ext. 242
F: 604-731-3366

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From: Choi, Nicole <Nicole.Choi@vancouver.ca>
Sent: June 9, 2021 5:03 PM
To: Danika Maust <dmaust@bastion.ca>
Cc: Reid Kaufmann <RKaufmann@bastion.ca>; Ivan K <ivan@slaarchitect.com>; Stephane Laroye <stephane@slaarchitect.com>
Subject: RE: 2120 W 10th - NEW

Hello Stephanie, Danika,

I will review the documents provided to me earlier today, tomorrow.
Once I'm satisfied with the documents I will open a permit and provide you with a payment notice and permit number.

In the meantime, please refrain from dropping off or printing any drawings.

Thank you.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Danika Maust <dmaust@bastion.ca>
Sent: Wednesday, June 9, 2021 3:38 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Cc: Spaans, Kevin <Kevin.Spaans@vancouver.ca>; Black, Sailen <sailen.black@vancouver.ca>; Reid Kaufmann <RKaufmann@bastion.ca>; Ivan K <ivan@slaarchitect.com>; Stephane Laroye <stephane@slaarchitect.com>
Subject: [EXT] RE: 2120 W 10th - NEW

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Nicole,

Based on the information provided by Stephane below, I plan to submit the cheque to the cashier tomorrow. Is there a DP number I can reference? Thanks!

Sincerely,

Danika Maust
Design Manager

Bastion Development Corporation
500-1681 Chestnut Street, Vancouver BC, V6J 4M6
dmaust@bastion.ca
P: 604-731-3500 ext. 242
F: 604-731-3366

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From: Stephane Laroye <stephane@slaarchitect.com>
Sent: June 9, 2021 1:25 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Cc: Kevin Spaans <Kevin.Spaans@vancouver.ca>; Sailen Black <sailen.black@vancouver.ca>; Reid Kaufmann <RKaufmann@bastion.ca>; Danika Maust <dmaust@bastion.ca>; Ivan K <ivan@slaarchitect.com>
Subject: Re: 2120 W 10th - NEW

Good afternoon Nicole,

Please find the full DP submission here: [LINK \[dropbox.com\]](#)

We have attached the completed checklist to this email and also included a copy in the shared folder. We have calculated the fee based on a gross building area of 53,380 sq.ft. (4,960 sq.m.) and the fee should be \$53,694.16. Our client Bastion Development Corp. has prepared a cheque and will

be submitting it to the cashier in Development Services' Inquiry Centre.

I look forward to working together on this exciting mass timber, Passive House, Net Zero Carbon mixed-use project in Kitsilano. If you have any questions, feel free to contact me anytime.

All the best,

Stephane

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA
Principal | Architect + Urban Planner



215 - 35 West 5th Avenue
Vancouver, BC V5Y 1H4
O: (604) 558-6955
M: (604) 418-8130
stephane@slaarchitect.com

<https://slaarchitect.com> [slaarchitect.com]

On Jun 2, 2021, at 11:40 AM, Stephane Laroye <stephane@slaarchitect.com> wrote:

Thank you Nicole - We will review the checklist and the fee schedule right away.

All the best,

Stephane

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA
Principal | Architect + Urban Planner

<SLA_Logo.png>

215 - 35 West 5th Avenue
Vancouver, BC V5Y 1H4
O: (604) 558-6955
M: (604) 418-8130
stephane@slaarchitect.com

<https://slaarchitect.com> [slaarchitect.com]

On Jun 2, 2021, at 11:27 AM, Choi, Nicole <Nicole.Choi@vancouver.ca> wrote:

Hello Stephanie,

For the checklist, please use: <https://vancouver.ca/files/cov/mixed-use-multiple-dwellings-and-rt-zones.pdf>

For fees: <https://vancouver.ca/files/cov/vancouver-development-building-permit-fees.pdf>

This application will be utilizing 3b. for mixed use – commercial and residential

For timing: After payment is received, I would schedule a preliminary meeting with our team and senior staff to ensure all the documents and drawings are in order and once ok'd, we would proceed with notification and reviews. Typically it is a 10 weeks until a decision date.

I've attached some forms as well to help with the intake.

I hope this helps. If you wish to submit early, you may do so, but I will still review during the scheduled intake day.

NOTE: there will be no in-person meetings, submission is electronic.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Stephane Laroye <stephane@slaarchitect.com>

Sent: Monday, May 31, 2021 3:08 PM

To: Choi, Nicole <Nicole.Choi@vancouver.ca>

Subject: [EXT] Fwd: Development Application Intake Reminder for 2120 W 10th

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Good afternoon Nicole,

I understand you will be the Project Coordinator for our project. We are scheduled for an Intake Meeting on 9 June and are eager to know more about the submission requirements, payment and timing.

I look forward to working with you!

All the best,

Stephane

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA
Principal | Architect + Urban Planner

<image001.png>

215 - 35 West 5th Avenue
Vancouver, BC V5Y 1H4
O: (604) 558-6955
M: (604) 418-8130
stephane@slaarchitect.com

<https://slaarchitect.com> [slaarchitect.com]

Begin forwarded message:

From: Development Review Branch
<DRB@vancouver.ca>
Subject: Development Application Intake
Reminder for 2120 W 10th
Date: May 31, 2021 at 11:58:43 AM PDT
To: "stephane@slaarchitect.com"
<stephane@slaarchitect.com>

Due to evolving circumstances resulting from the COVID-19 virus there have been changes to the intake system for Development Permits. We are working hard to minimize impacts to your development proposal, and appreciate your understanding as we manage this challenging situation.

Please visit the City of Vancouver's COVID-19 Response website for updates, including information regarding the City's Development and Building Services Centre.

Please DO NOT COME to the Service Centre for your intake time. A Project Coordinator assigned to the application will be in touch with you prior to the scheduled intake appointment. They will coordinate a time for you to drop off the material required for the intake, as well as information on how to pay the application fee. Thank You.

If you cannot make your appointment, or have further questions regarding your application please contact the

Services Center at 604-873-7611 or fill out the form
on <https://vancouver.ca/building-development-support> .

Note: Please do not respond to this email.

<Development Application Form.pdf><Site Disclosure Form.pdf><Site
Profile.pdf>

From: [Soles Perez de Tagle](#)
To: [McLeod, Joe](#)
Cc: [PB Development Trees](#); [Choi, Nicole](#); [Downie, Alex](#)
Subject: [EXT] RE: 2120 W 10th Ave - Elm tree
Date: Monday, September 27, 2021 3:58:21 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Joe,

Thank you for the note. I understand a response plan is being formulated; please do keep us updated on its progress.

Sincerely,

Sonsoles Perez de Tagle
Development Assistant



500-1681 Chestnut Street, Vancouver BC, V6J 4M6

soles@bastion.ca

P: 604-731-3500 ext. 230

F: 604-731-3366

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From: McLeod, Joe <Joe.McLeod@vancouver.ca>
Sent: Monday, September 27, 2021 10:09 AM
To: Soles Perez de Tagle <soles@bastion.ca>
Cc: PB Development Trees <PBDevelopment.Trees@vancouver.ca>; Choi, Nicole <Nicole.Choi@vancouver.ca>; Downie, Alex <alex.downie@vancouver.ca>
Subject: RE: 2120 W 10th Ave - Elm tree

Good Morning Sonsoles

The following is a direct quote from the arborist report we received from Diamondhead Consulting – dated Aug 18, 2021:

"With the likelihood of the failure being probable and the high likelihood of striking a significant target, the overall risk rating is high and in this rating criteria, the Tree Risk Assessment Manual recommends that the tree "should be mitigated as soon as practical, when the work schedule or pruning cycle allows. The timing might be within a few weeks or months and before the next stormy season arrives." Removal of this tree will ultimately be necessary to mitigate safety risk to this public area.

Planning to replace this tree could be undertaken now to ensure that when this tree is removed a viable successor is in place. If there is an opportunity to increase the soil volume in this area to ensure that another large canopy tree can grow to have a long life without stresses from inadequate soil volume. Consideration should be made to allow for changes at the site for adequate soil in both in the surrounding road and in the boulevard.

At this time, we will not be sharing the report, but we will be following through with the recommendations that are in keeping with the opinions of our own internal tree risk assessors.

Kindly
Joe

Joe McLeod – City Arborist, Supervisor Urban Forestry
BCSLA, ISA Certified Arborist, TRAQ, FIT, LEED-AP
Vancouver Board of Parks and Recreation | 955 Evans Avenue | Vancouver, BC | V6A-2K9
tel.: (604) 257-8474 | mail.: joe.mcleod@vancouver.ca

From: Soles Perez de Tagle <soles@bastion.ca>

Sent: Friday, September 17, 2021 3:34 PM

To: Choi, Nicole <Nicole.Choi@vancouver.ca>

Subject: [EXT] RE: 2120 W 10th Ave - Tree

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Nicole,

Thank you for the update. Can you forward a copy of the Parks Boards' arborist report?

It's an unfortunate outcome for such a remarkable and important tree, but we're relieved to hear the risk of public harm is being removed.

The latest piece of correspondence we received regarding the tree was on August 16th, 2021, via email to our architect. Please see attached. I am not sure if it was sent to you as well – it appears you were an intended recipient but I'm afraid your name was misspelled.

Please do keep me posted on your discussions with senior staff regarding your response plan.

Thank you,

Sonsoles Perez de Tagle
Development Assistant



500-1681 Chestnut Street, Vancouver BC, V6J 4M6

soles@bastion.ca

P: 604-731-3500 ext. 230

F: 604-731-3366

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From: Choi, Nicole <Nicole.Choi@vancouver.ca>

Sent: Friday, September 17, 2021 12:20 PM

To: Soles Perez de Tagle <soles@bastion.ca>

Subject: RE: 2120 W 10th Ave - Tree

Hi Sonsoles,

Parks Boards comments were: "The Park Board have been monitoring the condition of the elm tree at the southwest corner of Arbutus Street and 10th Avenue (2120 West 10th Ave) for the last several years. In 2018, the Park Board commissioned an arborist report that acknowledged the likelihood of failure was 'possible' and recommended ongoing monitoring of the *Ganoderma* decay fungus that had infected the stem. Since then, the condition of the stem and extent of fungal decay has worsened and the likelihood of failure has increased to 'probable'. This risk factor, coupled with the 'high' likelihood of impact and 'severe' consequence of failure has resulted in a tree that is considered to be 'High' risk. This risk rating is the conclusion of two separately commissioned arborist reports, both prepared in 2021, as well as assessments conducted by professional tree risk assessors employed by the Park Board. Proposed future development activities will further increase the risk of failure. To address public safety in the short-term, Park Board staff will be removing this tree within the next 90-days."

I am now working with senior staff to set up a proper plan of how to address the neighbourhood accordingly.

Can you confirm if your team is still receiving comments or questions?

Nicole Choi | Project Coordinator
Development Review Branch

Development, Buildings, & Licensing

From: Soles Perez de Tagle <soles@bastion.ca>

Sent: Tuesday, September 14, 2021 2:35 PM

To: Choi, Nicole <Nicole.Choi@vancouver.ca>

Subject: [EXT] RE: 2120 W 10th Ave - Tree

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Nicole,

Following-up on this matter. When do you expect to receive an update from the Parks Board re the updated arborist report?

Thanks,

Sonsoles Perez de Tagle

Development Assistant



500-1681 Chestnut Street, Vancouver BC, V6J 4M6

soles@bastion.ca

P: 604-731-3500 ext. 230

F: 604-731-3366

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From: Choi, Nicole <Nicole.Choi@vancouver.ca>

Sent: Friday, August 20, 2021 11:34 AM

To: Soles Perez de Tagle <soles@bastion.ca>

Subject: RE: 2120 W 10th Ave - Tree

Hello Sonsoles,

In response to your last three emails I've received, please note the following:

- I've been advised the report may take 7-10 days
- I've forwarded your concerns mentioned in your August 19th email to the Parks Board team and have asked them to reach out to you.
- We accept comments until the date of decision, the SYC date will remain August 10th but the platform allows comments to still be made. The dates are set to ensure majority of the comments are received during this time, it allow us to distribute the comments to our teams to review.
-

Nicole Choi | Project Coordinator

Development Review Branch

Development, Buildings, & Licensing

From: Soles Perez de Tagle <soles@bastion.ca>

Sent: Wednesday, August 18, 2021 2:28 PM

To: Choi, Nicole <Nicole.Choi@vancouver.ca>

Subject: [EXT] RE: 2120 W 10th Ave - Tree

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Nicole,

Thank you for the update.

May I know what the timeline is on the Parks Board's requested arborist report? Do we have an estimate of when it will be submitted to the Parks Board and when the board will be turning over their summary and notes to you?

Thanks,

Sonsoles Perez de Tagle

Development Assistant



500-1681 Chestnut Street, Vancouver BC, V6J 4M6

soles@bastion.ca

P: 604-731-3500 ext. 230

F: 604-731-3366

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From: Choi, Nicole <Nicole.Choi@vancouver.ca>

Sent: Wednesday, August 18, 2021 1:36 PM

To: Soles Perez de Tagle <soles@bastion.ca>

Subject: RE: 2120 W 10th Ave - Tree

Hello Sonsoles.

The team and I met yesterday, and it was determined that Third party reports such as an Arborist Report included in a Development Permit Application can contain confidential, proprietary third party business information. Public release of this information may cause harm to those businesses therefore we will not be releasing the arborist report.

Additionally, with such significant response from the neighbourhood regarding this tree, Parks Board has decided to get the opinion of a third party arborist to assess the condition of the street trees. Because of this, the decision date will need to be postponed until I've received response from Parks Board. With this said, we will be asking Parks Board to provide a summary of the submitted arborist report and providing comments so we can share the findings with the community to ease their concerns.

Additionally, we are still waiting for the outcome of the floor area reconciliation on the road acquisition of 1998. (see attached) which is also another reason the decision date is still pending.

Thank you for reaching out to confirm the next steps align with the decision of the city's as well as wanting to assist with easing the communities concerns.

Nicole Choi | Project Coordinator

Development Review Branch

Development, Buildings, & Licensing

From: Soles Perez de Tagle <soles@bastion.ca>
Sent: Thursday, August 12, 2021 12:20 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: [EXT] Re: 2120 W 10th Ave - Tree

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Hi Nicole,

Thanks for the prompt reply. For our reference, do you have an estimate of when you'll be having the meeting with your team?

Thanks,

Sonsoles Perez de Tagle

Development Assistant

Bastion Development Corporation

[500-1681](tel:500-1681) Chestnut Street, Vancouver BC, V6J 4M6

soles@bastion.ca

P: [604-731-3500](tel:604-731-3500) ext. 230

F: [604-731-3366](tel:604-731-3366)

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From: Choi, Nicole <Nicole.Choi@vancouver.ca>
Sent: Thursday, August 12, 2021 12:12:12 PM
To: Soles Perez de Tagle <soles@bastion.ca>
Subject: RE: 2120 W 10th Ave - Tree

Hello Sonsoles,

It is nice to virtually meet you as well.

Thank you for your suggestions, I will share this with my team.
The team and I are going to meet internally to confirm how to properly address these concerns from the neighbours.
Once we have this meeting, I will inform you of the next steps we can take ease the communities worries.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Soles Perez de Tagle <soles@bastion.ca>
Sent: Wednesday, August 11, 2021 2:11 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: [EXT] 2120 W 10th Ave - Tree

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Good afternoon Nicole,

You've been in touch with my colleague, Danika, but as she is on vacation I am taking over for now.
Nice to virtually meet you.

I wanted to get your thoughts on a matter that's been raised by some community members, and we'd like to address it sooner rather than later. You might be aware that some people are concerned about the elm tree that's northeast to the site – at Arbutus & 10th. As you know, the tree has been assessed as high risk and recommended for removal subject to the parks board's decision, as noted in the arborist report. We remain cognizant that it is the parks board's jurisdiction, but what do you think about sharing the arborist report on the Shape Your City platform so that the public has access to it?

We have tried, multiple times, to contact the Parks Board about this tree in the past but haven't heard anything back from them.

Any advice you can offer here is appreciated. We don't want to pre-empt the issue before Staff issues their recommendation report, but we feel making this information publicly available would help people have a clearer picture.

Thanks,
Soles

Sonsoles Perez de Tagle
Development Assistant



500-1681 Chestnut Street, Vancouver BC, V6J 4M6

soles@bastion.ca

P: 604-731-3500 ext. 230

F: 604-731-3366

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From: [Soles Perez de Tagle](#)
To: [Choi, Nicole](#)
Subject: [EXT] RE: 2120 W 10th Ave - Tree
Date: Wednesday, August 25, 2021 2:31:29 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Nicole,

Thanks for your email.

Please do keep me posted on the ETA for the new arborist report, and when we can expect to hear from the Parks Board.

RE the floor area reconciliation we are still waiting on a response from the City Manager and General Manager of Legal Services.

Thanks,

Sonsoles Perez de Tagle
Development Assistant



500-1681 Chestnut Street, Vancouver BC, V6J 4M6

soles@bastion.ca

P: 604-731-3500 ext. 230

F: 604-731-3366

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From: Choi, Nicole <Nicole.Choi@vancouver.ca>
Sent: Friday, August 20, 2021 11:34 AM
To: Soles Perez de Tagle <soles@bastion.ca>
Subject: RE: 2120 W 10th Ave - Tree

Hello Sonsoles,

In response to your last three emails I've received, please note the following:

- I've been advised the report may take 7-10 days
- I've forwarded your concerns mentioned in your August 19th email to the Parks Board team and have asked them to reach out to you.
- We accept comments until the date of decision, the SYC date will remain August 10th but the platform allows comments to still be made. The dates are set to ensure majority of the comments

are received during this time, it allow us to distribute the comments to our teams to review.

•
Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Soles Perez de Tagle <soles@bastion.ca>
Sent: Wednesday, August 18, 2021 2:28 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: [EXT] RE: 2120 W 10th Ave - Tree

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Nicole,

Thank you for the update.

May I know what the timeline is on the Parks Board's requested arborist report? Do we have an estimate of when it will be submitted to the Parks Board and when the board will be turning over their summary and notes to you?

Thanks,

Sonsoles Perez de Tagle
Development Assistant



500-1681 Chestnut Street, Vancouver BC, V6J 4M6

soles@bastion.ca

P: 604-731-3500 ext. 230

F: 604-731-3366

This email is not a Purchaser Order/Work Order and does not give you the authorization to proceed unless you have a previously properly executed Contract and/or Purchase Order or unless a Purchaser Order is attached. Confirmation of an order verbally or via email does not replace a Contract/Purchase Order. Please ensure you receive a signed Contract/Purchase Order before proceeding with any service or order. Invoices submitted to our office without a Contract/Purchase Order will not be processed.

From: Choi, Nicole <Nicole.Choi@vancouver.ca>
Sent: Wednesday, August 18, 2021 1:36 PM
To: Soles Perez de Tagle <soles@bastion.ca>
Subject: RE: 2120 W 10th Ave - Tree

Hello Sonsoles.

The team and I met yesterday, and it was determined that Third party reports such as an Arborist Report

included in a Development Permit Application can contain confidential, proprietary third party business information. Public release of this information may cause harm to those businesses therefore we will not be releasing the arborist report.

Additionally, with such significant response from the neighbourhood regarding this tree, Parks Board has decided to get the opinion of a third party arborist to assess the condition of the street trees. Because of this, the decision date will need to be postponed until I've received response from Parks Board. With this said, we will be asking Parks Board to provide a summary of the submitted arborist report and providing comments so we can share the findings with the community to ease their concerns.

Additionally, we are still waiting for the outcome of the floor area reconciliation on the road acquisition of 1998. (see attached) which is also another reason the decision date is still pending.

Thank you for reaching out to confirm the next steps align with the decision of the city's as well as wanting to assist with easing the communities concerns.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Soles Perez de Tagle <soles@bastion.ca>
Sent: Thursday, August 12, 2021 12:20 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: [EXT] Re: 2120 W 10th Ave - Tree

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Nicole,

Thanks for the prompt reply. For our reference, do you have an estimate of when you'll be having the meeting with your team?

Thanks,

Sonsoles Perez de Tagle

Development Assistant

Bastion Development Corporation

[500-1681](tel:500-1681) Chestnut Street, Vancouver BC, V6J 4M6

soles@bastion.ca

P: [604-731-3500](tel:604-731-3500) ext. 230

F: [604-731-3366](tel:604-731-3366)

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From: Choi, Nicole <Nicole.Choi@vancouver.ca>
Sent: Thursday, August 12, 2021 12:12:12 PM
To: Soles Perez de Tagle <soles@bastion.ca>
Subject: RE: 2120 W 10th Ave - Tree

Hello Sonsoles,

It is nice to virtually meet you as well.
Thank you for your suggestions, I will share this with my team.
The team and I are going to meet internally to confirm how to properly address these concerns from the neighbours.
Once we have this meeting, I will inform you of the next steps we can take ease the communities worries.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Soles Perez de Tagle <soles@bastion.ca>
Sent: Wednesday, August 11, 2021 2:11 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: [EXT] 2120 W 10th Ave - Tree

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Good afternoon Nicole,

You've been in touch with my colleague, Danika, but as she is on vacation I am taking over for now.
Nice to virtually meet you.

I wanted to get your thoughts on a matter that's been raised by some community members, and we'd like to address it sooner rather than later. You might be aware that some people are concerned about the elm tree that's northeast to the site – at Arbutus & 10th. As you know, the tree has been assessed as high risk and recommended for removal subject to the parks board's decision, as noted in the arborist report. We remain cognizant that it is the parks board's jurisdiction, but what do you think about sharing the arborist report on the Shape Your City platform so that the public has access

to it?

We have tried, multiple times, to contact the Parks Board about this tree in the past but haven't heard anything back from them.

Any advice you can offer here is appreciated. We don't want to pre-empt the issue before Staff issues their recommendation report, but we feel making this information publicly available would help people have a clearer picture.

Thanks,
Soles

Sonsoles Perez de Tagle

Development Assistant



500-1681 Chestnut Street, Vancouver BC, V6J 4M6

soles@bastion.ca

P: 604-731-3500 ext. 230

F: 604-731-3366

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From: [Danika Maust](#)
To: [Choi, Nicole](#)
Cc: [Ivan Kuptsov](#); [Reid Kaufmann](#); [Stephane Laroye](#)
Subject: [EXT] RE: [EXT] Re: 2120 W 10th - DP-2021-00545 - SITE SIGN
Date: Friday, July 9, 2021 5:53:08 PM
Attachments: [image002.png](#)

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Nicole,

Thanks for proceeding! As you move through the process, we would greatly appreciate being kept in the loop in terms of schedule, including a placeholder UDP date. Thanks again for your work on this application.

Sincerely,

Danika Maust
Design Manager



Bastion Development Corporation
500-1681 Chestnut Street, Vancouver BC, V6J 4M6
dmaust@bastion.ca
P: 604-731-3500 ext. 242
F: 604-731-3366

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From: Choi, Nicole <Nicole.Choi@vancouver.ca>
Sent: July 9, 2021 12:08 PM
To: Reid Kaufmann <RKaufmann@bastion.ca>; Stephane Laroye <stephane@slaarchitect.com>
Cc: Ivan Kuptsov <ivan@slaarchitect.com>; Danika Maust <dmaust@bastion.ca>
Subject: RE: [EXT] Re: 2120 W 10th - DP-2021-00545 - SITE SIGN

Good morning,

Thank you for your email below.

I brought this project to review with senior staff again and we have agreed that as per your instructions below we will proceed with notification with the existing proposal. If the outcome of the legal team discussion results in revisions to the site and floor area we will be required to re-notify the neighbourhood and additional review fees may apply. Please confirm if you still wish to proceed.

If you agree to the above, I've attached instructions for the site sign guidelines, instructions, word document and template.

Please review and send me a draft of the site sign for approval prior to printing.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Reid Kaufmann <RKaufmann@bastion.ca>
Sent: Monday, July 5, 2021 11:57 AM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>; Stephane Laroye <stephane@slaarchitect.com>
Cc: Ivan Kuptsov <ivan@slaarchitect.com>; Danika Maust <dmaust@bastion.ca>
Subject: [EXT] RE: [EXT] Re: 2120 W 10th - DP-2021-00545

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Nicole,

Next week our legal team is providing information to Paul Mochrie , City Manager, and to Grant Murray of Law, that clearly shows the floor area reconciliation on the road acquisition of 1998 was flawed as was the acquisition itself. This is pretty straight forward as is the fix and should therefore be concluded quickly. In the interim we would request the processing of this application continue as presented as the additional area is very minor and does not have a material impact on the general form, massing, and siting of the urban design, and as a result would amount to a negligible change to the development if this area is removed should the process of reconciliation take longer.

Sincerely,

Reid Kaufmann
Vice President



Bastion Development Corporation
500-1681 Chestnut Street, Vancouver BC, V6J 4M6
rkaufmann@bastion.ca
P: 604-731-3500 ext. 235
C: 778-888-7798
F: 604-731-3366

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From: Choi, Nicole <Nicole.Choi@vancouver.ca>
Sent: July 5, 2021 9:54 AM
To: Stephane Laroye <stephane@slaarchitect.com>

CC: Ivan Kuptsov <ivan@slaarchitect.com>; Reid Kaufmann <RKaufmann@bastion.ca>; Danika Maust <dmaust@bastion.ca>
Subject: RE: [EXT] Re: 2120 W 10th - DP-2021-00545

Hello Stephane, Reid,
I just wanted to follow up with the status of the conversation between the City's Legal Council and Bastion.
If you can send it to me before noon, that would be greatly appreciated so I can further discuss with my team members.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Stephane Laroye <stephane@slaarchitect.com>
Sent: Friday, July 2, 2021 3:22 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
CC: Ivan Kuptsov <ivan@slaarchitect.com>; Reid Kaufmann <RKaufmann@bastion.ca>; Danika Maust <dmaust@bastion.ca>
Subject: [EXT] Re: 2120 W 10th - DP-2021-00545

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Good afternoon Nicole,
Reid Kaufmann from Bastion may be able to update you on the status of the conversation between the City's Legal Council and Bastion's. Our understanding is that the issue is in progress.
All the best,
Stephane

Stephane Laroye Architect AIBC MRAC MCIP RPP LEED AP SPEC A
Principal | Architect + Urban Planner



215 - 35 West 5th Avenue
Vancouver, BC V5Y 1H4
O: (604) 558-6955
M: (604) 418-8130

stephane@slaarchitect.com

<https://slaarchitect.com> [slaarchitect.com]

On Jul 2, 2021, at 2:32 PM, Choi, Nicole <Nicole.Choi@vancouver.ca> wrote:

Hello Ivan,

I brought this project to review with senior staff, and I noticed that the site area that is being uses includes a 1998 dedication.

I was provided with some information that the site area should not include the 1998 dedication, which will affect your floor area calculations.

I have another meeting with senior staff and planner, on Monday to discuss I more detail. Do you have any emails or confirmation from the city that allows/supports using the additional site area?

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Ivan Kuptsov <ivan@slaarchitect.com>
Sent: Wednesday, June 30, 2021 11:34 AM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Cc: Stephane Laroye <stephane@slaarchitect.com>
Subject: [EXT] Re: FW: [EXT] Re: 2120 W 10th - DP-2021-00545

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Nicole,

Just wanted to check in regarding this project. Are there any other documents that you require from us at this time?

Cheers,
Ivan.

On Wed, Jun 23, 2021 at 12:23 PM Ivan Kuptsov <ivan@slaarchitect.com> wrote:

Nicole,

See attached the requested Passive House documents (PHPP verification pages for residential and commercial components of the building).

Let me know if you require anything else.

Cheers,
Ivan.

On Wed, Jun 23, 2021 at 11:52 AM Ivan Kuptsov <ivan@slaarchitect.com> wrote:

Nicole,

Yes, Stephane is away on vacation this and next week.

In regards to the requests below:

- i will request a signed PHPP verification page from Kevin and forward it to you ASAP.

- in regards to relaxations and the rationale for them, you can find a list of relaxations and how they are justified in the write up on the cover sheet of the drawing set. If that is not sufficient please let me know.

Cheers,
Ivan.

On Wed, Jun 23, 2021 at 11:26 AM Choi, Nicole <Nicole.Choi@vancouver.ca> wrote:

Hi Ivan,

I understand that Stephanie is away until July 1st, and noticed have been previously cc'd in the correspondence.

To avoid any type of delay, can you please see Sailen's request below and assist him in the missing documents.

Nicole Choi | Project Coordinator
Development Review Branch

Development, Buildings, & Licensing

From: Black, Sailen <sailen.black@vancouver.ca>

Sent: Tuesday, June 22, 2021 11:06 AM

To: Stephane Laroye <stephane@slaarchitect.com>

Cc: Choi, Nicole <Nicole.Choi@vancouver.ca>

Subject: RE: [EXT] Re: [2120 W 10th \[google.com\]](#) - NEW

Hi Stephane,

I took a quick look at the Passive House material submitted on June 11 and it looks good. I'm quite happy to see the applicant team taking on both PH and mass timber.

Only things that stood out as missing relative to the Zero Emission guideline was a signature from the CPHC on the verification page, and a design strategy that connects any PH or timber relaxations back to the design. Apologies if you have

submitted the latter somewhere, if so, let me know where to look.

<image001.png>

<image002.png>

Please pass on the signature request to Kevin at Integral, I don't have his e-mail.

--

Sailen · PDS · 604-873-7929

From: Stephane Laroye <stephane@slaarchitect.com>

Sent: Wednesday, June 9, 2021 1:25 PM

To: Choi, Nicole <Nicole.Choi@vancouver.ca>

Cc: Spaans, Kevin <Kevin.Spaans@vancouver.ca>; Black, Sailen <sailen.black@vancouver.ca>; Reid Kaufmann <RKaufmann@bastion.ca>; Danika Maust <dmaust@bastion.ca>; Ivan K <ivan@slaarchitect.com>

Subject: [EXT] Re: [2120 W 10th \[google.com\]](#) - NEW

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Good afternoon Nicole,

Please find the full DP submission here: [LINK \[dropbox.com\]](#)

We have attached the completed checklist to this email and also included a copy in the shared folder. We have calculated the fee based on a gross building area of 53,380 sq.ft. (4,960 sq.m.) and the fee should be \$53,694.16. Our client Bastion Development Corp. has prepared a cheque and will be submitting it to the cashier in Development Services' Inquiry Centre.

I look forward to working together on this exciting mass timber, Passive House, Net Zero Carbon mixed-use project in Kitsilano. If you have any questions, feel free to contact me anytime.

All the best,

Stephane

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA

Principal | Architect + Urban Planner

<image003.png>

[\[google.com\]](#)

[\[google.com\]](#)

[\[google.com\]](#)

[215 - 35 West 5th Avenue \[google.com\]](#)

[Vancouver, BC \[google.com\]](#) [V5Y 1H4 \[google.com\]](#)

O: (604) 558-6955

M: (604) 418-8130

stephane@slaarchitect.com

<https://slaarchitect.com> [\[slaarchitect.com\]](#)

On Jun 2, 2021, at 11:40 AM, Stephane Laroye
<stephane@slaarchitect.com> wrote:

Thank you Nicole - We will review the checklist and the fee
schedule right away.

All the best,

Stephane

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA
Principal | Architect + Urban Planner

[\[google.com\]](#)

[\[google.com\]](#)

[\[google.com\]](#)

<SLA_Logo.png>

[215 - 35 West 5th Avenue \[google.com\]](#)

[Vancouver, BC \[google.com\]](#) [V5Y 1H4 \[google.com\]](#)

O: (604) 558-6955

M: (604) 418-8130

stephane@slaarchitect.com

<https://slaarchitect.com> [\[slaarchitect.com\]](#)

On Jun 2, 2021, at 11:27 AM, Choi, Nicole
<Nicole.Choi@vancouver.ca> wrote:

Hello Stephanie,

For the checklist, please

use: <https://vancouver.ca/files/cov/mixed-use-multiple-dwellings-and-rt-zones.pdf>

For fees: <https://vancouver.ca/files/cov/vancouver-development-building-permit-fees.pdf>

This application will be utilizing 3b. for mixed use – commercial and residential

For timing: After payment is received, I would schedule a preliminary meeting with our team and senior staff to ensure all the documents and drawings are in order and once ok'd, we would proceed with notification and reviews. Typically it is a 10 weeks until a decision date.

I've attached some forms as well to help with the intake.

I hope this helps. If you wish to submit early, you may do so, but I will still review during the scheduled intake day.

NOTE: there will be no in-person meetings, submission is electronic.

Nicole Choi | Project Coordinator
Development Review Branch

Development, Buildings, & Licensing

[\[google.com\]](#)

[\[google.com\]](#)

From: Stephane [\[google.com\]](#) Laroye

<stephane@slaarchitect.com>

[\[google.com\]](#) **Sent:** Monday, May 31, 2021 3:08 PM

[\[google.com\]](#) **To:** Choi, Nicole

<Nicole.Choi@vancouver.ca>

[\[google.com\]](#) **Subject:** [EXT] Fwd: Development
Application Intake Reminder for [2120 W 10th](#)

[\[google.com\]](#)

[\[google.com\]](#)

[\[google.com\]](#)

City of Vancouver [\[google.com\]](#) security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Good afternoon Nicole,

I understand you will be the Project Coordinator for our project. We are scheduled for an Intake Meeting on 9 June and are eager to know more about the submission requirements, payment and

timing.

I look forward to working with you!

All the best,

Stephane

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA
Principal | Architect + Urban Planner

[\[google.com\]](#)

[\[google.com\]](#)

[\[google.com\]](#)

[\[google.com\]](#)<image001.png>

[\[google.com\]](#)

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[Vancouver, BC \[google.com\]](#) [V5Y 1H4 \[google.com\]](#)

O: (604) 558-6955

M: (604) 418-8130

stephane@slaarchitect.com

<https://slaarchitect.com> [\[slaarchitect.com\]](#)

Begin forwarded message:

From: Development Review
Branch <DRB@vancouver.ca>
Subject: Development
Application Intake Reminder
for [2120 W 10th \[google.com\]](#)
Date: May 31, 2021 at 11:58:43
AM PDT
To: "stephane@slaarchitect.com"
<stephane@slaarchitect.com>

Due to evolving circumstances resulting from the COVID-19 virus there have been changes to the intake system for Development Permits. We are working hard to minimize impacts to your development proposal, and appreciate your understanding as we manage this challenging situation.

Please visit the City of Vancouver's COVID-19 Response website for updates, including information

regarding the City's Development and Building Services Centre.

Please DO NOT COME to the Service Centre for your intake time. A Project Coordinator assigned to the application will be in touch with you prior to the scheduled intake appointment. They will coordinate a time for you to drop off the material required for the intake, as well as information on how to pay the application fee. Thank You.

If you cannot make your appointment, or have further questions regarding your application please contact the Services Center at 604-873-7611 or fill out the form on <https://vancouver.ca/building-development-support> .

Note: Please do not respond to this email.

<Development Application Form.pdf><Site Disclosure Form.pdf><Site Profile.pdf>

--

Ivan Kuptsov Architect AIBC MArch SpArch BArch

<~WRD373.jpg>

215 - 35 West 5th Avenue
Vancouver, BC V5Y 1H4

O: (604) 558-6955

M: (778) 628-2529

ivan@slaarchitect.com

<https://slaarchitect.com> [slaarchitect.com]

--

Ivan Kuptsov Architect AIBC MArch SpArch BArch

<~WRD373.jpg>

215 - 35 West 5th Avenue
Vancouver, BC V5Y 1H4

O: (604) 558-6955

M: (778) 628-2529

ivan@slaarchitect.com

<https://slaarchitect.com> [slaarchitect.com]

From: [Reid Kaufmann](#)
To: [Choi, Nicole](#); [Stephane Laroye](#)
Cc: [Ivan Kuptsov](#); [Danika Maust](#); [Soles Perez de Tagle](#)
Subject: [EXT] RE: [EXT] Re: 2120 W 10th - DP-2021-00545
Date: Monday, August 16, 2021 10:41:26 AM
Attachments: [image002.png](#)

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Nicole,

This morning we filed a submission in regards to the floor area with the City Manager and the General Manager of Legal Services for their review and assistance.

Sincerely,

Reid Kaufmann
Vice President



Bastion Development Corporation

500-1681 Chestnut Street, Vancouver BC, V6J 4M6

rkaufmann@bastion.ca

P: 604-731-3500 ext. 235

C: 778-888-7798

F: 604-731-3366

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From: Choi, Nicole <Nicole.Choi@vancouver.ca>
Sent: Thursday, July 29, 2021 10:11 AM
To: Reid Kaufmann <RKaufmann@bastion.ca>; Stephane Laroye <stephane@slaarchitect.com>
Cc: Ivan Kuptsov <ivan@slaarchitect.com>; Danika Maust <dmaust@bastion.ca>
Subject: RE: [EXT] Re: 2120 W 10th - DP-2021-00545

Hello Reid,

I just wanted to follow up with the email below.

Has your legal team and Paul Mochrie , City Manager, and to Grant Murray of Law come to an resolution to the site area?

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Reid Kaufmann <RKaufmann@bastion.ca>
Sent: Monday, July 5, 2021 11:57 AM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>; Stephane Laroye <stephane@slaarchitect.com>
Cc: Ivan Kuptsov <ivan@slaarchitect.com>; Danika Maust <dmaust@bastion.ca>
Subject: [EXT] RE: [EXT] Re: 2120 W 10th - DP-2021-00545

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Vice President



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Cc: Ivan Kuptsov <ivan@slaarchitect.com>; Reid Kaufmann <RKaufmann@bastion.ca>; Danika Maust <dmaust@bastion.ca>
Subject: RE: [EXT] Re: 2120 W 10th - DP-2021-00545

Hello Stephane, Reid,

I just wanted to follow up with the status of the conversation between the City's Legal Council and Bastion.

If you can send it to me before noon, that would be greatly appreciated so I can further discuss with my team members.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Stephane Laroye <stephane@slaarchitect.com>

Sent: Friday, July 2, 2021 3:22 PM

To: Choi, Nicole <Nicole.Choi@vancouver.ca>

Cc: Ivan Kuptsov <ivan@slaarchitect.com>; Reid Kaufmann <RKaufmann@bastion.ca>; Danika Maust <dmaust@bastion.ca>

Subject: [EXT] Re: 2120 W 10th - DP-2021-00545

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Good afternoon Nicole,

Reid Kaufmann from Bastion may be able to update you on the status of the conversation between the City's Legal Council and Bastion's. Our understanding is that the issue is in progress.

All the best,

Stephane

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPEC A
Principal | Architect + Urban Planner



215 - 35 West 5th Avenue
Vancouver, BC V5Y 1H4
O: (604) 558-6955
M: (604) 418-8130
stephane@slaarchitect.com

<https://slaarchitect.com> [slaarchitect.com]

On Jul 2, 2021, at 2:32 PM, Choi, Nicole <Nicole.Choi@vancouver.ca> wrote:

Hello Ivan,

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I was provided with some information that the site area should not include the 1998 dedication, which will affect your floor area calculations.

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Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Ivan Kuptsov <ivan@slaarchitect.com>
Sent: Wednesday, June 30, 2021 11:34 AM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Cc: Stephane Laroye <stephane@slaarchitect.com>
Subject: [EXT] Re: FW: [EXT] Re: 2120 W 10th - DP-2021-00545

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Nicole,

Just wanted to check in regarding this project. Are there any other documents that you require from us at this time?

Cheers,
Ivan.

On Wed, Jun 23, 2021 at 12:23 PM Ivan Kuptsov <ivan@slaarchitect.com> wrote:

Nicole,

See attached the requested Passive House documents (PHPP verification pages for residential and commercial components of the building).

Let me know if you require anything else.

Cheers,
Ivan.

On Wed, Jun 23, 2021 at 11:52 AM Ivan Kuptsov <ivan@slaarchitect.com> wrote:

Nicole,

Yes, Stephane is away on vacation this and next week.

In regards to the requests below:

- i will request a signed PHPP verification page from Kevin and forward it to you ASAP.

- in regards to relaxations and the rationale for them, you can find a list of relaxations and how they are justified in the write up on the cover sheet of the drawing set. If that is not sufficient please let me know.

Cheers,
Ivan.

On Wed, Jun 23, 2021 at 11:26 AM Choi, Nicole
<Nicole.Choi@vancouver.ca> wrote:

Hi Ivan,

I understand that Stephanie is away until July 1st, and noticed have been previously cc'd in the correspondence.

To avoid any type of delay, can you please see Sailen's request below and assist him in the missing documents.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Black, Sailen <sailen.black@vancouver.ca>
Sent: Tuesday, June 22, 2021 11:06 AM
To: Stephane Laroye <stephane@slaarchitect.com>
Cc: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: RE: [EXT] Re: [2120 W 10th \[google.com\]](#) - NEW

Hi Stephane,

I took a quick look at the Passive House material submitted on June 11 and it looks good. I'm quite happy to see the applicant team taking on both PH and mass timber.

Only things that stood out as missing relative to the Zero Emission guideline was a signature from the CPHC on the verification page, and a design strategy that connects any PH or timber relaxations back to the design. Apologies if you have submitted the latter somewhere, if so, let me know where to look.

<image001.png>

<image002.png>

Please pass on the signature request to Kevin at Integral, I don't have his e-mail.

Sailen · PDS · 604-873-7929

From: Stephane Laroye <stephane@slaarchitect.com>

Sent: Wednesday, June 9, 2021 1:25 PM

To: Choi, Nicole <Nicole.Choi@vancouver.ca>

Cc: Spaans, Kevin <Kevin.Spaans@vancouver.ca>; Black, Sailen <sailen.black@vancouver.ca>; Reid Kaufmann <RKaufmann@bastion.ca>; Danika Maust <dmaust@bastion.ca>; Ivan K <ivan@slaarchitect.com>

Subject: [EXT] Re: [2120 W 10th \[google.com\]](#) - NEW

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Good afternoon Nicole,

Please find the full DP submission here: [LINK \[dropbox.com\]](#)

We have attached the completed checklist to this email and also included a copy in the shared folder. We have calculated the fee based on a gross building area of 53,380 sq.ft. (4,960 sq.m.) and the fee should be \$53,694.16. Our client Bastion Development Corp. has prepared a cheque and will be submitting it to the cashier in Development Services' Inquiry Centre.

I look forward to working together on this exciting mass timber, Passive House, Net Zero Carbon mixed-use project in Kitsilano. If you have any questions, feel free to contact me anytime.

All the best,

Stephane

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA
Principal | Architect + Urban Planner

<image003.png>

[\[google.com\]](#)

[\[google.com\]](#)

[\[google.com\]](#)

[215 - 35 West 5th Avenue \[google.com\]](#)

[Vancouver, BC \[google.com\]](#) [V5Y 1H4 \[google.com\]](#)

O: (604) 558-6955

M: (604) 418-8130

stephane@slaarchitect.com

<https://slaarchitect.com> [\[slaarchitect.com\]](#)

On Jun 2, 2021, at 11:40 AM, Stephane Laroye
<stephane@slaarchitect.com> wrote:

Thank you Nicole - We will review the checklist and the fee
schedule right away.

All the best,

Stephane

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA
Principal | Architect + Urban Planner

[\[google.com\]](#)

[\[google.com\]](#)

[\[google.com\]](#)

<SLA_Logo.png>

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Hello Stephanie,

For the checklist, please

use: <https://vancouver.ca/files/cov/mixed-use-multiple-dwellings-and-rt-zones.pdf>

For fees: <https://vancouver.ca/files/cov/vancouver-development-building-permit-fees.pdf>

This application will be utilizing 3b. for mixed use – commercial and residential

For timing: After payment is received, I would schedule a preliminary meeting with our team and senior staff to ensure all the documents and drawings are in order and once ok'd, we would proceed with notification and reviews. Typically it is a 10 weeks until a decision date.

I've attached some forms as well to help with the intake.

I hope this helps. If you wish to submit early, you may do so, but I will still review during the scheduled intake day.

NOTE: there will be no in-person meetings, submission is electronic.

Nicole Choi | Project Coordinator
Development Review Branch

Development, Buildings, & Licensing

[\[google.com\]](#)

[\[google.com\]](#)

From: Stephane [\[google.com\]](#) Laroye

<stephane@slaarchitect.com>

[\[google.com\]](#) **Sent:** Monday, May 31, 2021 3:08 PM

[\[google.com\]](#) **To:** Choi, Nicole

<Nicole.Choi@vancouver.ca>

[\[google.com\]](#) **Subject:** [EXT] Fwd: Development
Application Intake Reminder for [2120 W 10th](#)

[\[google.com\]](#)

[\[google.com\]](#)

[\[google.com\]](#)

City of Vancouver [\[google.com\]](#) security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Good afternoon Nicole,

I understand you will be the Project Coordinator for our project. We are scheduled for an Intake Meeting on 9 June and are eager to know more about the submission requirements, payment and timing.

I look forward to working with you!

All the best,

Stephane

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA
Principal | Architect + Urban Planner

[\[google.com\]](#)

[\[google.com\]](#)

[\[google.com\]](#)

[\[google.com\]](#)<image001.png>

[\[google.com\]](#)

[215 - 35 West 5th Avenue \[google.com\]](#)

[Vancouver, BC \[google.com\]](#) [V5Y 1H4 \[google.com\]](#)

O: (604) 558-6955

M: (604) 418-8130

stephane@slaarchitect.com

<https://slaarchitect.com> [\[slaarchitect.com\]](#)

Begin forwarded message:

From: Development Review
Branch <DRB@vancouver.ca>

Subject: Development
Application Intake Reminder
for [2120 W 10th \[google.com\]](#)

Date: May 31, 2021 at 11:58:43
AM PDT

To: "stephane@slaarchitect.com"
<stephane@slaarchitect.com>

Due to evolving circumstances resulting from the COVID-19 virus there have been changes to the intake system for Development Permits. We are working hard to minimize impacts to your development proposal, and appreciate your understanding as we manage this challenging situation.

Please visit the City of Vancouver's COVID-19 Response website for updates, including information regarding the City's Development and Building Services Centre.

Please DO NOT COME to the Service

Centre for your intake time. A Project Coordinator assigned to the application will be in touch with you prior to the scheduled intake appointment. They will coordinate a time for you to drop off the material required for the intake, as well as information on how to pay the application fee. Thank You.

If you cannot make your appointment, or have further questions regarding your application please contact the Services Center at 604-873-7611 or fill out the form on <https://vancouver.ca/building-development-support>.

Note: Please do not respond to this email.

<Development Application Form.pdf><Site Disclosure Form.pdf><Site Profile.pdf>

--

Ivan Kuptsov Architect AIBC MArch SpArch BArch

<~WRD373.jpg>

215 - 35 West 5th Avenue
Vancouver, BC V5Y 1H4
O: (604) 558-6955
M: (778) 628-2529
ivan@slaarchitect.com

<https://slaarchitect.com> [slaarchitect.com]

--

Ivan Kuptsov Architect AIBC MArch SpArch BArch

<~WRD373.jpg>

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Vancouver, BC V5Y 1H4

O: (604) 558-6955

M: (778) 628-2529

ivan@slaarchitect.com

<https://slaarchitect.com> [slaarchitect.com]

From: [Danika Maust](#)
To: [Choi, Nicole](#)
Cc: [Stephane Laroye](#); [Reid Kaufmann](#); [Ivan Kuptsov](#)
Subject: [EXT] RE: [EXT] Re: [EXT] Re: [EXT] 2120 W 10th - DP-2021-00545 - SITE SIGN
Date: Thursday, July 22, 2021 11:51:38 AM
Attachments: [image001.png](#)

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Nicole,

The signs have been installed, please find the photos attached. Let me know if you need anything else.

Sincerely,

Danika Maust
Design Manager

Bastion Development Corporation
500-1681 Chestnut Street, Vancouver BC, V6J 4M6
dmaust@bastion.ca
P: 604-731-3500 ext. 242
F: 604-731-3366

This email is not a Purchaser Order/Work Order and does not give you authorization to proceed unless you have a previously properly executed Contract and/or Purchase Order or unless a Purchaser Order is attached. Confirmation of an order verbally or via email does not replace a Contract/Purchase Order. Please ensure you receive a signed Contract/Purchase Order before proceeding with any service or order. Invoices submitted to our office without a Contract/Purchase Order will not be processed.

From: Choi, Nicole <Nicole.Choi@vancouver.ca>
Sent: July 13, 2021 11:32 AM
To: Ivan Kuptsov <ivan@slaarchitect.com>
Cc: Stephane Laroye <stephane@slaarchitect.com>; Reid Kaufmann <RKaufmann@bastion.ca>; Danika Maust <dmaust@bastion.ca>
Subject: Re: [EXT] Re: [EXT] Re: [EXT] 2120 W 10th - DP-2021-00545 - SITE SIGN

Hi Ivan,

Please install two signs, one along Arbutus and one along w 10th.

Once installed, please send me a picture of the signage.

Thanks,
Nicole

From: Ivan Kuptsov <ivan@slaarchitect.com>
Sent: July 12, 2021 9:40:18 AM

To: Choi, Nicole
Cc: Stephane Laroye; Reid Kaufmann; Danika Maust
Subject: [EXT] Re: [EXT] Re: [EXT] 2120 W 10th - DP-2021-00545 - SITE SIGN

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Nicole,

See attached. Let us know if you have any further comments.

Cheers,
ivan.

On Mon, Jul 12, 2021 at 9:28 AM Choi, Nicole <Nicole.Choi@vancouver.ca> wrote:

Hi Stephane,

Can you please add a north arrow to the map, and change Facilitator to Coordinator?
Please resend for review.

Thanks

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Stephane Laroye <stephane@slaarchitect.com>
Sent: Friday, July 9, 2021 3:14 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Cc: Reid Kaufmann <RKaufmann@bastion.ca>; Ivan Kuptsov <ivan@slaarchitect.com>; Danika Maust <dmaust@bastion.ca>
Subject: [EXT] Re: [EXT] 2120 W 10th - DP-2021-00545 - SITE SIGN

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Thank you so much Nicole - we confirm we would like to proceed as you suggest. I have attached the draft of the proposed site sign for your review.

All the best,

Stephane

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA
Principal | Architect + Urban Planner



215 - 35 West 5th Avenue
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O: (604) 558-6955
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stephane@slaarchitect.com

<https://slaarchitect.com> [slaarchitect.com]

On Jul 9, 2021, at 12:07 PM, Choi, Nicole <Nicole.Choi@vancouver.ca> wrote:

Good morning,

Thank you for your email below.

I brought this project to review with senior staff again and we have agreed that as per your instructions below we will proceed with notification with the existing proposal. If the outcome of the legal team discussion results in revisions to the site and floor area we will be required to re-notify the neighbourhood and additional review fees may apply. Please confirm if you still wish to proceed.

If you agree to the above, I've attached instructions for the site sign guidelines, instructions, word document and template.
Please review and send me a draft of the site sign for approval prior to printing.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Reid Kaufmann <RKaufmann@bastion.ca>

Sent: Monday, July 5, 2021 11:57 AM

To: Choi, Nicole <Nicole.Choi@vancouver.ca>; Stephane Laroye
<stephane@slaarchitect.com>

Cc: Ivan Kuptsov <ivan@slaarchitect.com>; Danika Maust <dmaust@bastion.ca>

Subject: [EXT] RE: [EXT] Re: 2120 W 10th - DP-2021-00545

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Nicole,

Next week our legal team is providing information to Paul Mochrie , City Manager, and to Grant Murray of Law, that clearly shows the floor area reconciliation on the road acquisition of 1998 was flawed as was the acquisition itself. This is pretty

straight forward as is the fix and should therefore be concluded quickly. In the interim we would request the processing of this application continue as presented as the additional area is very minor and does not have a material impact on the general form, massing, and siting of the urban design, and as a result would amount to a negligible change to the development if this area is removed should the process of reconciliation take longer.

Sincerely,

Reid Kaufmann
Vice President

<image001.jpg>

Bastion Development Corporation
500-1681 Chestnut Street, Vancouver BC, V6J 4M6
rkaufmann@bastion.ca
P: 604-731-3500 ext. 235
C: 778-888-7798
F: 604-731-3366

This email is not a Purchaser Order/Work Order and does not give you authorization to proceed unless you have a previously properly executed Contract and/or Purchase Order or unless a Purchaser Order is attached. Confirmation of an order verbally or via email does not replace a Contract/Purchase Order. Please ensure you receive a signed Contract/Purchase Order before proceeding with any service or order. Invoices submitted to our office without a Contract/Purchase Order will not be processed

From: Choi, Nicole <Nicole.Choi@vancouver.ca>
Sent: July 5, 2021 9:54 AM
To: Stephane Laroye <stephane@slaarchitect.com>
Cc: Ivan Kuptsov <ivan@slaarchitect.com>; Reid Kaufmann <RKaufmann@bastion.ca>; Danika Maust <dmaust@bastion.ca>
Subject: RE: [EXT] Re: 2120 W 10th - DP-2021-00545

Hello Stephane, Reid,

I just wanted to follow up with the status of the conversation between the City's Legal Council and Bastion.
If you can send it to me before noon, that would be greatly appreciated so I can further discuss with my team members.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Stephane Laroye <stephane@slaarchitect.com>
Sent: Friday, July 2, 2021 3:22 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Cc: Ivan Kuptsov <ivan@slaarchitect.com>; Reid Kaufmann

<RKaufmann@bastion.ca>; Danika Maust <dmaust@bastion.ca>

Subject: [EXT] Re: 2120 W 10th - DP-2021-00545

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Good afternoon Nicole,

Reid Kaufmann from Bastion may be able to update you on the status of the conversation between the City's Legal Council and Bastion's. Our understanding is that the issue is in progress.

All the best,

Stephane

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA
Principal | Architect + Urban Planner

<image002.png>

215 - 35 West 5th Avenue
Vancouver, BC V5Y 1H4
O: (604) 558-6955
M: (604) 418-8130
stephane@slaarchitect.com

<https://slaarchitect.com> [slaarchitect.com]

On Jul 2, 2021, at 2:32 PM, Choi, Nicole <Nicole.Choi@vancouver.ca> wrote:

Hello Ivan,

I brought this project to review with senior staff, and I noticed that the site area that is being uses includes a 1998 dedication.
I was provided with some information that the site area should not include the 1998 dedication, which will affect your floor area calculations.

I have another meeting with senior staff and planner, on Monday to discuss I more detail.
Do you have any emails or confirmation from the city that allows/supports using the additional site area?

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

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Sent: Wednesday, June 30, 2021 11:34 AM
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Development, Buildings, & Licensing

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Sailen · PDS · 604-873-7929

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Principal | Architect + Urban Planner

<image003.png>

[\[google.com\]](#)

[\[google.com\]](#)

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stephane@slaarchitect.com

<https://slaarchitect.com> [\[slaarchitect.com\]](#)

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SPECa
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[\[google.com\]](#)

[\[google.com\]](#)

[\[google.com\]](#)

<SLA_Logo.png>

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Development Review Branch
Development, Buildings, & Licensing

[\[google.com\]](#)

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[\[google.com\]](#) **Subject:** [EXT] Fwd:
Development Application Intake
Reminder for [2120 W 10th](#)

[\[google.com\]](#)
[\[google.com\]](#)
[\[google.com\]](#)

City of Vancouver

[google.com] security

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Stephane

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Principal | Architect + Urban Planner

[\[google.com\]](#)
[\[google.com\]](#)
[\[google.com\]](#)

[\[google.com\]](#)<image001.png>

[\[google.com\]](#)

[215 - 35 West 5th Avenue \[google.com\]](#)

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<https://slaarchitect.com> [\[slaarchitect.com\]](#)

Begin forwarded
message:

From: Development
Review Branch
<DRB@vancouver.ca>

Subject:
Development
Application Intake
Reminder for **2120**
W 10th [google.com]

Date: May 31, 2021
at 11:58:43 AM PDT

To: "stephane@slaarchitect.com"
<stephane@slaarchitect.com>

*Due to evolving
circumstances resulting
from the COVID-19 virus
there have been
changes to the intake
system for Development
Permits. We are
working hard to
minimize impacts to
your development
proposal, and
appreciate your
understanding as we
manage this challenging
situation.*

*Please visit the City of
Vancouver's COVID-19
Response website for
updates, including
information regarding
the City's Development
and Building Services
Centre.*

**Please DO NOT COME
to the Service Centre
for your intake time. A
Project Coordinator
assigned to the
application will be in**

touch with you prior to the scheduled intake appointment. They will coordinate a time for you to drop off the material required for the intake, as well as information on how to pay the application fee. Thank You.

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Note: Please do not respond to this email.

<Development Application Form.pdf>
<Site Disclosure Form.pdf><Site Profile.pdf>

--

Ivan Kuptsov Architect AIBC MArch SpArch BArch

<~WRD373.jpg>

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M: (778) 628-2529
ivan@slaarchitect.com

<https://slaarchitect.com> [slaarchitect.com]

--

Ivan Kuptsov Architect AIBC MArch SpArch BArch

<~WRD373.jpg>

215 - 35 West 5th Avenue

Vancouver, BC V5Y 1H4

O: (604) 558-6955

M: (778) 628-2529

ivan@slaarchitect.com

<https://slaarchitect.com> [slaarchitect.com]

<2B-DA-sitesign-template-2020.idml><Gotham True Type Font.zip><north arrow
compass-2015.eps><Site Sign Location Map Instructions.PDF><Site Sign
Guidelines.PDF><2120 W 10th - Site Sign.docx>

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Saturday, July 31, 2021 4:22:02 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Just as long as it's no higher than 5 floors

Street address

s.22(1)

Postal code

Vancouver, BC, V6K4V7

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Thursday, August 5, 2021 3:27:07 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Please save the 90+ year old elm tree! Can you please publish the "arborist report" mentioned in the drawings for the public/community to have a look? In the "overall position" I am opposed without justification that the tree on Arbutus and 10th must go. What consideration was made to mitigation and keeping the tree -- in terms of building design? The City places a high priority on the green canopy. Elimination of such a grand tree is in conflict with that.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K2S1

Your overall position about the application:

Opposed

From: [Stephane Laroye](#)
To: [Black, Sailen](#)
Cc: [Choi, Nicole](#); [Danika Maust](#); [Reid Kaufmann](#)
Subject: [EXT] Re: 2120 W 10th Ave (DP-2021-00545) development application
Date: Thursday, September 30, 2021 9:29:11 AM
Attachments: [SLA Logo.png](#)

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Good morning Sailen,

Please find a general response to the questions posed:

Q1: Where does the timber come from?

A1: There are two mass timber suppliers in BC and anticipate one of the two will be awarded the project. One of the two, Kalesnikoff, processes their own timber through their own sawmill. Most of the fibre is harvested within a 100 mile radius of their facility and is a BC forest product. They do not source from any other country or Province. They are located between Castlegar and Nelson, BC.

Q2: Old growth forests?

A2: No. All wood harvesting by Kalesnikoff is done responsibly, and none of their harvesting takes place in the old growth forests on the coast. In fact, Kalesnikoff is very proactive in adopting progressive forest management policies such as climate based seed selection, wildfire mitigation and investing in further forest research. One example of this research is the Mother Tree project on which they collaborated. You can learn more about that project here <https://mothertreeproject.org/team/collaborators/> [mothertreeproject.org]

Q3: Another province?

A3: No. Kalesnikoff's woodlands team is only bringing in logs from BC forests

Q3: Another country?

A3: No. Kalesnikoff's woodlands team is only bringing in logs from BC forests

Q4: With forest fires raging in BC. can we afford to cut more trees for buildings?

A4: This is a misconception around mass timber. We are not cutting more trees to produce mass timber, we are adding greater value to the trees harvested. For perspective, Kalesnikoff's mass timber facility only consumes about a third of the volume that their sawmill produces. They expanded into mass timber precisely because they anticipated a reduction in the annual allowable cut to continue through 2025, and in order to sustain their local communities and economy, they needed to add greater value to their shrinking wood basket. They are taking the same wood and creating more value for it

Q5: What chemicals are being used in the process of mass timber building construction?

A5: Kalesnikoff uses a melamine-based glue that is GreenGuard Certified to meet the most rigorous third-party chemical emissions standards

All the best,

Stephane

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPEC A
Principal | Architect + Urban Planner



215 - 35 West 5th Avenue
Vancouver, BC V5Y 1H4
O: (604) 558-6955
M: (604) 418-8130

stephane@slaarchitect.com

<https://slaarchitect.com/slaarchitect.com>

On Sep 27, 2021, at 9:25 AM, Black, Sailen <sailen.black@vancouver.ca> wrote:
Hello Stephane,

We have received some questions about the timber of the proposal.
Please see below and let us know how we can direct the citizen to information in the publicly posted application.
If you have answers that are not in the application material, and are able to share them, please let us know as well.

--
Sailen · PDS · 604-873-7929

From: Choi, Nicole <Nicole.Choi@vancouver.ca>
Sent: Monday, September 27, 2021 9:19 AM

To: Black, Sailen <sailen.black@vancouver.ca>
Subject: 2120 W 10th Ave (DP-2021-00545) development application

Hi Sailen,

An individual asked about the application noted above regarding the timber mass building.
Please see email below.
I'm not sure if you are able to provide a response?

s.22(1)

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

Upcoming time-off September 24, September 30th, October 1st

From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>
Sent: Friday, September 24, 2021 9:31 PM

To: Choi, Nicole <Nicole.Choi@vancouver.ca>

Subject: [EXT] senior completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

senior completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Re; mass timber building? where does the timber come from? old growth forests? another province? another country? with forest fires raging in BC. can we afford to cut more trees for buildings?, what chemicals are being used in the process of mass timber building construction? would like some answers

From: s.22(1)
To: Choi, Nicole
Subject: [EXT] Re: 2120 W 10th Ave development application comments
Date: Sunday, September 12, 2021 11:58:33 AM

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Thanks, Nicole,

I suppose that may be the practice and it may comply with the department's internal logic, but the public would definitely benefit from being able to see the other questions, and the answers, in a two-way process, rather than the current one-way process. In fact, it might even make planning staff's work easier if more people can see their questions have been asked and answered. It might avoid duplication or work.

Anyway, thanks for the response.

s.22(1)

On Tuesday, September 7, 2021, 09:06:21 AM PDT, Choi, Nicole <nicole.choi@vancouver.ca> wrote:

Good morning s.22(1)

I took your example back to my supervisor and have confirmed that the reason for this difference is that Rezoning applications have a different notification process. These applications have a open houses where Note: Rezoning is where Comprehensive Development (CD-1) District create new zoning districts to allow for certain uses and forms of development on specific sites or Plan amendment rezonings change an area's zoning from one district to another (for example, from RS-1 to RM-8A). This type of rezoning isn't site-specific and eligible sites are typically outlined in community or area plans.)

The project at 2120 W 10th has proposed to meet the regulations outlined in the existing zone therefore did not have to go through the rezoning process. The notification process for this stream is to notify the neighbourhood and compile the results and present to the Director of Planning. With that said, we are taking the communities comments very seriously, senior staff, my team, and parks board are working together to properly address the concerns that were brought forward by the community.

I hope this helps.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: Choi, Nicole
Sent: Tuesday, August 31, 2021 12:43 PM
To: s.22(1)
Subject: RE: [EXT] Re: [EXT] Re: 2120 W 10th Ave development application comments

Hi s.22(1)

Thank you for the example.

I see this is for a rezoning application, which is why this application does not have this feature.

I will bring this suggestion to senior staff to confirm if we can have a similar setup for this application.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: s.22(1)
Sent: Friday, August 27, 2021 1:18 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca><mailto:Nicole.Choi@vancouver.ca>>
Subject: [EXT] Re: [EXT] Re: 2120 W 10th Ave development application comments

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Thanks, Nicole,

Understood.

Here is an example of a project where a person can send comments and ask a question, plus can see all the public questions, as well as staff answers.

https://shapeyourcity.ca/110-w-4-ave?tool=qanda#tool_tab [shapeyourcity.ca]
<[https://urldefense.com/v3/_https://shapeyourcity.ca/110-w-4-ave?tool=qanda*tool_tab_.!w!!G4oVokrRG-lm!5GOKma82ILKvvGeN4p4c_invn2flHVcQ_-D5csy4j9NicaHig0biKtNQ-tXuTU1CbZqdwg\\$](https://urldefense.com/v3/_https://shapeyourcity.ca/110-w-4-ave?tool=qanda*tool_tab_.!w!!G4oVokrRG-lm!5GOKma82ILKvvGeN4p4c_invn2flHVcQ_-D5csy4j9NicaHig0biKtNQ-tXuTU1CbZqdwg$)>

It would be great if the same could be provided for the 2120 W 10th project.

Best wishes,

s.22(1)

On Friday, August 27, 2021, 01:11:20 PM PDT, Choi, Nicole
<nicole.choi@vancouver.ca><mailto:nicole.choi@vancouver.ca>> wrote:

Hello s.22(1)

Since we have postponed the decision and do not have another scheduled decision date until further notice, we are unable to revised the timeline noted on our Shape Your City platform. With that in mind, the comment section will remain open and available to the public until a decision is made.

Are you able to provide a example project where the public comments and questions received are posted?

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: s.22(1)
Sent: Thursday, August 19, 2021 3:57 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca><mailto:Nicole.Choi@vancouver.ca>>
Subject: [EXT] Re: 2120 W 10th Ave development application comments

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Thank you, Nicole, much appreciated.

It gives me great relief to know that the decision date has been postponed and that you will ensure we have more information about the project and tree, upon which to public comments can be based.

I look forward to seeing the Park Board's report, and in addition, I will prepare an FOI request. I understand what you said, that due process is required.

Given the current situation, is it perhaps possible to update the Shape Your City page to reflect the status? It currently says "Accepting Public Comments July 26 to August 10, 2021."

Also, I have noticed other projects where the public comments and questions received are posted on a tab on the project page at Shape Your City, but they are not available for this project. Is there a specific reason for this difference? Is it possible to add that tab to this project so that the public input/comments can be viewed?

Looking forward to hearing more.

Thanks again,

s.22(1)

On Wednesday, August 18, 2021, 01:50:27 PM PDT, Choi, Nicole
<nicole.choi@vancouver.ca<mailto:nicole.choi@vancouver.ca>> wrote:

Good afternoon s.22(1)

Although the public deadline has passed we still are welcoming comments until the date of decision. Unfortunately we don't have a decision date because we have postponed it for a couple of reason, but I will ensure you will have more information to provide your comments.

With that being said, I have consulted with our Freedom of Information team and senior staff and it was determined that any third party reports such as an Arborist Report included in a Development Permit Application can contain confidential, proprietary third party business information. Public release of this information could cause harm to their business.

The City of Vancouver recognizes this possibility of harm and does not provide copies of these types of reports outside of the FOI process. Under the Freedom of Information and Protection of Privacy Act a third party business has to be consulted regarding the release of their business information and they can ask to have information that is business confidential and proprietary withheld/severed from a report.

Parks Board is currently reviewing the proposal and I've asked them to provide summary of the arborist report along with their comments and/or rationale that can help the community better understand the proposal. Please note, this project is still under review and the proposal has not been approved. To request a complete report, an application must be made through the FOI process.

We apologize for the inconvenience, but will provide you with Park Board's notes as soon as they become available.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: s.22(1)

Sent: Thursday, August 12, 2021 12:20 PM

To: Choi, Nicole <Nicole.Choi@vancouver.ca<mailto:Nicole.Choi@vancouver.ca>>
Subject: [EXT] Re: [EXT] Fw: Thank you for completing 2120 W 10th Ave development application comments

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Dear Nicole,

Thank you for your earlier reply. The public comment deadline of August 10th has passed now, a couple days ago. Do you have any news on releasing the arborist report. I wish to emphasize that this tree is located on the boulevard, which is publicly-owned land, so it seems to me there should be no problem with making the entire report public. I cannot imagine any reason for hesitation in releasing such a report. Looking forward to hearing back.

Best wishes,
s.22(1)

On Friday, August 6, 2021, 04:10:20 PM PDT, s.22(1) wrote:

Thank you, Nicole!

On Friday, August 6, 2021, 03:34:01 PM PDT, Choi, Nicole
<nicole.choi@vancouver.ca<mailto:nicole.choi@vancouver.ca>> wrote:

Hello s.22(1)

I'm currently consulting with senior staff to confirm the proper procedures for releasing the Arborist Report.
I will let you know once I've received confirmation.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: s.22(1)
Sent: Friday, August 6, 2021 12:58 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca<mailto:Nicole.Choi@vancouver.ca>>
Subject: [EXT] Fw: Thank you for completing 2120 W 10th Ave development application comments

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Nicole,

Thank you for your confirmation. Could you provide me with the Arborist Report regarding the tree removal for this application? DP-2021-00545. Or could you have it added to the Shape Your City page? That would be much appreciated.

Thank you!
s.22(1)

----- Forwarded Message -----

From: Shape Your City Vancouver
<shapeyourcity@vancouver.ca<mailto:shapeyourcity@vancouver.ca>>

To: s.22(1)
s.22(1)

Sent: Thursday, August 5, 2021, 03:27:06 PM PDT

Subject: Thank you for completing 2120 W 10th Ave development application comments

Please accept this email as confirmation of receipt of your comments regarding the proposed development application.

We will compile your feedback with other responses for consideration during the review and decision process.

Thank you for taking the time to write in.

Nicole Choi, Project Coordinator

From: s.22(1)
To: [Choi, Nicole](#)
Subject: [EXT] Re: Elm tree on 10th and Arbutus
Date: Monday, August 9, 2021 9:28:44 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Dear Ms. Choi,

I am writing to you about the magnificent 90-year-old elm tree on the corner of 10th Avenue and Arbutus that is in danger of being cut down.

I am asking for your support to fight for this tree's life. Not only is this tree beautiful in it's own right but it is home to many many creatures. It needs to be kept alive. It will continue to bring many benefits to our neighborhood if you and others support this cause. Please refuse the developers request to cut this tree down for mere development purposes. This is on city property and I ask for your support with this because we can all live in harmony with nature. It is possible if we remember that living beings have rights too.

Thank you for your consideration.

Sincerely,
s.22(1)

The sun filters through the branches of a family of elm trees flanking West 10th Avenue between Arbutus and Yew, casting a cracked ice shadow on the street. Looking down the greenway, Heritage Vancouver Society member George Challies says the elms have seen and survived dramatic changes to their neighbourhood since they were planted in the 1930s, when the

Dear Mr. Laroye and Ms. Choy,

On Aug 16, 2021, at 6:06 PM, s.22(1) wrote:

<https://slaarchitect.com> [slaarchitect.com]

stephane@slaarchitect.com

215 - 35 West 5th Avenue
Vancouver, BC V5Y 1H4
O: (604) 558-6955
M: (604) 418-8130



Stephane Laroye Architect AIBC MRAC MCIP RPP LEED AP SPECIA
Principal | Architect + Urban Planner

Stephane

All the best,

Thank you for your email on 16 August. Please find our thoughts attached.

Good morning s.22(1)

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

From: Stephane Laroye
To: s.22(1)
Cc: Choi, Nicole; Reid Kaufmann; Danika Maust; Ivan K
Subject: [EXT] Re: Proposed development at West 10th and Arbutus
Date: Tuesday, August 31, 2021 9:15:22 AM
Attachments: SLA Logo.png
[SLA - Letter to s.22\(1\) - 20210831.pdf](#)

city put hundreds of unemployed men to work creating parks and planting 103 kilometres of boulevard trees.

Once home to the Carling O'Keefe Brewery, the Kitsilano area went from obsolete industrial land to a desirable, dense residential neighbourhood called Arbutus Walk. "The trees define the street even more than the buildings," says Challies, a retired architect. "The historic street canopy creates the character of the area and brings neighbours together. When it comes to street trees, people are very possessive and very proud of them."

...An early example of Canadian urban design and planning, Cambie Heritage Boulevard and many of the city's historic street trees are a product of the 1930 Plan for the City of Vancouver, an urban blueprint intended to beautify the city and improve its functionality. Inspired by the English Garden City and American City Beautiful movements, the visionary document was inked by American firm Harland Bartholomew and Associates, a leading force in city planning throughout the 20th century.

While the Bartholomew plan was never formally adopted by city council, its recommendations shaped city planning in Vancouver, in particular the construction of tree-lined avenues. City Beautiful advocates believed developing urban park systems and public recreation areas would promote harmonious social order and bring people together—and the City of Vancouver agreed.

~Raina Delisle, in Montecristo Magazine

DON'T DO IT !!!!

<IMG_4016.jpeg>

<IMG_4018.jpeg>

<IMG_4025.jpeg>

<IMG_4012.jpeg>

Stephane Laroye Architect Inc.

215 – 35 West 5th Avenue
Vancouver, BC V5Y 1H4
O: 604-558-6955

31 August 2021

Dear **s.22(1)**,

Re: 2120 West 10th Avenue - DP-2021-00545 – Parks Dept. Street Tree

Thank you for your email dated 16 August 2021. We are in great admiration of the Elm tree located at the southwest corner of Arbutus Street and West 10th Avenue, adjacent to our project site. We have learned that this beautiful tree has an illness, specifically root and trunk disease (Armillaria and Ganoderma), and is at risk of falling. This street tree has had the majority of its root system covered by asphalt or concrete from the roads and sidewalks that surround its base. This tree is in the City of Vancouver street right-of-way and is the responsibility of the Parks Department.

We are concerned about the urban forest, preserving old trees, climate change and the importance of this specific tree to the Kitsilano community, where I reside. All early schemes preserved the tree as a given. It is only after we learned of the significant risk that this tree poses to the public that we anticipated the tree's removal by the Parks Department. However, we await a response from the City about the status of this tree and understand that they have commissioned a second Arborist Report.

Please do not hesitate to call if you wish to review this letter in detail 604-558-6955

Respectfully,

Stephane Laroye Architect Inc.

Per:



Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA
Principal

CC. Nicole Choi, City of Vancouver Development Review Branch

Reid Kaufmann, Bastion Development Corporation

Danika Maust, Bastion Development Corporation

From: [Stephane Laroye](#)
To: s.22(1)
Cc: [Choi, Nicole](#); [Reid Kaufmann](#); [Danika Maust](#); [Ivan K](#)
Subject: [EXT] Re: Stephane Laroye Architect Inc. | SLA - undefined
Date: Tuesday, August 31, 2021 9:09:52 AM
Attachments: [SLA Logo.png](#)
[SLA - Letter to s.22\(1\)](#) [20210831.pdf](#)

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Good morning s.22(1)

Thank you for your email on 20 August. Please find our thoughts attached.

All the best,

Stephane

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPEC A
Principal | Architect + Urban Planner



215 - 35 West 5th Avenue
Vancouver, BC V5Y 1H4
O: (604) 558-6955
M: (604) 418-8130
stephane@slaarchitect.com

<https://slaarchitect.com> [slaarchitect.com]

On Aug 20, 2021, at 2:05 PM, s.22(1) > wrote:

You've received a new message.

Name: s.22(1)

Mail: s.22(1)

Message: The city development permit site indicates that the existing large elm tree at the corner will be replaced by a smaller tree to accommodate the development. The existing elm branches on the southwest quadrant of the tree would need to be removed to allow construction. Clearly, this action would compromise the long-term viability of the tree with an eventual outcome of deterioration, increased limb fall risk, and liability. Another alternative is a redesign of the building at this corner-possibly a setback to create a small plaza

and entry. However, the question I am raising is -Could the loss of the corner space be utilized elsewhere in the building so as to maintain the same FSR? while improving the overall public amenity? For the context of my query, there is considerable community angst, and anger, over the potential loss of this tree. The community places considerable value on the shade provided and this value has been heightened during the recent heat crisis. My interest is in looking for a win-win compromise.

Stephane Laroye Architect Inc.

215 – 35 West 5th Avenue
Vancouver, BC V5Y 1H4
O: 604-558-6955

31 August 2021

Dear **s.22(1)**

Re: 2120 West 10th Avenue - DP-2021-00545 – Parks Dept. Street Tree

Thank you for your email dated 20 August 2021. We are in great admiration of the Elm tree located at the southwest corner of Arbutus Street and West 10th Avenue, adjacent to our project site. We have learned that this beautiful tree has an illness, specifically root and trunk disease (Armillaria and Ganoderma), and is at risk of falling. This street tree has had the majority of its root system covered by asphalt or concrete from the roads and sidewalks that surround its base. This tree is in the City of Vancouver street right-of-way and is the responsibility of the Parks Department.

We are concerned about the urban forest, preserving old trees, climate change and the importance of this specific tree to the Kitsilano community, where I reside. All early schemes preserved the tree as a given. It is only after we learned of the significant risk that this tree poses to the public that we anticipated the tree's removal by the Parks Department. However, we await a response from the City about the status of this tree and understand that they have commissioned a second Arborist Report.

Please do not hesitate to call if you wish to review this letter in detail 604-558-6955

Respectfully,

Stephane Laroye Architect Inc.

Per:



Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA
Principal

CC. Nicole Choi, City of Vancouver Development Review Branch

Reid Kaufmann, Bastion Development Corporation

Danika Maust, Bastion Development Corporation

From: s.22(1)
To: Choi, Nicole
Subject: [EXT] Re: [EXT] Elm tree at the corner of 10th and Arbutus / 2120 W 10th
Date: Friday, August 27, 2021 12:48:11 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hello,

And thank you for your reply. It would be such a tragedy and so irresponsible of the city if it were to allow that tree to be cut. I can't believe it's even being considered.

Thank you again,

s.22(1)

On Fri, Aug 27, 2021 at 12:25 PM Choi, Nicole <Nicole.Choi@vancouver.ca> wrote:

Good afternoon s.22(1)

My apologies for the delayed response, I want to thank you for reaching out and replying to the notification of the proposed Development application noted above. We will compile your feedback with other responses for consideration during the review and decision process.

Since you responded to the notification, you will be informed of any additional information or decision and/or conditions (requested revisions) pertaining to this project. Again, we appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Nicole Choi | Project Coordinator

Development Review Branch

Development, Buildings, & Licensing

From: s.22(1)
Sent: Thursday, August 5, 2021 3:27 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: [EXT] Elm tree at the corner of 10th and Arbutus

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hello,

I understand that plans for a new condo development at the corner of 10th and Arbutus call for the removal of a 90-year-old elm tree at the corner of those streets. I live in the neighbourhood and I cannot emphasize enough how opposed I am to this proposed removal. Vancouver's council is supposed to be a green one with the preservation of nature among its top priorities. And yet, it is allowing developers of this condo to propose removing a 90-year-old elm tree from the property. This is inexcusable and wrong on every level.

Please add my name to what I hope is a growing list of people opposed to this disgraceful proposition.

s.22(1)



V6K 2A6

From: s.22(1)
To: Choi, Nicole
Subject: [EXT] Re: [EXT] Fw: Thank you for completing 2120 W 10th Ave development application comments
Date: Thursday, August 12, 2021 12:20:11 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Dear Nicole,

Thank you for your earlier reply. The public comment deadline of August 10th has passed now, a couple days ago. Do you have any news on releasing the arborist report. I wish to emphasize that this tree is located on the boulevard, which is publicly-owned land, so it seems to me there should be no problem with making the entire report public. I cannot imagine any reason for hesitation in releasing such a report. Looking forward to hearing back.

Best wishes,

s.22(1)

On Friday, August 6, 2021, 04:10:20 PM PDT, s.22(1) > wrote:

Thank you, Nicole!

On Friday, August 6, 2021, 03:34:01 PM PDT, Choi, Nicole <nicole.choi@vancouver.ca> wrote:

Hello s.22(1)

I'm currently consulting with senior staff to confirm the proper procedures for releasing the Arborist Report.

I will let you know once I've received confirmation.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: s.22(1)
Sent: Friday, August 6, 2021 12:58 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: [EXT] Fw: Thank you for completing 2120 W 10th Ave development application comments

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Nicole,

Thank you for your confirmation. Could you provide me with the Arborist Report regarding the tree removal for this application? DP-2021-00545. Or could you have it added to the Shape Your City page? That would be much appreciated.

Thank you!

s.22(1)

----- Forwarded Message -----

From: Shape Your City Vancouver <shapeyourcity@vancouver.ca>

To: s.22(1)

Sent: Thursday, August 5, 2021, 03:27:06 PM PDT

Subject: Thank you for completing 2120 W 10th Ave development application comments

Please accept this email as confirmation of receipt of your comments regarding the proposed development application.

We will compile your feedback with other responses for consideration during the review and decision process.

Thank you for taking the time to write in.

Nicole Choi, Project Coordinator

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From: s.22(1)
To: Choi, Nicole
Subject: [EXT] Re: [EXT] Large elm at Arbutus and 10th Ave // 2120 W 10th
Date: Friday, August 20, 2021 2:20:21 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Thanks, I will appreciate hearing more.

On Fri, Aug 20, 2021 at 1:33 PM Choi, Nicole <Nicole.Choi@vancouver.ca> wrote:

Good afternoon s.22(1)

Thank you for reaching out and replying to the notification of the proposed Development application noted above. Your comments will be share amongst the team and will be incorporated into our review. Please note, Parks Board is carefully assessing the tree and the proposal to remove the tree is still under review.

Since you responded to the notification, you will be informed of any decision and/or conditions (requested revisions). Again, we appreciate that you took the time to share your insight and opinions, it greatly helps us gain community perspective to review and improve the effects of the development with the unique context and needs of your neighbourhood.

Nicole Choi | Project Coordinator

Development Review Branch

Development, Buildings, & Licensing

From: s.22(1)
Sent: Monday, August 9, 2021 5:49 PM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: [EXT] Large elm at Arbutus and 10th Ave

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Please, PLEASE don't let the city approve cutting this tree down. Build if you must, but this

tree isn't on development property, and the atmosphere, birds, and people all depend on its leafy shade.

In fact, ALL Vancouver elms should be protected in this area and anywhere in the city, for both health and aesthetic reasons. Vancouver is one of the few North American cities whose elms survived the devastating pandemic of Dutch Elm Disease (known then as DED and in many ways a sort of arboreal Covid-19) in the '80's and '90's. Then a relatively new resident of s.22(1) I recall being proud of Vancouver and its stunning elms, as relatives in Toronto and New England were experiencing 80-100% loss of their elms, most of them over a hundred years old (the trees, not the relatives!) The relatives were busy joining save-the-tree groups and trying to stop the devastation.

Put in that context, chopping down trees unnecessarily begins to look a bit like criminal arbicide, with intent.

Thanks for any help you can give.

s.22(1)

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 6:18:00 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Great looking project being proposed so close to major transit!

Street address

s.22(1)

Postal code

Vancouver, BC, V5M2S7

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Monday, August 16, 2021 11:57:47 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Heya - thanks for the opportunity to provide input. As a resident in the area, please ensure that proper retail services are provided to the area, as it has grown considerably. Arbutus (between Broadway & 12th) has a plethora of nail & hair salons, gyms, and curio shops, but substantially lack decent services like grocery, restaurants, etc. Subsidize a decent grocer, bread, fruit & veggie, etc. Pete's Meats is excellent. Support them fully. The new Canada Line station (Arbutus & Broadway) presses for a 'rethink' for the Arbutus corridor. As density increases, cars become less and less needed (even though this proposal has slotted 80+ parking stalls). Arbutus & 12th is a dangerous intersection, compounded by the new light installed to mediate the Arbutus Walk crossing there. A crosswalk at 12th & Yew would be very welcomed (particularly for the elderly at the O'Keefe), and would slow down traffic substantially. A 'speed bump' on Salal would likely stop cars from using Salal as a 'shortcut' to bypass Arbutus & 12th. Is Arbutus Walk a residential neighbourhood or a remnant of a traffic plan ('artery') from the 70s? The development application strongly suggests a neighbourhood (particularly given that other residential applications are also pending for the precise area). If both, it needs substantial work to achieve a balance.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K4V2

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 8:33:30 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Save the tree, you can never get trees that old back

Street address

s.22(1)

Postal code

Vancouver, BC, V6K2R1

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 12:02:20 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I feel this building is a great addition to the neighborhood and compliments the existing surrounding architecture. This will create much needed housing adjacent to a major transit hub with the future skytrain station

Street address

s.22(1)

Postal code

Vancouver, BC, V6K4L4

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Sunday, August 1, 2021 8:24:49 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

We are strongly against the building the way it is proposed. It does not fit the surrounding. It's different in colour and height - all other building on the street facing the main road are red brick and 4 storeys. Most importantly, this project requires cutting down a majestic 90 year old Elm tree. It is a crime to cut down this beautiful, historic tree for this insignificant building that adds little value to the surrounding. Redesign the building with a smaller footprint width & height wise and save the tree! Please reject this proposal as it is!!

Street address

s.22(1)

Postal code

Vancouver, BC, V6J5L8

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Thursday, August 12, 2021 5:58:08 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Don't cut the tree in Arbutus-W 10th intersection.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J4A4

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Friday, August 13, 2021 7:41:26 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I am fine with the development, but I would like to see the large tree on the corner/south side of 10th kept in place. It provides much needed shade that is increasingly hard to come by along this corridor, especially important with the rising temperatures we will be seeing each year.

Street address

2120 west 10th Ave

Postal code

Vancouver, BC, V6K2A7

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, August 4, 2021 1:31:50 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Hi, I am s.22(1) resident of Kitsilano and am very opposed to the proposed tree removal at 2120 West 10th Ave. This is a healthy 90 year old tree and should be saved. In fact I've noticed a lot of healthy trees in the area being cut down in the past few months . I love the fact that we have had a very green city filled with trees that help the environment and area a beautiful sight. Please don't cut down the tree on West 10th or any other healthy trees. What's happening to our green city!? s.22(1) Vancouver, B.C.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J2A8

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 6:35:57 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Please save the 100 year old tree

Street address

s.22(1)

Postal code

Vancouver, BC, V6L1N2

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 5:45:41 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

This application should only be approved on condition of preservation of the tree at C02. No rationale is provided for its removal, except 'as per arborist report'. As it stands, the only visible reason for tree removal is to provide a nice view of the corner of the building as in the rendering. The City of Vancouver has a stated aim to preserve tree canopy in the face of projected losses as single family dwelling properties are redeveloped. The area under consideration is already suffering from canopy loss as tree removal has proceeded ahead of Broadway subway construction. Given the amount of cover provided by a tree this size, and the outsized impacts older trees have on carbon sequestration as compared to newly planted trees, this is the wrong time to let a developer cut down a gorgeous tree so they can make a buck.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K2N2

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 3, 2021 4:57:37 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Strong support for this project

Street address

s.22(1)

Postal code

Vancouver, BC, V6J2C9

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Friday, August 6, 2021 3:36:45 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

This application's height and density generally match that of its neighbours (mid-rise; commercial at-grade). It is a "green" building and brings much needed housing to the City, and at close proximity to transit - both existing and proposed. Would love if even more density (and height) could be considered here.

Street address

s.22(1)

Postal code

Vancouver, BC, V6E4R9

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Saturday, August 7, 2021 4:56:16 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Keep Vancouver green! It is unacceptable for any new build to destroy a 90 year old tree in order to be built. Losing that tree affects the entire block. The young replacements pictured will not provide comparable shade/insulation for nearly a century. The onus should be on the architect to design a building that does not negatively impact the environment. This should be part of the standards for a "Passive House" project. Climate change is now, we don't have 90 years to wait for that tree to be replaced. Additionally, I think the parkade placement should be reconsidered. Cranberry drive is a quiet street that already faces challenges with school drop offs.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J5L8

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 7:49:58 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Please save this beautiful old tree. Vancouver needs more trees. Planting trees is great, but old trees are far more valuable.

Street address

s.22(1)

Postal code

Vancouver, BC, V5W1H8

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Sunday, August 8, 2021 6:36:04 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Don't cut down the tree!

Street address

s.22(1)

Postal code

Vancouver, BC, V6J0E1

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Thursday, September 9, 2021 5:18:44 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I see signs indicating the City plans to allow removal of the gorgeous tree at the southwest intersection of West 10th and Cranberry - immediately by the existing building. Is this correct? If so, please treat this as a record of opposition to removal of the tree.

Street address

s.22(1)

Postal code

Vancouver, BC, V5P0A4

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 7:27:58 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Do NOT cut down that magnificent healthy tree! So much for the mayor's "greenest city" vision.... don't these record heat waves we're getting concern you about what we're doing to this world?? We need all the trees we got!

Street address

2120 west 10th

Postal code

Vancouver, BC, V6K0B5

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Monday, August 9, 2021 7:06:38 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Hello, I am concerned about the tree that is on the corner of 10th and Arbutus. This tree is 90 years old, but can live to be 300 years old. It is a perfectly healthy tree and it should NOT be cut down. Any developments should be built around it and we, as well as other local citizens believe that the life of our trees should be prioritized as they play a big role in making Kitsilano a healthy and happy community. Please save the tree on the corner of 10th avenue and Arbutus. Sincerely, Residents of west 10th avenue

Street address

s.22(1)

Postal code

Vancouver, BC, V6K4W4

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Friday, August 6, 2021 10:26:12 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

There is a beautiful old tree on the corner of this development that is going to be cut down if this project goes through. I strongly contest this. That tree is 100's of years old and should be protected. It is a beautiful addition to our neighbourhood and it is completely unnecessary that it should have to be removed in order to make room for yet another development. We can't keep destroying the beauty of our neighbourhoods because that is what makes them appealing to live in the first place. I'm not against the development but I would strongly urge the city to at least protect the tree on the corner.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K1V6

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 10:57:33 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Heritage homes and heritage trees that define the local landscape must be kept and preserved as they hold the memories and stories and history of the area.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K1J1

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Saturday, August 7, 2021 4:54:53 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I have two main comments about how the proposed design will affect the immediate surroundings in a negative way, both of which could be adjusted to blend in better with the current community. 1/ The building design as depicted would remove a 90-year old elm tree on the corner of 10th & Arbutus. The neighbourhood has precious green spaces, which play an important part in the local community. These trees significantly contribute to air quality, heat control, and shade for surrounding apartments, and of course form an important part of the local ecosystem. The proposed design shows a replacement by young trees, which would not have the immediate same impact as the current old, large tree. I hope that the design can be adjusted to keep the tree alive. 2/ The proposed design includes a three storey underground parkade for 82 spots, which sounds like this could serve ground level commercial spaces. The proposed access road (Cranberry Drive) and 10th street are currently very low traffic streets that are used mainly for local inhabitants and bike traffic. There is also a quiet park used by the local community. If the underground parkade serves new stores, this could significantly increase traffic, which would be to a great detriment for the local community. Already now, around 8am, traffic to drop off children at a nearby school significantly impacts the area with traffic noise and increased unsafe traffic situations for pedestrians (especially with dogs) and bikes. Adding a frequently used parkade accessed from this side could cause significant problems in the local community. Again, this could perhaps be solved with an adjustment to the proposed design if the entrance to the parkade is placed on the already busy Arbutus street.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J5L8

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 11:45:46 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Please consider and protect our trees surrounding this project. They are so important to the community to provide urban green space. For everyone who enjoys walking or cycling along 10th. More than ever recent events of heat waves have highlighted the functional protection of shade the trees provide us in addition to their beauty.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J0C7

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 10:02:48 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Please save the large old tree there and develop the housing around it. Do not cut down a tree that is about 100 years old. The city needs the shade, the housing would benefit from the tree remaining. Thank you.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K1R5

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 8:00:32 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Please save the 100ish year old tree. I walk by it on my way to work every day and it's stunning. There must be a way it can be incorporated into the design.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J5L1

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, August 11, 2021 7:35:33 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

This is absurd. Chop down the tree already. How the hell is this an argument. The city is slowing to a crawl because of a tree. How is this acceptable? Our city is blanketed in trees and a tree a few blocks down literally collapsed. That tree was older.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J1E7

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Friday, August 13, 2021 4:46:40 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Support is conditional on not cutting down big tree

Street address

s.22(1)

Postal code

Vancouver, BC, V6R2S4

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, August 11, 2021 8:33:54 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Please do not cut trees that are over 90 years old. Work around them.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J2C1

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Monday, August 9, 2021 9:28:20 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

It is disappointing for a city that wants to be the greenest to be removing an otherwise healthy, mature tree for this development.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J5L8

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, August 4, 2021 12:27:18 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

The trees on the street must be kept to maintain the overall canopy in the city.

Street address

s.22(1) vancouver

Postal code

Vancouver, BC, V6K2S2

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, September 14, 2021 5:08:15 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I'm concerned that this development application may require destroying the 90 year old elm tree on the south west corner of West 10th Avenue at Arbutus Street. Bastion claims Park Place will be constructed with sustainability top of mind so the preservation of this tree that has been a fixture of this neighbourhood for generations should not even be up for discussion. Trees affected by this development are on public land, and therefore are owned by the residents of Vancouver and our desire to preserve them should be top priority. There is no way we should lose this tree, especially as it is on city property. A good precedent has been cited at 14th and Laurel, northeast corner, site of a former church. The developer was required, as a condition of rezoning supported by the (developer-oriented) NPA City Council of the day, to save a heritage tulip tree of similar scale on the church's private property. This meant leaving sufficient unexcavated root ball volume by redesigning the below grade parkade into a "U" shaped, less efficient footprint, as saving the tree was more important than storing cars. Assuming there are no safety issues with the tree, this development could reduce parking and leave the adjacent corner unexcavated. The City required other measures as a condition of approval to help the tulip tree's longevity, including special growing medium and irrigation. All that needs to happen is for the Development Permit (DP) Board or Director of Planning (DOP) to require similar protection/enhancement, as per the arbourist, as a condition of approval. I am surprised it has gotten this far without redesigning the parkade for retention, especially given the magnificence of this stretch of 10th Avenue as a biking and pedestrian experience.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K1L3

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] Trees of Vancouver Society completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Monday, August 9, 2021 1:21:27 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Trees of Vancouver Society completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

The significant size of the elm tree to be removed is concerning. The tree can be a heritage tree considering its size and canopy spread, along with the ecosystem services that it provides. A tree this size has value that is near impossible to replace. The tree is unique due to its size compared to smaller trees, especially with the size of its trunk root mass in such a limited growing space abutting the sidewalk, even more amazing that it has not uplifted the sidewalk and road. The neighbourhood has expressed the desire to keep the tree as well. Tree huggers have surrounded the tree with signs and notes, expressing their love for the tree. We are concerned for the status of the tree, and want it to be retained. Please advise. - Trees of Vancouver Society

Street address

s.22(1)

Postal code

Vancouver, BC, V6K4S7

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 9:55:50 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Leave the tree!!

Street address

s.22(1)

Postal code

Vancouver, BC, V6J1L5

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Thursday, September 23, 2021 8:53:36 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Save the 90 year old tree! Incorporate it into your design

Street address

s.22(1)

Postal code

Vancouver, BC, V6H2V2

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 3, 2021 8:27:21 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

It is absolutely unacceptable for the proposed development to remove the beautiful old trees on the corner of 10th and Arbutus. Protecting the city's old trees is of the utmost importance. A bunch of 1 new buildings with no old trees around is what all other cities look like. Vancouver has big beautiful old trees right in the heart of the city and we want it to stay that way. It's what makes us unique. Should the development be approved, there must be a provision to protect the existing nature surrounding the proposed building.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K4T4

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, August 11, 2021 7:36:02 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

In favor of development but keep the old tree instead of cutting it down

Street address

s.22(1)

Postal code

Vancouver, BC, V5S1S4

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 3, 2021 11:37:24 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Please do not allow the 90-year-old elm at the corner of West 10 Avenue and Arbutus to be removed "as per Arborist Report" (Site plan pdf). That tree is integral to the pleasure that cyclists, pedestrians, and children take in our neighbourhood. I pass it every day on my way to coffee at Trees Cafe. As Vancouver residents, we need to protect our tree canopy. It would be a travesty to "talk green" but not "walk green" under our trees. Protect the elm!

Street address

s.22(1)

Postal code

Vancouver, BC, V6K1Y2

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Friday, July 30, 2021 9:25:14 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

s.22(1) and are against this development as the construction will cause major disruption to Arbutus St, resulting in traffic rerouting and congestion. Not to mention the new building will block our view of the park and bring in additional construction noise and pollution to the neighborhood.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J5L8

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, August 4, 2021 10:10:22 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I am strongly opposing the idea to remove a full grown tree on City property. Arborist's license should be taken away for even suggesting that to the architect. Building massing needs to jog around the tree protection zone if it is affecting the root ball. Trees in this size is irreplaceable for the neighborhood block. Adjacent developments along 10th Ave. all were able to keep the trees of similar sizes while achieving 6 to 7 stories by setting building back. I don't see why this Project can be and should be an exception.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K4W4

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Monday, August 9, 2021 11:30:25 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I live on s.22(1) and I oppose this application, because I think that building height should be up to four stories. Proposed 5-stories building will damage the old precious tree on the corner of Arbutus St and 10th Ave, it is not acceptable!!!! Also, Cranberry Drive is a very narrow street and there are lots of pedestrians including seniors (seniors home Tapestry is nearby) and kids (several schools are nearby); additional traffic of 82 cars will definitely cause very dangerous situations here.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K4V5

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 10:04:20 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I have no objection to this development, but I do think that the big old tree at the corner should be conserved during and after the development. These trees are very important to our environment and make Vancouver the beautiful place that it is.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K1S6

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 2:17:26 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Passive housing is great, but not at the cost of cutting down the surrounding trees to make it happen. Can this be built without doing so?

Street address

s.22(1)

Postal code

Vancouver, BC, V6J5L8

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 7:44:39 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

do not cut down the tree please.

Street address

s.22(1)

Postal code

Vancouver, BC, V5Z1P4

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Sunday, October 3, 2021 10:36:00 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

This 90 years old tree has been lived here more earlier than most of us. It has the right of priority for being there than us. Tree is a living being. Especially these old trees should not be cut for our shortsighted greed. That's a plain guilt.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K1V5

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Saturday, September 25, 2021 10:43:00 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

It's a great development but it should only proceed if the 90-year old elm tree is protected.

Street address

s.22(1)

Postal code

Vancouver, BC, V6H1B5

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 1:12:43 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

There are ways to continue with this project without cutting down the elm tree on the SW corner of arbutus and 10th ave. There are many new buildings on west 10th that were built without getting rid of the elm trees, such as the buildings on the north side of west 10th between arbutus and maple street. Any nuisance branches can be cut off and maintained, without having to destroy the entire tree. Not only will the animals benefit from keeping the tree, but so will future residents, since the tree will provide shade. We now know how important shade is in the summer, considering we know that high temperature heatwaves are possible in Vancouver. The tree also brings shade and relief to those walking on the sidewalk, and to the outdoor seating of future businesses that may open on the ground level of the development. One of best things about west 10th is that it is lined with massive trees. It is a preferred waking and biking route because of this, and also improves the overall appearance of the neighbourhood. Last but not least, the tree is 90 years old, which is older than any nearby structure. Please put these things into consideration when moving forward with this project.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K2H8

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Thursday, August 5, 2021 5:22:24 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

The building itself seems fine, but I hate the idea of tearing down that tree. The tree on the corner of Arbutus and 10th needs to stay up! Otherwise you're going to leave the street so horribly ugly and vulnerable to the heat.

Street address

s.22(1)

Postal code

Vancouver, BC, V6N1V3

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, August 25, 2021 4:43:40 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Please don't take down the big tree on the corner of 10th Ave and Arbutus

Street address

s.22(1)

Postal code

Vancouver, BC, V6K2H8

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, August 11, 2021 5:58:49 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Looks good to me! Always appreciate more homes on the west side.

Street address

s.22(1)

Postal code

Vancouver, BC, V5N0A5

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 6:55:57 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

strongly against to cut down the 100 year old tree!!! please don't do that!!!! nothing wrong with the trees !!!!

Street address

s.22(1)

Postal code

Vancouver, BC, V6K2Y4

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 3, 2021 9:09:59 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I am opposed to this application as it involves the cutting down of an approximately 100 year old tree that is currently on the sidewalk near the northeast corner of the old building. First of all, this tree is on the sidewalk and i don't see why it has to be killed with the new development. Second, trees are extremely important for a city. We were just facing deadly heatwaves followed by forest fires due to global warming. It is scientifically proven that trees reduce the excess of carbon dioxide that is warming the planet. If we want to survive on this planet, we need to save every tree, not killing it. What is the benefit from having condos/new development when we kill the trees and can't breathe anymore as it gets too hot?! I am not against development per se and understand the city's needs for more condos and commercial space, but i am for sustainable development that secures a future for our children. This application is not sustainable development and i urge you to reconsider/modify so the tree and surrounding trees are not getting killed.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J4X4

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 11:37:23 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Please keep the tree as we need them more than ever now.

Street address

s.22(1)

Postal code

Vancouver, BC, V6G3L3

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 3, 2021 10:43:54 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

developer should resubmit the proposal with a plan to keep the beautiful 90 year old tree

Street address

s.22(1)

Postal code

North Vancouver, BC, V7L1N9

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, August 4, 2021 3:41:55 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I write to oppose the removal of the large, nearly 100-year-old elm tree at the corner of Arbutus and 10th Ave. The project's developers aim to produce a structure that is energy efficient, which is laudable, but the plan is an example of Vancouver's commonly approved development projects that resort to tree removal. Planting a new tree elsewhere or even in the same vicinity is not the same as an older, larger, established tree--especially if the younger trees, which are less resilient, die in heat and drought. Briefly: 1) The project proposes to remove a greater-than-30-cm tree that is part of Vancouver's remaining canopy on tree-lined streets. 2) Trees help to keep streets and neighbourhoods cool. As we have learned, this is increasingly important in the face of climate change. During the recent heat crisis, it was remarkable how much cooler the Vancouver streets were with older, sizeable trees (like this elm) to provide shade. 3) The building's plans include a request for exemption related to external shade elements. The shade would certainly be aided by the presence of the large tree. 4) The removal of the tree runs counter to the city's "green" goals and Vancouver's efforts to "support[] a diverse and healthy urban forest" (vancouver.ca). My position is "mixed," because I would support this development if the old, large tree were retained.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J2E6

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 9:11:43 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I know this city needs housing, but with climate change ever looming, knocking down a 100 year old tree ain't it, chief. In all seriousness, please don't tear the tree down. Please.

Street address

Dont wanna give this out, sorry!

Postal code

New Westminster, BC, V3L0H2

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Monday, August 9, 2021 5:29:24 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

This application will adversely affect the immediate surroundings and does not fit with the City's goals and priorities. (Does not demonstrate transparency. Does not preserve thriving urban natural systems. Does not ensure the decisions we make today don't undermine the generations of tomorrow and does not move us towards a more sustainable future.) The problem with the application is the plan to kill the spectacular elm tree near the corner of the site. This tree is not located within the building site, it is on public property between the sidewalk and the street. The branches are lush with green leaves. There are no visible dead or dying branches. This is a beautiful, mature tree, possibly 90 years old. English elm trees can live over 100 years and as long as 400 years, far exceeding the life of the building. Of the 74 *ulmus procera* trees listed on the city's Street Trees website, this tree has the largest diameter. It is irreplaceable in our lifetime. It's unthinkable to me that anyone would ever consider killing it. Why is this tree facing destruction? Mature trees have enormous value, much of which is not visible. For example (the 1st and 2nd points are of particular importance because our City sewer capacity is inadequate): - A single mature, leafy tree can absorb up to 450 litres of water through its roots every day, and can capture rain water on the surface of its leaves. The roots also reduce soil erosion and slow the filtration of water into cities' drainage networks. - Trees effectively prevent stormwater, often containing harmful chemicals, from reaching water courses. - The overall cooling effect of a single, mature tree on average is equivalent to 10 air conditioning units running for 20 hours in a day. - Each mature tree can reduce unwanted noise by up to 6 decibels. - In a single season, 1 mature leafy tree can produce enough oxygen to allow 10 of people to breathe. - In a year, a single mature tree can absorb up to 48 pounds of carbon dioxide. - A large portion of urban trees that are planted do not reach maturity and therefore do not provide the extent of the benefits that they could. Please See: TED-Ed video: What happens if you cut down all of a city's trees? by Stefan Al, <https://greenblue.com/na/9-reasons-our-cities-need-mature-urban-trees/> [greenblue.com] See: 9 Reasons Our Cities Need Mature Urban Trees, <https://greenblue.com/na/9-reasons-our-cities-need-mature-urban-trees/> [greenblue.com] (Aesthetics, air quality, health & well-being, cost savings, managing storm water, increased property values, community improvement, cooling effects, wind speed reduction) Perhaps the arborist's report gives reasons to justify why it would be necessary and unavoidable for this magnificent tree to be killed. Please publish that report -- it is essential for the City to be transparent and to provide residents valid reasons for this decision. Is the tree dying? If not, then why kill it? It is quietly doing so much good. I doubt that there was error or miscalculation on the part of Bastion Developments such that their design somehow failed to consider the presence of the tree, but if the building design is not set back far enough from the corner, then the solution is for Bastion to amend their design. If Bastion hopes to "set a new standard for environmental responsibility within the construction industry", SAVING this tree will help it achieve that goal -- destroying the tree

will act as a contradiction and will set a very low standard indeed. I would deeply appreciate some solid assurance that staff are not encouraging developers to ignore the existence of trees and that trees will NEVER be allowed to be used as trade-offs -- they are much too valuable. THE URBAN FOREST IS A NECESSARY PART OF THIS CITY. Some people may take trees for granted but they are one of nature's greatest gifts, especially mature trees. They are irreplaceable, they help the city and deserve to be designated with the highest level of protection available. Our green tree canopy must not decrease. Imagine how the ugliness of Broadway could be transformed and how much more liveable it would be if it had trees, especially mature trees. The environment must be a priority, and this begins on a tree-by-tree basis on our tree-lined streets -- these must be preserved. Having said all that, the surrounding area is an appropriate location for a building of this height and I support passive house design. I am VEHEMENTLY opposed to killing the tree but am not opposed to the application, PROVIDING THE TREE REMAINS.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J1J6

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 2:28:57 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

A conditional DP should not be approved. There is a vibrant, healthy large tree on West 10th near Arbutus. Under no circumstance should the tree be removed. With the discretionary zoning power, the DoP has the ample tools to turn down this application in its present form.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J1V4

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Thursday, August 5, 2021 2:05:15 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I live close by and am strongly opposed to the removal of trees around the development site, including a 90 year old elm on the corner of 10th and Arbutus. I urge you to consider a plan that would not entail removing trees; I believe the neighbourhood community will not allow this project to go ahead otherwise.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J0H1

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, August 25, 2021 8:09:02 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

pretty shocking stuff that the city is willing to chop down a tree that is estimated to be 90 years old just so this developer can achieve lousy off-street parking requirements and maximize building space at all costs. the small replacement that will be planted wont grow back in YOUR LIFETIME! as if the tree canopy in the city hasnt been devastated enough. when will the city stand up to developers and protect green space and trees. the community will not forget this.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K3K4

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, August 11, 2021 12:08:35 AM

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s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I am strongly opposed to the subject development application, and particularly to proposed removal of a 90-year old Elm tree, on a popular bikeway, at the corner of Arbutus and 10th Avenue. Notably, there is reference to an arborist report on associated drawing, and I expect that that report will claim some defect and related risk. However, the tree appears to be in generally good health, and should be retained by way of judicious pruning to address whatever actual risks the tree might pose.

Street address

s.22(1)

Postal code

Vancouver, BC, V6R1R3

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, August 11, 2021 9:19:09 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I can not believe another tree is going to be cut down for more building in this neighbourhood. Watching Lord Tennyson being built and every tree removed from the site saddens me. Why the need to remove more trees. Stop it. One of the reasons I love this area is the green from the trees. You see it as you fly in to Vancouver and you know you are home. Leave the trees be.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J2C6

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22 completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, August 11, 2021 10:52:02 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22 completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Please don't remove the old tree on the corner of the site, the one on Arbutus and 10th. That tree is a valuable living soul! we should be more careful deciding about ending the life of living souls when it comes to planning and all. s.22(1)

s.22(1) I have seen the way we decide the life of trees as if we are moving some dead rocks! Please consider rethinking that corner and keeping that old beautiful tree.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K2H6

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 3, 2021 11:20:26 AM

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s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Please keep this beautiful 90 year old tree.

Street address

s.22(1)

Postal code

Vancouver, BC, V6J5L8

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22 completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 8:18:02 AM

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s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I understand that the proposal entails cutting down ninety-year old trees. That is unfortunate. I am opposed the proposal, but could be convinced to support it if the developers modified their plans to avoid destroying the trees.

Street address

s.22(1)

Postal code

Vancouver, BC, V6H4G8

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 6:21:40 PM

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s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

This building is a great idea! I'm especially excited about the positive environmental impact that passive housing can bring to the table.

Street address

s.22(1)

Postal code

Vancouver, BC, V6E4R9

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 7:46:35 AM

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s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Hello, I realize you are probably getting a number of worried comments about the Elm tree that is to be cut down for this development. I would just like to add to the mix that all across north america, street elm trees have been dying off due to dutch elm disease. An invasion that started in the 50s and 60s and has slowly been working its way west. I was so impressed when I moved here and walked down this stretch on 10th and saw these mature elms. They have become very rare in cities. Cutting them down is a mistake, especially when they are threatened. The counterargument "Well dutch elm disease will never reach out to vancouver" doesn't hold water because winnipeg said the same thing and is now losing all their elms. Another counterargument "Well there are already a lot of mature elms on this street, so losing just one of them isn't a big deal" also isn't a good one. Sure, there are a lot of mature elms now, but talk to any urban forester about elms and they'll tell you when DED arrives, the more elms you have the better, much better chance some will survive. Potential you could be cutting down the only surviving elm.

Street address

s.22(1)

Postal code

Vancouver, BC, V6R4S2

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, August 11, 2021 8:37:52 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Please add a requirement with this application to come up with measures to save the large shade tree that already exists. I'd request that the city be flexible if needed on any requirements that would cause development to include removal of the large tree. Thank you, A grateful resident of the city

Street address

s.22(1)

Postal code

Vancouver, BC, V6K1T6

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, August 4, 2021 2:04:55 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

The residential neighbours of this proposed building are vehemently opposed to the destruction of the 90-year-old tree on the corner of West 10th and Arbutus. I have lived in the Arbutus Walk neighbourhood for s.22(1). During this time, with numerous developments (i-Building on the 2100 block of Yew St., the commercial/residential development on the south side of Broadway between Yew and Vine, St. John's private school's massive development...) we have witnessed a huge increase in the pressure on our little green spaces and trees. One of the reasons people are drawn to this neighbourhood is because of these very trees. To cut down this particular tree in this present environment of drought, forest fires and extreme heat is counter the ideology of "Green Vancouver". This tree provides shade on these increasingly hot days. It helps absorb the pollution from the heavy traffic in the neighbourhood. It provides habitat for a variety of birds, insects and small mammals. It is the anchor of that corner. Nothing planted in its place will make up for its present carbon capture. Nothing planted in its place will bring the extensive shade it offers on a scorching hot day. Nothing planted will replace its beauty. While I am cognizant that development is inevitable, especially due to the sky train frenzy upon us, developers and the city must respect the greenery of the existing neighbourhood. The passive architecture is nice for those living in the building; the tree is nice for the rest of us. Let's not make West 10th and Arbutus another sun-scorched Vancouver corner. Have the architect/developers go back to the drawing board to accommodate this tree's root system and branches. There is precedent for this in North Vancouver from April 2021. A 200-year-old tree was saved from development at 21st Street and Eastern Avenue in Central Lonsdale when the architect/developer redesigned their build to include the tree. If "Park Place strives to be both a sustainable building leader and a good neighbour" as stated in their proposal, then the city must insist they be a good neighbour by altering their plans to accommodate the 90-year-old resident with a very fixed address at the corner of West 10th and Arbutus.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K4T1

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 9:16:24 PM

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s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I believe this proposal is appropriate in context of its surroundings and will be highly desirable addition to our neighbourhood. Passive house design is strongly aligned with City's priorities in my opinion.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K4W5

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Sunday, September 19, 2021 4:39:19 PM

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s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I am strongly against this development going ahead as proposed by the developer. Their application includes removing the elm tree on the corner without any reason given to say why that would be necessary and whether there is any way to work around it and keep it where it's been standing for the past 90 years. The tree isn't in the way of the condo, it's the condo that's encroaching on the tree! As long as the tree is healthy, the developer must be advised to adjust their design to accommodate the tree and leave it standing.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K1L3

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Friday, August 20, 2021 11:06:48 AM

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s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

SAVE THE 90 YEAR OLD ELM TREE. We need to keep our green canopy. We need trees to help clean the air and also these trees are home for the birds. I do not trust the city arborists. They cut down a perfectly good cherry tree s.22(1) and left a dead one. It took 2 years for these trees to be replaced. Also, I have noticed a lot of trees cut down all over the city and they are not being replaced. Why? The building needs to be set back in order to save the tree. Why so many parking spaces? I thought the city wanted less cars. The subway will be steps away from this building.

Street address

s.22(1)

Postal code

Vancouver, BC, V5T4H2

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 1:56:08 PM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

I noticed this development proposal because of the magnificent tree that lives in this corner and the concern of other neighbors, like myself, that this development represents, manifested in handwritten signs, flags, and flowers attached to this Old Grown. We are in the middle of an irreversible climate crisis. This summer has been the hottest that I have experienced in the s.22(1) I have been living in this city and the rise in temperatures is extreme from the first year I was here to this day. Do we really want to keep cutting down trees who fundamentally contribute to the healthiness and liveliness of the environments we all inhabit? I say NO to this development, and to any other, if it threatens the trees that live in this city and that in many cases were there many years before all of us. This particular segment of the street is also the entrance of a block with schools and it is part of a busy biking corridor. Is this the example that we want to give to our children and the type of environments and urban spaces that we want to dent, dismantle, and disrespect? I sincerely don't see how this type of developments align with the Greenest City Action Plan of our city. They are in contradiction with Vancouver aspiring to be considered among the greenest cities in the world. An important leadership gesture that not only was postponed from 2020 to 2050 but that continues to be buried under a piling number of sterile buildings. Sustainability and environmental impact and contributions need to be a requirement of any development, nowadays more than ever.

Street address

s.22(1)

Postal code

Vancouver, BC, V6T2G9

Your overall position about the application:

Opposed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [EXT] completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Tuesday, August 10, 2021 7:56:28 PM

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.... completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

Happy to have more housing, but love the tree. Are there plans to save the tree/plant more?

Street address

s.22(1)

Postal code

Vancouver, BC, V6J2A5

Your overall position about the application:

Support

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [Released from COV quarantine] [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Wednesday, August 11, 2021 11:07:46 AM

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

My concern regarding this development is the removal of the 90-year-old tree on the corner of Arbutus and 10th. I believe that turning a vacant building into 48 dwelling units is great, but we shouldn't be cutting down trees in order to do it. Especially one that's 90 years old. Additionally, three floors of underground parking is excessive and will only contribute to the already problematic car issue in Vancouver. We shouldn't be incentivizing car ownership given the environmental impacts. Additionally, this area is incredibly accessible by bus (the 9 and the 99 are right around the corner), not to mention the new Broadway Skytrain station that's being built.

Street address

s.22(1)

Postal code

Vancouver, BC, V6K2S4

Your overall position about the application:

Mixed

From: [Shape Your City Vancouver](#)
To: [Choi, Nicole](#)
Subject: [Released from COV quarantine] [EXT] s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application
Date: Friday, October 8, 2021 9:01:05 AM

s.22(1) completed a comment form for 2120 W 10th Ave (DP-2021-00545) development application. If you would like to respond, please reply to the individual directly via email.

Your comments:

The scale & design appears appropriate & improves upon current land use. One hopes / expects a proportion if the 48 dwelling units to be dedicated affordable rentals (I didn't see anything in the materials about this). The massive mature tree at the corner of 10th & Arbutus should be saved unless removal is absolutely unavoidable, even if some modifications to plan are required. I have seen it recently - it seems to be healthy.

Street address

s.22(1)

Postal code

Vancouver, BC, V6R1T2

Your overall position about the application:

Mixed

From: [Choi, Nicole](#)
To: s.22(1)
Subject: RE: [EXT] Re: Thank you for completing 2120 W 10th Ave development application comments
Date: Friday, August 27, 2021 4:08:00 PM

Good afternoon s.22
(1)

My apologies for the delayed response, unfortunately I've consulted with our Freedom of Information team and confirmed we cannot share the arborist report because it contains confidential, proprietary third party business information.

With that in mind, we are working with Parks Board to provide a response that will speak on the condition of the tree and their comments regarding the proposal.

I will provide this information once it becomes available.

Please note the project is still under review.

Nicole Choi | Project Coordinator
Development Review Branch
Development, Buildings, & Licensing

From: s.22(1)
Sent: Wednesday, August 11, 2021 12:42 AM
To: Choi, Nicole <Nicole.Choi@vancouver.ca>
Subject: [EXT] Re: Thank you for completing 2120 W 10th Ave development application comments

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi -- please forward copy of the arborist report.
Seems to me that this sort of documentation was previously made available at the DP application webpage?
Thanks,
s.2
2(1)

On Tuesday, August 10, 2021, 11:08:32 PM GMT-8, Shape Your City Vancouver
<shapeyourcity@vancouver.ca> wrote:

Please accept this email as confirmation of receipt of your comments regarding the proposed development application.

We will compile your feedback with other responses for consideration during the review and decision process.

Thank you for taking the time to write in.

Nicole Choi, Project Coordinator

•