

## Tree Retention Outline:

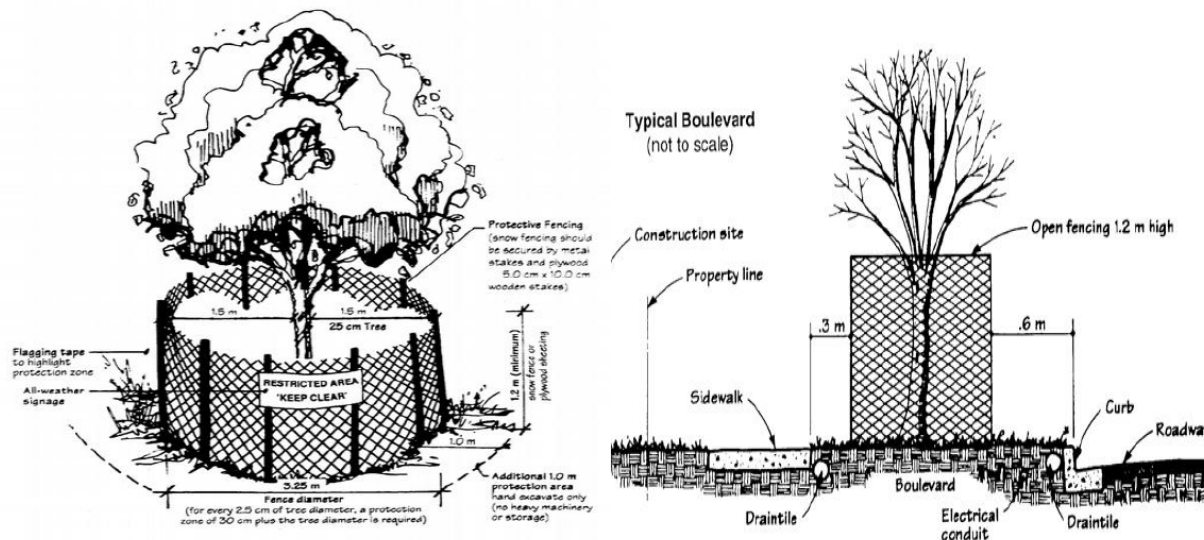
A tree preservation fence must be constructed around the root areas of all trees that are to be retained. Wherever possible, the radius of the tree preservation fence should extend as far as the drip line of the tree's canopy. If this is not possible, the fence should be located no closer than the determined CRZ for each individual tree. This will ensure that the critical root zone for each tree is protected. Protecting the tree's critical root zones will help reduce the amount of soil compaction to the root areas, and will also aid in retaining the moisture in the soils during the construction period.

**Should any excavations be required within 1m of the determined critical root zone of any tree to be retained, a certified arborist must be on site to assess and document the roots being affected and mitigate appropriately. If any roots are expected to be uncovered, damaged or cut, it is recommended that a certified arborist be retained to supervise the excavations and mitigate any damaged roots accordingly.**

Heavy machines should be kept out of the drip line of all trees on the property. Designated roadways for machines to move through the property may prove beneficial. Construction materials, particularly concrete, should not be stored inside the root zones. Waste concrete should not, under any circumstances, be disposed of inside root zones. This includes hosing down tools used to mix or spread concrete. Any large roots (over 15cm) exposed by excavation should have broken ends sawn off cleanly.

### Standard and Boulevard Tree Protection Barrier (TPB) guide/outline (Fig 3)

TPB is to be erected in accordance with municipal bylaw. Traditionally it is composed of wooden 2x4 construction and orange snow fencing material. It is to be erected in a suitable geometrical form or shape to encompass the outlined areas in the above mentioned report, or as described by development services. It is to be a permanent structure that can be maintained for the entire development process. It is to be adhered to and the inside area is not to be used for storage of supplies or rubbish. Any reduction in TPB should be supervised and Arborist consultation is mandatory.



## Arborist Letter of Retention:

This confirms that Burley Boys Tree Service Ltd. has been retained to monitor, through scheduled site visits, that tree protection is maintained in good order for the duration of the project and to ensure that all works for the development project have been completed in accordance with this report, specifically Tree(s) #6, 7, 9.

*The scope of work for the arborist includes but not limited to the following:*

- *Provide guidance and supervise work within or near protection zones of trees to be retained on and offsite. To include but not limited to – method/design statements, pruning, root pruning, low impact excavation/construction, etc.*
- *Arrange for the impact mitigation, remediation and soil reinstatement as required within the protected root zones.*
- *Ensure that barriers and/or ground protection is installed or re-installed according to municipal specifications and/or approved plans/reports and to monitor, through scheduled site visits, that tree protection is maintained in good order for the duration of the project.*

**It is the responsibility of the developer to provide adequate notice for required site visits for excavations.**

### Signatures:

**Property Owner Name:**

s.22(1)

**Signature:**

DocuSigned by:

s.22(1)

65560575E98548F...

**Contractor Name:**

**Signature:**

**Arborist Name:**

Sean Wightman

**Signature:**



## Conclusions:

Any removal / retention recommendations are based on both the trees' current health, condition, and long-term viability as a retained tree and their relative proximity to required excavations. A permit is required for the removal of any tree over **30cms DBH or those on municipal property.**

The critical root zones of retained trees should be observed and protected from any excavations, grade changes or storage of construction materials.

Any recommended tree removals should be considered in conjunction with a City approved re-planting / landscape plan.

## Appendix:

Below details the tree assessed. "DBH" is the main trunk diameter of the tree measured approximately 1.4m from grade. The determined condition of each tree is relative to its health, canopy structure, colour and vigor and any defects noted in the stem, canopy or root plate. Retention values are based on the tree species profile, growing conditions & viability as long-term. "CRZ" is the determined Critical Root Zone of each tree. Preferred & Minimum CRZs are outlined below. The Preferred CRZ measurement is based on 12xDBH, as recommended by [PNW-ISA](#). Tree protection barriers should be located no closer to the trunk than this distance. It should be noted trees with excavations required inside the Preferred CRZ can often be retained.

Tree /Tag #	Species	DBH (cm)	Condition Good Fair Poor Dead/Dying	Retention Value High Moderate Low Unsuitable	CRZ (Min) (m)	CRZ (Pref'd) (m)	Comments & Recommendations
1	Cherry	95	Good-Fair	High	5.70	11.40	<ul style="list-style-type: none"> <li>City blvd</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Retain, install tree protection barrier</li> </ul>
2	Boxwood	10	Good	Moderate	0.60	1.20	<ul style="list-style-type: none"> <li>Hedgerow</li> <li>Shared with City &amp; west neighbour</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Retain, install tree protection barrier</li> </ul>
3	Cedar	N/A	Fair	Unsuitable	-	-	<ul style="list-style-type: none"> <li>Under height/size hedge trees lining path</li> <li>Conflict with new entry</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Remove in conjunction with proposed development</li> </ul>
4	Magnolia	4	Good	Moderate	0.24	0.48	<ul style="list-style-type: none"> <li>City blvd.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Retain, install tree protection barrier</li> </ul>
5	Lilac	6	Fair	Moderate	0.36	0.72	<ul style="list-style-type: none"> <li>Conflict with building envelope of house</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Remove to facilitate proposed development</li> </ul>
6	Cherry	69	Fair-Poor	Low	4.14	8.28	<ul style="list-style-type: none"> <li>East neighbour's property; 2m from PL.</li> <li>Partial conflict with building envelope/patio</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Retain, install tree protection barrier</li> <li>Arborist supervision required for house excavations and/or grade changes for new patio</li> </ul>



7	Cherry	60	Poor	Unsuitable	3.60	7.20	<ul style="list-style-type: none"> <li>West neighbour's property</li> <li>Previously topped</li> <li>Visible decay and deadwood</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li><i>Retain, install tree protection barrier</i></li> </ul>
8	Japanese maple	17	Good	High	1.02	2.04	<ul style="list-style-type: none"> <li>Multi-stem; combined DBH (7, 5, 5)</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li><i>Retain, install tree protection barrier</i></li> </ul>
9	Cherry	65	Fair-Poor	Low	3.90	7.80	<ul style="list-style-type: none"> <li>East neighbour's property</li> <li>Partial conflict with garage/parking pad</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li><i>Retain; install tree protection barrier</i></li> <li><i>Arborist supervision required during excavations/grade changes</i></li> </ul>
10	Cypress	122	Fair	Low	7.32	14.64	<ul style="list-style-type: none"> <li>Twin stems at 0.5-1m above grade; combined DBH (55, 67)</li> <li>Minor included bark, no signs of separation</li> <li>2 cavities of decay; 1 shows internal decay, sound response growth indicating decay well compartmentalized</li> <li>Multiple toppings at 6-8m.</li> <li>Hydro pruned on north side</li> <li>Conflict with garage</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li><i>Remove to facilitate proposed development; <b>Permit required</b></i></li> </ul>
11	Laurel	15	Fair	Low	0.60	1.20	<ul style="list-style-type: none"> <li>City property on laneway</li> <li>Partial conflict with proposed garage</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li><i>Remove section encroaching property to facilitate proposed garage; <b>City permission required.</b></i></li> <li><i>Tree protection barriers to be installed at retained section</i></li> </ul>

## Tree Removal/Retention Summary:

Number of permit protected trees to be removed:	1.5 (1 partial)
Number of non-permit protected trees to be removed:	2
Number of retained trees on site:	7.5 (1 partial)

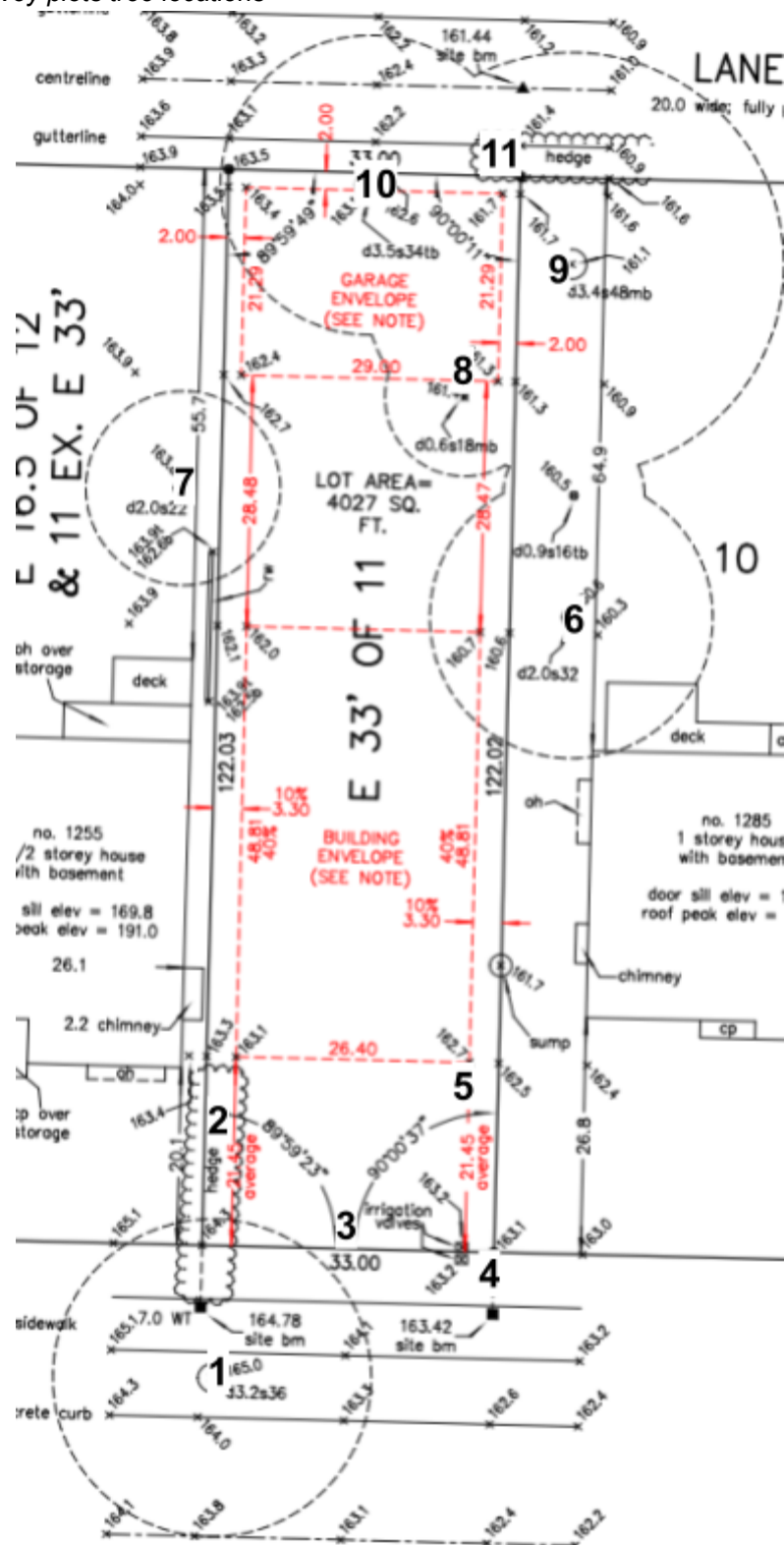
## Site Map:



FILE #21-008.1 | s.22(1) 1265 E. 19TH AVE, VANCOUVER, BC | 15SEPT21

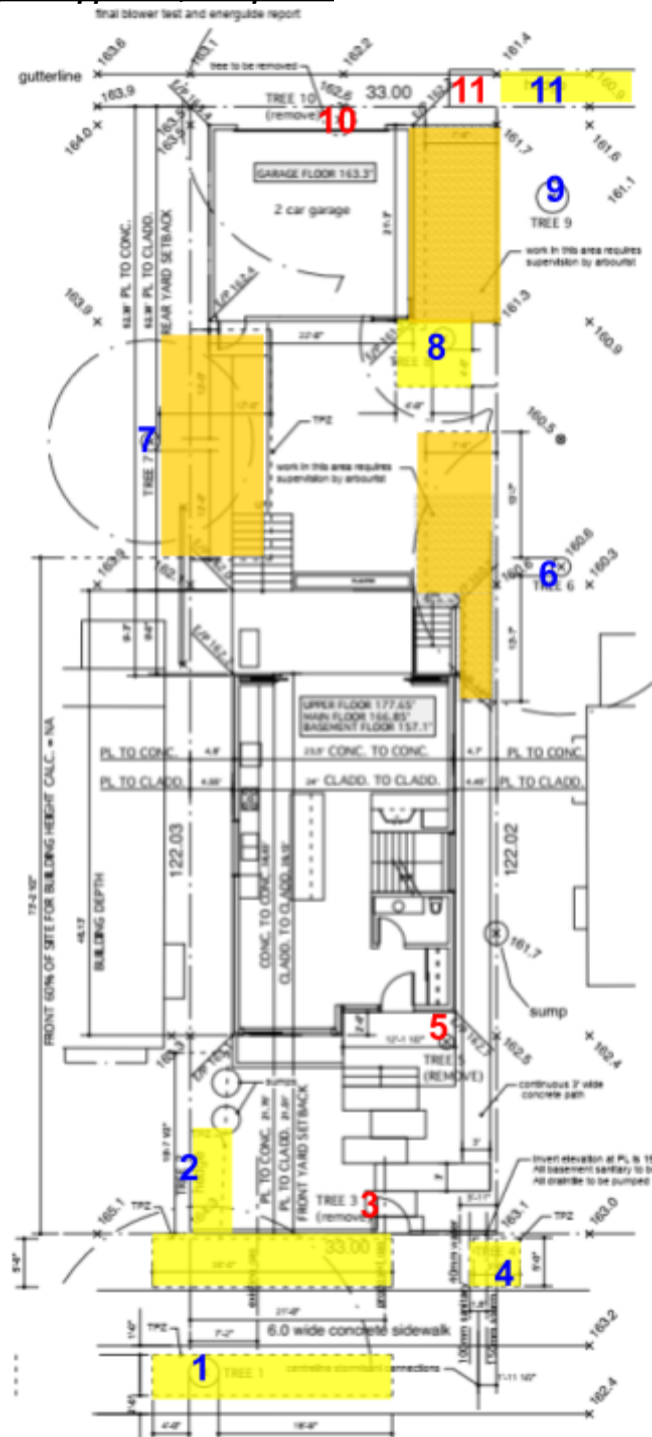
# Site Survey:

The below site survey plots tree locations



## Site Plan:

The below site plan outlines tree removal/retention recommendations (**Retain**, **Remove**). **Approximate** Tree Protection Fencing locations are outlined in yellow. Retained trees requiring Arborist Supervision are outlined in orange. An original large scaled copy of the site plan indicating trees marked for removal, and the locations of Tree Protection Zone fencing has not been included with this report; this is to be provided by the applicant, if required.





## Images:





























Tree #7  
showing decay





















**From:** "Charles fawkes" s.22(1)  
**To:** "Mei, Anna" <Anna.Mei@vancouver.ca>  
**Date:** 9/8/2021 6:56:51 AM  
**Subject:** [EXT] Re: Intake Drop Off Date - 1265 East 19th Ave (BP after DP-2021-00495) - Week of September 7th, 2021  
**Attachments:** 1265 E.19th BP Site Plan.pdf  
1265 East 19th Topo Updated.pdf  
Arborist Report 21-008.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.

---

Hi Anna

Please find attached arborist report, up-dated survey and site plan for 1265 East 19th. I can't find the letter of assurance from the arborist but can forward you shortly.

Regards,

Charles

On Thu, Sep 2, 2021 at 2:26 PM Mei, Anna <[Anna.Mei@vancouver.ca](mailto:Anna.Mei@vancouver.ca)> wrote:

Hi Charles,

Thank you for your patience! We have been doing our best to process new applications in a timely manner.

We have provided a drop-off time for your Permit Applications - details below.

**Please note:** This will not be a face-to-face meeting with staff, but rather an opportunity for us to internally review your submission. We will do our best to process submissions based on the request date. Once the review is complete, we will contact you regarding the next steps. **Be advised as this is a joint review with other departments, it may take several weeks before you hear a response from staff.**

**\*\*The following MUST be submitted prior to Intake Drop Off Appointment to validate the appointment to ensure a smooth Landscape review.**



Please email the electronic copy of the Survey, Site Plan with Tree Info, Landscape Arborist Report and Letter of Assurance (LoA) directly to me at [anna.mei@vancouver.ca](mailto:anna.mei@vancouver.ca).

As of today, the SW status is "Ready For Issue". No further action required at this time.

Please ensure Sewer & Water (SW) site plan is accepted AND approved by Engineering Services by your assigned drop off appointment. Landscape Branch will NOT review if SW site plan has not been "Accepted" or "Ready For Issue" in our system. The correct service connection location information must be on the site plan.\*\*

Please review the attached checklists to ensure that your submission is complete.

**IMPORTANT:**

INCLUDE A COPY OF THIS EMAIL WHEN DROPPING-OFF YOUR APPLICATION PACKAGE

For the Attention Of:	Housing Review Branch
Address:	<b>1265 East 19th Ave (BP after DP-2021-00495)</b>
Drop-off your Application Package (drawings + documents):	<b>Week of September 7<sup>th</sup>, 2021</b>
Where to Drop-off your Application Package:	Development & Building Services Centre, located at 515 W 10th Ave, during office hours (Mon-Fri, 8:30am-4:00pm)

Keep in mind that a landscape plan will be required at intake and an arborist report may be required if there are trees on site. The Landscape plan must show any proposed tree removal(s), and/or the protection of existing trees that may be impacted on the site and/or adjacent properties.



To facilitate expedient processing of your application, please be sure to drop off your complete application package including **all drawings and documents** during regular office hours to the Development & Building Services Centre at above-noted drop-off time. Please do not submit before **September 7<sup>th</sup>**.

Sincerely,

Anna Mei | Office Support Clerk

Housing Review Branch

Development, Buildings & Licensing

City of Vancouver | 515 W 10<sup>th</sup> Ave



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.

### COVID-19 in Vancouver

Wearing a mask is expected if you need to visit City, Park Board, and library facilities.

### \*\*\*\*\*WHAT'S NEW\*\*\*\*\*

**Effective IMMEDIATELY, the Services Centre on the Ground floor of Development, Building and Licenses will be open for APPOINTMENTS only.**

As of April 1<sup>st</sup>, 2021, for any and all requests, such as an intake submission for a new house or a revision, please fill out the Online Enquiry Form at <https://vancouver.ca/home-property-development/contact-development-buildings-or-licensing.aspx>. You will receive a tracking number, which will give you real-time status updates by calling 3-1-1. This service is available online 24/7.

**My colleagues will give you instructions on how to drop off your drawings for submission. The intake project coordinator will not be entertaining any face-to-face meetings at this time.**

**For instructions to submit your response to deficiency drawings for your “CRT”, please contact your project coordinator directly.**

**Thank you for your patience and understanding while we continue to provide the services you are here for the best we can.**

For General VBBL inquiry, please email [infovbbl@vancouver.ca](mailto:infovbbl@vancouver.ca)

For Landscape inquiry, please email [LandscapeStatusRequest@vancouver.ca](mailto:LandscapeStatusRequest@vancouver.ca)

For Engineering inquiry, please email [Engineering.ClientServices@vancouver.ca](mailto:Engineering.ClientServices@vancouver.ca)

For Street Use inquiry, please email [StreetUseReview@vancouver.ca](mailto:StreetUseReview@vancouver.ca)

For Sewer and Water inquiry, please email [eng.swpermits@vancouver.ca](mailto:eng.swpermits@vancouver.ca)

Starting **April 1, 2020**, the Housing Review Branch will start collecting fees for the second and every subsequent revision to applications that do not meet compliance with the Zoning and Development By-law.

Further, we will also be collecting fees for extending the validity of the permit applications with respect to both the Zoning and Development By-law and the

Vancouver Building By-law. These fees are applicable as stated in the Fee By-law. Attached is a copy of the Schedule of fees for Development and Building related permits: <https://vancouver.ca/files/cov/vancouver-development-building-permit-fees.pdf>

## **UPDATE ON BASEMENT and CELLAR REGULATIONS FOR NEW HOUSES IN RS ZONES:**

On November 5, 2019, in a Public Hearing, City Council approved a report by staff to recommend changes to the basement and cellar depths for new houses in RS zones. All new applications must meet the new regulations.

Please refer to this link for the Council presentation: <https://council.vancouver.ca/20191105/phea20191105ag.htm> (Item #1)

## **UPDATE ON NEW 2019 VBBL:**

### **New VBBL 2019 (#12511)**

On July 23, 2019 City Council passed a new 2019 Building By-law (By-law #12511). This By-law will become effective on November 1, 2019. This was followed by an amendment (By-law #12512) which amends the new 2019 Building By-law to implement the phased implementation of new requirements for Water Systems (January 1, 2020 and July 1, 2020) and Energy Efficiency (June 1, 2021 implementation).

Please note that the Provincial Announcement on August 14th, 2019 regarding free access to BC Building Codes will impact how we roll out the new Building By-law. As the Building Bylaw is tied to licensing agreements that came with the National Code and the Provincial Code, our fee structure has always been tied to these publications. As both the National and Provincial codes will now be permitting free

access, the Chief Building Official is likewise pleased to release our new Building By-law for free as well.

View the entire 2019 By-law via this link: [https://app.vancouver.ca/bylaw\\_net/Report.aspx?bylawid=12511](https://app.vancouver.ca/bylaw_net/Report.aspx?bylawid=12511)

NOTE: This is the regulation at this point in time, and will not be updated with errata or future amendments.

Preview the 2019 VBBL Unique-to-Vancouver substantive changes from the 2018 BC Building Code via this link: <https://vancouver.ca/files/cov/2019-vbbl-substantive-changes-list.pdf>

Electronic and print versions of the new Building By-law will be available from Queen's Printer in the near future via this link: <http://www.bccodes.ca/vancouver-bylaws.html> [bccodes.ca]

## **TRANSLINK DEVELOPMENT COST CHARGES (effective January 15, 2020):**

Development cost charges (DCCs) are applied to new developments in Metro Vancouver to help fund the construction or expansion of regional transportation projects by TransLink. This new "Regional Transportation DCC" was introduced in 2018 to assist in paying for eligible projects of the Phase One and Phase Two Investment Plan. The DCCs are imposed by By-law.

Attached is a link to learn more about the DCCs and how it is calculated: <https://www.translink.ca/About-Us/Taxes/Development-Cost-Charges.aspx> [translink.ca]

## **Useful links to our City website:**

**Information on preparing a plan for a new house (one-and two-family dwellings "outright"):**

<http://vancouver.ca/home-property-development/1-and-2-family-home-construction-outright.aspx>

**Demolition and deconstruction permits:**

<http://vancouver.ca/home-property-development/demolition-permit.aspx>

<http://vancouver.ca/home-property-development/demolition-permit-with-recycling-requirements.aspx>

**Zoning map, districts, and regulations:**

<http://vancouver.ca/home-property-development/zoning-map-districts-and-regulations.aspx>

**Zoning Bylaw administrative bulletins, including General and RS zone specific administrative bulletins:**

<http://vancouver.ca/home-property-development/zoning-bylaw-administrative-bulletins.aspx>

**Building a Passive House:**

<http://vancouver.ca/home-property-development/build-a-passive-house.aspx>

**NOTE:** On January 21, 2020, staff presented a report to Council regarding Simplified and Expanded Zoning and Development Regulations for Passive House Projects. This will be referred to Council for a Public Hearing sometime in late February, 2020 Read the staff report here: <https://council.vancouver.ca/20200221/documents/rr1.pdf>

**Energy-efficient requirements and resources for new homes and renovations:**

<http://vancouver.ca/home-property-development/energy-efficiency-requirements-and-resources-for-homes.aspx>

**Laneway House Regulations (Section 11.17 of the Zoning and Development By-law), including "How-to Guide":**

<https://bylaws.vancouver.ca/zoning/zoning-by-law-section-11.pdf>

<http://bylaws.vancouver.ca/bulletin/bulletin-laneway-housing-guide.pdf>

**Duplex "How-to Guide" to building duplexes (outright):**

<https://vancouver.ca/files/cov/outright-duplex-how-to-guide.pdf>





