

File No.: 04-1000-20-2024-328

August 30, 2024

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 May 30, 2024 under the ***Freedom of Information and Protection of Privacy Act*** for:

Record of all arborist's reports including any draft and revised versions related to Development Permit File DE417635 for 1069 - 1071 Alberni Street. Date range: January 1, 2014 to December 1, 2014.

All responsive records are attached. Some information in the records has been severed (blacked out) under 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.

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 (#04-1000-20-2024-328); 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

If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. You may also contact 3-1-1 (604-873-7000) if you require accommodation or do not have access to email.

Encl. (Response Package)

:ma

MOUNTAIN MAPLE GARDEN & TREE SERVICE LTD.
10972 MCADAM ROAD
DELTA, BC V4C 3E8
PHONE: 604 - 488 - 4455
MOUNTAIN.MAPLE@HOTMAIL.COM

May 7, 2014

RE: Arborist Report for Henriquez Partners Architects - For property located at 1040 West Georgia St., Vancouver, BC

Applicant: Henriquez Partners Architects
C/o Shawn LaPointe
Phone: 778 - 995 - 8223
Email: slapointe@henriquezpartners.com

Further to the Arborist Report dated April 10, 2014, and April 29, 2014, this serve to address a request for additional information requested from the City Landscape Review and Planning Department. Due to a development proposal, it was requested that a report be compiled discussing trees located at the address named above. This site was inspected on April 3, 2014. Six trees were assessed, and are numbered 1 - 6 for the purpose of this report. Seven photographs have been included as part of this report. A copy of the aerial image from the VanMap Website has been included to aid in tree location details only.

It was questioned how much longer the cherry trees in the planters are expected to remain viable in the current condition; and what is their life expectancy. Estimating the longevity of any living thing that has conditions that will result in decline is difficult. Cherry trees are sensitive specimen trees; they are easily susceptible and invaded by insects and diseases even when planted in appropriate locations. Cherry trees commonly succumb to diseases such as brown rot, black knot, silver leaf disease, and bacterial canker. Insects such as borers, aphids and scales weaken and destroy cherry trees. On average, ornamental cherry trees live between 15 and 30 years, but some varieties can survive longer with the correct care, and if they are planted in the right environment. They should be planted in soil with extremely good drainage and oxygenation to prevent wet roots. They have shallow and wide-spreading root systems that are required to support the wide-spreading canopies. Fungal diseases are problematic in areas with high humidity or consistent moisture. They do best in locations where the tree, stem, foliage and soil can dry out intermittently.

Our mild climate enables us to grow a vast variety of trees; however, our long rainy season provides consistent moisture is not beneficial to a number of species of trees, and Cherry Trees is one of them. This is classic case of nice tree; wrong location. When planting something in an inappropriate location, it will need to be cycled out and replaced at some point.

Damage from the Tortrix borer can kill trees and make them more susceptible to bacterial and fungal diseases, and other pests. Attacks from the borer results in noticeable dieback and wilting in the canopy of trees. The feeding tunnels of larvae loosen and crack the bark; heavy infestations cause swellings and cankers and eventually kill limbs or entire trees. The base of the trunk is more often attacked, but the larvae often attack pruning scars on branches or any area on the trunk or limbs that has been damaged.

Based on the observed health conditions of the Cherry trees, it is believed that these trees are nearing the end of their life cycle due to the disease and insect issues described. Further decline and death within the next five years is highly probable.

Limitations: This report is based on a visual assessment, from the ground only. No core or tissue samples were taken; no root crown excavations were performed. This report provides no undertakings regarding the future condition or behaviour of the trees reviewed in it. Tree hazards and conditions do change over time, and the evaluation period for this report is valid for the day on which it was performed only. Recommendations are to serve only as a guideline for the retention and protection of the tree(s), and are made according to commonly accepted arboricultural practises, and do not guarantee the survival and/or safety of the specimen(s). No responsibility is assumed for any legal matters as a result of this report. The consultant shall not be required to give testimony or attend court by any reason of this report unless subsequent contractual arrangements are made, including payment of additional fees for such services. Loss or alteration of any part of this report invalidates the entire report. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without verbal or written consent of the consultant. No part of this report shall be conveyed by anyone to the public by any means without prior written consent of the consultant.

Yours truly,

Kerin Matthews - sent electronically
ISA Certified Arborist #PN-5648
ISA Certified Tree Risk Assessor #0123
City of Vancouver Business License #14 - 137633

Page 1 of 3

<u>TREE #</u>	<u>SPECIES</u>	<u>DBH</u> (cm)	<u>HEIGHT</u> (m) est.	<u>CRZ</u> radius (ft.)	<u>OBSERVATIONS & RECOMMENDATIONS</u>
1	Cherry (<i>Prunus sp.</i>)	35			<p>These trees all present the same characteristics and issues; they have been previously topped, there is extensive canker on the limbs throughout the canopy, there is evidence of Tortrix borer (especially at the graft site), and there is twig dieback also throughout the canopy which may be indicative of root disease issues. They all have wide-spreading canopies which is typical of the species; trees #1 and #2 have been trimmed back on the west side to reduce the overhang into the ramp for the parking entrance. All of these trees are situated within a raised planter that is reported to be about 3ft deep; the walls of the planter are generally 4ft to 7ft on two sides of each tree, except Tree #5 has less than 2.5ft on two sides. The extensive canker disease and insect infestation will continue to cause dieback of branches and limbs, resulting in continued decline and death.</p> <p>RECOMMENDATIONS: The feasibility of relocating these trees was questioned. Based on their declining health they would not be good candidates for relocation; these trees are over 30 years old and their confined environment has likely contributed to the issues they now present. The wide-spreading canopies would have to be cut back hard in order to relocate them. It is unlikely they would survive being relocated, due to hard pruning that would be necessary, the inevitable root disturbance that would occur, and due to their obvious declining health; for this reason removal is being recommended. Remove trees due to poor condition; they are in decline and survivability beyond five years is not likely. Removal is also required to enable the site development.</p>
2	Cherry	40			
3	Cherry	33			
4	Cherry	37			
5	Cherry	32			
6	Maple (<i>Acer sp.</i>)	20	8	4.1''	<p>This tree is fairly tall and spindly, but otherwise appears fairly typical of the species. It is located within a raised planter on its own that is approximately 5' by 7' and 16'' deep. This tree will also require removal to enable the site development.</p> <p>RECOMMENDATIONS: This tree may be a good candidate for relocation.</p>



Tree #2



Tree #3



Tree #5



Canker and Tortrix borer noted throughout the limbs and on the stems



Tree #6



APROXIMATE TREE LOCATIONS

MOUNTAIN MAPLE GARDEN & TREE SERVICE LTD.
10972 MCADAM ROAD
DELTA, BC V4C 3E8
PHONE: 604 - 488 - 4455
MOUNTAIN.MAPLE@HOTMAIL.COM

REF. ONLY

April 10, 2014

RE: Arborist Report for Henriquez Partners Architects - For property located at 1040 West Georgia St., Vancouver, BC


Applicant: Henriquez Partners Architects
C/o Shawn LaPointe
Phone: 778 - 995 - 8223
Email: slapointe@henriquezpartners.com

Due to a development proposal and the need to repair a leaking membrane in the underground parking lot, it was requested that a report be compiled discussing trees located at the address named above. This site was inspected on April 3, 2014. Six trees were assessed, and are numbered 1 - 6 for the purpose of this report. Seven photographs have been included as part of this report. A copy of the aerial image from the VanMap Website has been included to aid in tree location details only.

There are six trees that are within raised planters located at the rear of the building; the entire plaza will need to be removed to enable the replacement of the membrane, and/or to enable the proposed development of the plaza.

Limitations: This report is based on a visual assessment, from the ground only. No core or tissue samples were taken; no root crown excavations were performed. This report provides no undertakings regarding the future condition or behaviour of the trees reviewed in it. Tree hazards and conditions do change over time, and the evaluation period for this report is valid for the day on which it was performed only. Recommendations are to serve only as a guideline for the retention and protection of the tree(s), and are made according to commonly accepted arboricultural practises, and do not guarantee the survival and/or safety of the specimen(s). No responsibility is assumed for any legal matters as a result of this report. The consultant shall not be required to give testimony or attend court by any reason of this report unless subsequent contractual arrangements are made, including payment of additional fees for such services. Loss or alteration of any part of this report invalidates the entire report. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without verbal or written consent of the consultant. No part of this report shall be conveyed by anyone to the public by any means without prior written consent of the consultant.

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1	Cherry <i>(Prunus sp.)</i>	35			<p>These trees all present the same characteristics and issues; they have been previously topped, there is extensive canker on the limbs throughout the canopy, there is evidence of Tortrix borer (especially at the graft site), and there is twig dieback also throughout the canopy. They all have wide-spreading canopies which is typical of the species; trees #1 and #2 have been trimmed back on the west side to reduce the overhang into the ramp for the parking entrance.</p> <p>All of these trees are situated within a raised planter that is reported to be about 3ft deep; the walls of the planter are generally 4ft to 7ft on two sides of each tree, except Tree #5 has less than 2.5ft on two sides.</p> <p>RECOMMENDATIONS: The feasibility of relocating these trees was questioned. Based on their declining health they would not be good candidates for relocation; these trees are over 30 years old and their confined environment has likely contributed to the issues they now present. The wide-spreading canopies would have to be cut back hard in order to relocate them. It is very doubtful they would survive being relocated, due to hard pruning that would be necessary, the inevitable root disturbance that would occur, and due to their obvious declining health; for this reason removal is being recommended. Remove trees to enable the site development or the necessary membrane replacement.</p>
2	Cherry	40			
3	Cherry	33			
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5	Cherry	32			
6	Maple <i>(Acer sp.)</i>	20	8	4.1''	<p>This tree is fairly tall and spindly, but otherwise appears fairly typical of the species. It is located within a raised planter on its own that is approximately 5' by 7' and 16" deep. This tree will also require removal to enable the site development or the replacement of the membrane.</p> <p>RECOMMENDATIONS: This tree may be a good candidate for relocation provided it does not result in damage to the membrane; the tree would need to be taken out just as the construction is to commence.</p>



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REF. ONLY

April 29, 2014

RE: Arborist Report for Henriquez Partners Architects - For property located at 1040 West Georgia St., Vancouver, BC

Applicant: Henriquez Partners Architects
C/o Shawn LaPointe
Phone: 778 - 995 - 8223
Email: slapointe@henriquezpartners.com

Further to the Arborist Report dated April 10, 2014, this serve to address a request for additional information in an email dated April 28, 2014 from the City Landscape Review and Planning Department. Due to a development proposal and the need to repair a leaking membrane in the underground parking lot, it was requested that a report be compiled discussing trees located at the address named above. This site was inspected on April 3, 2014. Six trees were assessed, and are numbered 1 - 6 for the purpose of this report. Seven photographs have been included as part of this report. A copy of the aerial image from the VanMap Website has been included to aid in tree location details only.

It was questioned how much longer the cherry trees in the planters are expected to remain viable in the current condition; and what is their life expectancy. Estimating the longevity of any living thing that has conditions that will result in decline is difficult. Cherry trees are sensitive specimen trees; they are easily susceptible and invaded by insects and diseases even when planted in appropriate locations. Cherry trees commonly succumb to diseases such as brown rot, black knot, silver leaf disease, and bacterial canker. Insects such as borers, aphids and scales weaken and destroy cherry trees. On average, ornamental cherry trees live between 15 and 30 years, but some varieties can survive longer with the correct care, and if they are planted in the right environment. They should be planted in soil with extremely good drainage and oxygenation to prevent wet roots. They have shallow and wide-spreading root systems that are required to support the wide-spreading canopies. Fungal diseases are problematic in areas with high humidity or consistent moisture. They do best in locations where the tree, stem, foliage and soil can dry out intermittently.

Our mild climate enables us to grow a vast variety of trees; however, our long rainy season provides consistent moisture is not beneficial to a number of species of trees, and unfortunately Cherry Trees is one of them. This is classic case of nice tree; wrong location with long-term in mind. Otherwise it needs to be understood that when planting something in an inappropriate location, it will need to be cycled out and replaced at some point. Ultimately, this species of tree should not have been planted in a container. Regardless of life expectancy, there are six trees that are within raised planters located at the rear of the building; the entire plaza will need to be removed to enable the replacement of the membrane which is severely compromised and leaking into the below ground parking lot.

Limitations: This report is based on a visual assessment, from the ground only. No core or tissue samples were taken; no root crown excavations were performed. This report provides no undertakings regarding the future condition or behaviour of the trees reviewed in it. Tree hazards and conditions do change over time, and the evaluation period for this report is valid for the day on which it was performed only. Recommendations are to serve only as a guideline for the retention and protection of the tree(s), and are made according to commonly accepted arboricultural practises, and do not guarantee the survival and/or safety of the specimen(s). No responsibility is assumed for any legal matters as a result of this report. The consultant shall not be required to give testimony or attend court by any reason of this report unless subsequent contractual arrangements are made, including payment of additional fees for such services. Loss or alteration of any part of this report invalidates the entire report. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without verbal or written consent of the consultant. No part of this report shall be conveyed by anyone to the public by any means without prior written consent of the consultant.

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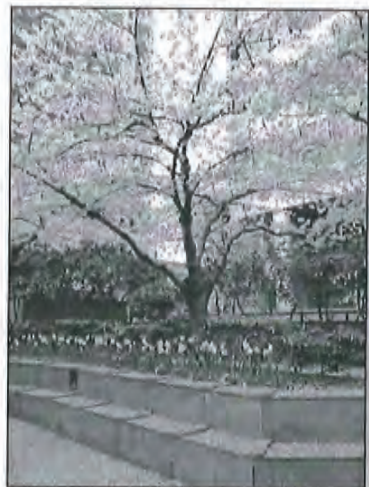
M340-320

1	Cherry <i>(Prunus sp.)</i>	35			<p>These trees all present the same characteristics and issues; they have been previously topped, there is extensive canker on the limbs throughout the canopy, there is evidence of Tortrix borer (especially at the graft site), and there is twig dieback also throughout the canopy. They all have wide-spreading canopies which is typical of the species; trees #1 and #2 have been trimmed back on the west side to reduce the overhang into the ramp for the parking entrance.</p> <p>All of these trees are situated within a raised planter that is reported to be about 3ft deep; the walls of the planter are generally 4ft to 7ft on two sides of each tree, except Tree #5 has less than 2.5ft on two sides.</p> <p>RECOMMENDATIONS: The feasibility of relocating these trees was questioned. Based on their declining health they would not be good candidates for relocation; these trees are over 30 years old and their confined environment has likely contributed to the issues they now present. The wide-spreading canopies would have to be cut back hard in order to relocate them. It is very doubtful they would survive being relocated, due to hard pruning that would be necessary, the inevitable root disturbance that would occur, and due to their obvious declining health; for this reason removal is being recommended. Remove trees to enable the site development or the necessary membrane replacement.</p>
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