

File No.: 2026-106

May 12, 2026

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 January 28, 2026 under the *Freedom of Information and Protection of Privacy Act* for:

Record of Arborist Report and DP for 3803-3823 West 10th Avenue and 2552 Highbury Street, where the developer is Sightline Properties. Date range: November 28, 2025 to January 26, 2026.

All responsive records are attached. Some information in the records has been severed (blacked out) under s.15(1) and s.22(1) of the Act. You can read or download these sections here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00.

Under Part 5 of the Act, 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 (2026-106); 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,

Kevin Tuerlings, FOI Case Manager, for

[Signed by Kevin Tuerlings]

Siân Madsen, MA, MAS
Acting 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)

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ARBORIST REPORT

TREE MANAGEMENT FOR PROPOSED DEVELOPMENT

INITIAL ISSUANCE DATE: November 23, 2023 REVISION # **6 September 25, 2025**

ACL FILE: 21227

ISSUED FOR: **BP Application**

PREPARED FOR: **Sightline Properties**

PREPARED BY:

Dustin Klassen

Norman Hol

Sightline Properties

Principal and Senior Consultant

401 – 1505 West 2nd Avenue
Vancouver, BC V6H 3Y4

SUBJECT SITE:

3803, 3815, and 3823 West 10th Avenue, Vancouver

Proposed Mixed use Commercial/Multi-Family Residential Development

Figure 1. Aerial Photo of the Subject Site – Van Map aerial imagery 2022



BACKGROUND

The subject site is comprised of three existing single family residential lots currently occupied with dwellings, open landscape and related hardscape features. We understand that the project is intended to consist the demolition of existing structure and assembly the lots and construction of a mixed use Commercial and Multi-Family residential development, including related site preparation works, infrastructure, amenities and landscape finishing. This office conducted a site investigation on November 8,

2021, to assess the site and the existing trees relative to the proposed development.

This report has been prepared in accordance with provisions in the City of Vancouver Tree Protection Bylaw No. 9958

The municipal development application and tree permit processes require that existing trees be considered for preservation within the development and retained and protected to optimal protection setbacks determined by the project arborist where possible and practical. This commitment may require consideration of strategic design of the project to achieve. Adequate protection for municipally owned trees in the street frontages as well as off-site private located in close proximity to the site is required and/or if off-site trees are proposed to be removed for the project, the tree owner cooperation is required. To assist the project in meeting the municipal requirements, this report provides a record of existing trees and a prescription for tree preservation/protection and tree removal relative to the project needs.

The tree preservation design, and any relaxations or encroachments into the arborist specified optimal tree protection zones, may be conditional to certain construction measures (arborist specified methods and materials) or arboricultural treatments being implemented during; site preparation, demolition and construction phases. These measures or treatments, will require project arborist oversight and supervision to ensure proper execution and enable the best chances for successful tree preservation. Our assistance during construction phase may include; implementing treatments and measures, performing regular scheduled inspections, providing on-call inspections or meetings, attending for on-site supervision/direction (as prescribed in our report package), to resolve unforeseen tree protection related conflicts or constructability challenges (we can offer simple and cost-effective solutions for access in some TPZ's), and to provide site review reports at appropriate construction milestones.

As a condition of development approvals the municipality requires proof of contract between the developer and the project arborist confirming that this firm is retained to direct the tree protection compliance and proper execution of related construction measures and arboricultural treatments. This proof of contract is in the form of a Letter of Assurance – LOA. The details of construction phase measures and arboricultural treatments, and an outline of the work or supervision required of the project arborist are outlined in the LOA (see appendix E) to be signed by owner/developer and the general contractor before the city development or building permits are issued. They also require a sign off from the project arborist at completion confirming that any tree protection measures and treatments have been fully complied with throughout the life of project and that retained trees are viable and undamaged, which may also be a condition of occupancy and/or the release of any tree protection bonds or securities that may be held by the municipality.

Reference Documents relied upon by the consultant in the preparation of this report:

- | | |
|--|--|
| • Topographic and Tree Location Survey | source; Underhill Geomatics, dated October 5, 2021 |
| • Architectural Design | source; GBL Architects, dated October 9, 2024 |
| • Landscape Design | to be provided when available |
| • Civil Design | to be provided when available |
| • Excavation and Shoring Plan | to be provided when available |
| • Construction Logistics Plan | to be provided when available |

NOTE: This report, including appendices, is a living document that may require updating from time to time to remain relevant and valid. If the version dates of the reference documents listed above differs from the versions being reviewed or utilized, then it is the responsibility of the client to inform us and request a review and update of our documents and drawings to suit.

METHODOLOGY

Our site and tree assessment included a review of the current site and tree conditions with an assessment and inventory of the existing trees undertaken using our visual assessment method which conforms to ANSI A300 Standards and BMP's, and includes tagging or assigning an identification number, collection of pertinent tree data such as but not limited to; species, size (i.e. trunk diameter, height and spread), the current condition (health and structure), the age class, the structural class, visual presence/absence of tree disease and site specific details.

With reference to our site and tree assessment findings and notwithstanding the project design, we have considered the general proposed land uses and the species tolerances to construction (growing site changes, environmental exposure, reduced soil moisture, etc), we have assigned **Retention Viability Rankings** based on the following categories:

- **Good** – denotes trees in good to excellent condition, are tolerant of indirect construction impacts, and deemed by

the assessor as highly valued candidates for preservation. These tree are expected to have strong long term prospects for survivorship if the project can reasonably accommodate the specified protection measures and treatments.

- **Fair** – denotes trees in fair condition with correctable or minor defects and/or with moderate aesthetic or functional impairments and/or have moderate tolerances for indirect construction impacts, and that present acceptable value for retention. These trees can reasonably be expected to survive the rigours of construction, conditional to compliance with protection measures and completing corrective treatments. Some priority 2 trees may be located in grove or forest stand conditions and would only be viable for preservation in conjunction with the retention of certain adjacent trees, but may not be viable for single or small grove retention.
- **Poor** – denotes trees in poor or worse condition, have significant pre-existing health or structural impairments, and/or that are intolerant of the unavoidable indirect impacts from construction in their vicinity. These trees are predictably expected to pose risks of failure or mortality relative to the general site changes from the development and have nil retention suitability. Rarely, some trees in this category may be viable for retention for instance in passive use landscape zones and in conjunction with other retained trees (i.e. if sufficient shelter is maintained and if the pre-existing defects can be reasonably treated or mitigated).

NOTE: This report is not intended as a tree risk report, however the structural form as well as the presence and severity of defects were factors in our tree assessment. If we observe any trees within the study area that are potentially posing risk to current targets in the existing land uses, they are identified in sections below for the attention of the owner, and for consideration of further arborist assessment and/or risk mitigation action.

The full extent of the construction requirements for the project are not known at this time, but we have utilized our experience with similar projects to predict them to the best extent possible. With strong lines of communication, this office will be able to work collaboratively with the client, the design team and the construction team as details of the project become available in order to ensure that the most sensible, practical, cost effective and least intrusive solutions for tree preservation are achieved. Details of the type and scope of special measures will be determined prior to construction and/or as field instruction during the course of construction.

TREE PRESERVATION PLANNING AND IMPLEMENTATION

The main components of our tree protection prescription are as follows:

Preliminary TPZ:

Provided for project planning and initial design consideration only. Design accommodation of these setbacks are not expected to impact tree retention viability, conditional to compliance during construction. The final tree protection specifications are determined by the project arborist relative to the project design.

Tree Protection Barrier (TPB):

The TPB is an exclusion zone where no encroachments are permitted. In cases where the TPB differs from the CPZ or RPZ setbacks (see below) due to site conditions or PA approved reductions or encroachments, the limitations and restrictions and conditional measures for the CPZ and RPZ will prevail. The TPB may require adjustment after certain pre-construction works and/or arboricultural treatments and construction measures are implemented. IF ACCESS IS REQUIRED WITHIN A TPB then the TPB may be adjusted conditional to advance approval of the PA and conditional to alternative protection measures being implemented.

Crown Protection Zone (CPZ):

The protection of the crown is to the dripline extents, representing the current extents of the branches and foliage. Buildings should be designed so that the structure, as well as the operation of any equipment required to build and maintain the structure, do not require encroach into that aerial space. Planning for the access to construct the building, including installing building cladding and finishing, is necessary. Where possible, additional setback should be added to accommodate those needs as well as for future growth of the tree crown. In some cases, pruning can be implemented to enable construction access, for maintenance or to control the growth of the tree, but there are tree specific restrictions and limits on the scope of pruning that can be undertaken for those purposes. Any encroachments into the CPZ requires due consideration of the pruning scope required to accommodate those activities.



Root Protection Zone (RPZ):

Conditional to meeting CPZ requirements and any associated limitations on pruning, ground based disturbance may be tolerable to a reduced TPZ setback, and the tree protection barrier alignment for the construction phase can be aligned at the RPZ. An impact and mitigation analysis via detailed testing is required before confirming viability, and root mapping investigation may be needed to inform that analysis. There must be strong and defensible rationale for making such adjustments, and there are limits on the proximity to a tree relative to maintaining its health and stability. The proximity of root and soil disturbance toward a tree may differ on each side of a tree. When a setback is reduced on one side of a tree, the setbacks on other sides of the tree should be increased. Measures/treatments to enhance the soil gas exchange, percolation and fertility as well as to moderate soil desiccation, will be a component of their management. Other construction related encroachments into the RPZ, whether temporary or permanent, are not desirable. However, when absolutely necessary and unavoidable, temporary access may be able to be accommodated via interim measures. We have a large tool box of cost effective solutions to consider in this regard.

Cautionary Zone – Working Space Setback (WSS):

Tree roots can extend many metres beyond the dripline of a tree. Any construction activity that will disturb the soil adjacent to a specified RPZ requires the on-site supervision by our staff to implement appropriate measures that will minimize risks that root damage will extend into the RPZ. These measures include proactive root pruning either in advance of the planned construction activities or concurrent with those works. This WSS is applicable to all aspects of the site preparation, construction and landscape finishing for the project, however once root pruning is completed along the RPZ interface, no further limitations in the WSS are required (notwithstanding CPZ requirements).

Tree protection setbacks, barriers and restrictions are specified in the Tree Management Drawing (see appendix C) and Letter of Assurance (see appendix E). Client responsibilities for coordination and implementation, including arranging on-site field services or supervision by the project arborist from this office are required as specified on those documents.

The Tree Management Drawing (appendix C) supersedes the landscape architect's tree management drawing in their design package. We encourage the client to direct them to insert our drawing and refer the reader to our report package for tree management and tree protection matters.

To avoid non-compliance issues with city bylaws, it is imperative that project contracts and communications protocols ensures that all contractors and trades working near trees are made aware of the restrictions and limitations related to tree protection before they proceed with any work in proximity to retained trees.

The fees associated with implementing tree protection measures and treatments and for our construction phase work, including; tree barrier installation, reviews, inspections, supervision, tree treatments, construction methods and materials, alternative protection measures, site review reports, and final sign off inspections and report are the responsibility of the client.

TREE PRESERVATION ANALYSIS AND FINDINGS

Pursuant to our analysis of our tree condition findings and the proposed design presented in the reference documents provided by the client, the proposed treatment of subject trees is summarized as described below.

ON-SITE TREES:

Protect 1 Shared Hedgerow:

On-Site Tree H05 – Shared – 3827 West 10th Avenue, Vancouver

- This hedgerow appears to straddle the common property line and is suspected to be owned jointly with the neighbouring owner.
- Protect this hedgerow with measures as shown on the Tree Management Drawing and as described in the Tree Protection Specifications and Letter of Assurance.
- It is the responsibility of the developer to coordinate with this office to provide civil, shoring landscape and construction logistics plans for review by the project arborist to ensure tree protection specifications are accommodated during construction and to inform further revision of this report as appropriate.
- It is the responsibility of the contractor to coordinate with this office for any contemplated access



within tree protection zones and schedule the on-site attendance of the project arborist. The project arborist must be on-site during any work within or directly adjacent to the tree protection zone to direct low impact methods, perform root pruning and make recommendations in accordance with arboricultural best management practices.

Proposed Removal of 16 On-Site Bylaw Sized Trees:

- Tree Tag/ID's of on-site trees proposed for removal: **250, 254, 255, 257, 258, 259, 260, 261, 264, 265, 266, 267, H02, and H04**
- See appendices for removal tree Tag/ID's and locations.
- Notable trees that cannot be preserved due to unresolvable impacts from the development include:
 - On-Site Tree 260
 - Direct conflict with the underground parkade and above ground building structure. Protection measures cannot be accommodated in the current design.
 - On-Site Tree 264
 - Direct conflict with the underground parkade and above ground building structure. Protection measures cannot be accommodated in the current design. Construction of road improvements in the City Owned frontage, including sidewalk widening to a commercial standard will also result in excessive root loss.
 - Protection measures cannot be accommodated in the current design.
 - On-Site Tree H04
 - Direct conflict with the underground parkade and above ground building structure.
 - Protection measures cannot be accommodated in the current design.
- Any removal trees which are shared ownership (trunks straddle the property line) will require a letter of consent from the joint tree owner(s) before the municipality considers issuing a tree cutting permit, and the municipality usually wants this resolved before issuing development approvals.

On-Site Tree H02 – Shared – 3827 West 10th Avenue, Vancouver

- *This hedgerow appears to straddle the common property line and is thought to be owned jointly with the City.*
- *Seek approval from the Parks Board arborist to remove this hedgerow due to conflict with construction.*

Proposed Removal of 5 Non-Bylaw Sized On-Site Trees:

Tree Tag #s 251, 252, 253, 256, and H01

- These trees are smaller than normally bylaw protected size. Coordination with the City is necessary to determine whether these trees are protected replacement trees related to a previous permit.

CITY TREES:

Proposed Removal of 6 City Street Trees:

- Due to certain project related construction needs, the following trees are proposed to be removed. We understand that approval from the Parks Department – Urban Forestry arborist is obtained to remove these trees to facilitate development.
 - Tree Tag/ID's: C01, and C02 –These trees are in pre-existing very poor to poor condition and are in conflict with construction access and logistics. Excessive crown loss is expected to result from aerial conflict with construction. Additionally, the civil works to construct a new sidewalk (widened

and aligned to match neighbouring sidewalks). Mitigation of construction impacts using low impact design and construction methods is unwarranted all things considered (see noted on appendix C – Tree Management Drawing).

- City Tree C03, – Direct conflict with the underground parking structure. Severe historic pruning treatments have resulted in impacts to tree structure and design revision to accommodate protection of this tree are not warranted.
- City Tree C04 and C05 – Excessive impacts from excavation for the underground parking structure and related construction access. Anticipated construction of road improvements including widening of the sidewalk to a commercial standard will also directly conflict with protection measures for this tree.
- City Tree H03 – Hedgerow growing in the City-owned road frontage, in direct conflict with anticipated road improvements, including widening of the sidewalk to a commercial standard.

NEIGHBOUR TREES:

Protect 3 Neighbour Trees:

Tree #/IDs: N01, N02, and N03:

- Protect these trees with measures as shown on the Tree Management Drawing and as described in the Tree Protection Specifications and Letter of Assurance.
- The proposed construction works for the new BC Hydro infrastructure installation are fully outside of the RPZ. There will be no root impacts to these trees from those works. The crowns of these trees overhang partially into the subject site and well above existing grade in this location and the work is expected to be able to proceed without pruning being required. No impacts to the trees are anticipated.
- It is the responsibility of the contractor to coordinate with this office for any contemplated access within tree protection zones and schedule the on-site attendance of the project arborist for specified supervision. The project arborist must be on-site during any work within or directly adjacent to the tree protection zone to direct low impact methods, perform root pruning and make recommendations in accordance with arboricultural best management practices.

Tree #/IDs N02, and N03:

- Per above, these trees will be protected as shown on the Tree Management Drawing.
- We understand that the condition of these trees was referred to the neighbouring owner for their information and consideration for treatment in context to risk mitigation at their discretion, and there has been no action to date.
- The project arborist will re-assess these trees prior to commencement of construction to provide updated recommendations in context to worker safety within the site.

TREE RETENTION AND REMOVAL QUANTITIES

Table 1. Tree Retention/Removal by Ownership

Ownership:	SubTotal:	Remove:	Retain:
<i>On-Site Trees</i>	17	16	1
<i>Municipal Trees</i>	6	6	0
<i>Neighbour Trees</i>	3	0	3
TOTALS	26	22	4

Table 2. Tree Retention/Removal of On-Site Trees by Priority Ranking

Viability Ranking:	SubTotal:	Remove:	Retain:
<i>Good</i>	2	2	0
<i>Fair</i>	4	3	0
<i>Poor</i>	11	11	0
TOTALS	17	16	1

TREE REPLACEMENT

Tree replacement requirements will be confirmed by the municipality in relation to their policies. The municipality requires one or two replacement trees for each bylaw tree to be removed (1:1 or 2:1 quota), depending on the species selected for replacement. We recommend limiting the quantity of trees to an appropriate quantity relative to the available space for planting and meeting arboricultural best management practices. The replacement trees must meet city requirements for minimum size at planting (i.e. 6 cm calliper for deciduous species and 3.5 m height for coniferous species) and other criteria. Design and specifications for the replacement trees will be provided by the project landscape architect.

TREE PERMIT OR REGULATORY CONSIDERATIONS

The city requires that a valid tree permit is obtained by the tree owner (property owner) or their authorized agent in advance of the removal and/or pruning of any bylaw regulated trees. Certain conditions of the permit issuance may also include payment of application fees, submission of securities/bonds or cash-in-lieu for replacement trees and/or other requirements. The tree owner (property owner) is responsible to ensure that the tree work is conducted with adherence to the conditions of any tree permits and other related regulations, requirements, standards and best management practices. The project should consider, among other things, the following:

- Any tree that is located on or partially on a neighbouring property will require that the joint owners both agree on its treatment before proceeding. The city will require submittal of an authorization letter signed by the tree owners before they issue a tree permit for such trees.
- The cutting of any tree may be limited or restricted relative to Federal and Provincial Regulatory bird nesting or wildlife habitat protection. Certain types of nests or habitat are protected year-round and would be subject to special permits. Otherwise; tree removals proposed to be undertaken during the bird breeding and nesting season (approximately Mar 1 to Aug 31 annually (subject to region, seasonality and weather) will be subject to a nesting bird survey conducted by qualified environmental professional (QEP).

STANDARDS OF WORK FOR TREE TREATMENTS

The methods to undertake any **Tree Work** (i.e. climbing the tree, accessing the tree by any means, cutting/removal and rigging operations, pruning, hardware installation, lightning protection, IPM, etc) should conform to ANSI A300 and ANSI Z133 standards and best management practices, as well as applicable WorksafeBC regulations and standards. The scope and specifications for all tree work is to be directed by the project arborist from this office and undertaken by a crew that includes a qualified **Tree Worker** who is; an ISA Certified Arborist, TRAQ qualified and competent in assessing the structural soundness of the tree relative to the proposed tree work activities. The tree worker must be well experienced with spurless climbing and technical rigging techniques when applicable, in which case additional personnel who are trained and capable in aerial rescue in the case of an injury to the **Tree Worker** may be required to be on stand-by at the site during those activities. Operational decisions in the performance of tree work are at the sole discretion of the **Tree Worker** with their responsibilities being to, among other things, carry out those works while meeting the required standards for safety.

The recovery, reuse and/or disposal of timber or waste from the tree work is to be planned and executed by the **Tree Worker**, and in conformance with municipal and other jurisdictional regulations. Merchantable timber requires that a **Timber Mark** is first obtained by the property owner in advance of transporting such timber from the site. We encourage certain salvageable waste from the tree work to be made available for use by first nations and/or artisans wherever possible and practical.

Where overhead power lines are located near to the subject tree(s), the **Tree Worker** must consider the safety setbacks and protocols related to the conductors, as specified by the power Utility Company. If applicable, the **Tree Worker** may be required to consult with that utility company and/or a **Certified Utility Arborist** (CUA) in advance to plan and supervise the tree work.

Removals of approved trees from within the municipal road frontage, any other municipal property or a Highway may be required by the jurisdiction to be undertaken by a tree service company pre-qualified by the that jurisdiction to perform such work within lands that are under their control.

If trees located within adjacent private property require specific treatments or removal, those treatments and removals must be undertaken by a **Tree Worker** adhering with the standards for tree work as described above. If stumps are requested by the tree owner to be removed, stump grinding or extraction by machinery with root cutting and other measures may be considered via coordination and approval of the tree owner. Upon request, the project arborist from this office can provide additional advice in this regard on a tree by tree basis.

Certified by;

s.15(1), s.22(1)

Norman Hol, Principal and Senior Consultant

Qualifications of the Author:

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

Enclosures;

APPENDIX A – PHOTOS
APPENDIX B – TREE INVENTORY LIST
APPENDIX C – TREE MANAGEMENT DRAWING
APPENDIX D – REFERENCE DRAWINGS
APPENDIX E – ARBORISTS LETTER OF ASSURANCE

Assumptions and Limiting Conditions:

- This report was prepared for the client as addressed herein. Upon receipt of payment in full for our account, this report will become the property of the client. This report is intended for the exclusive use of our client in its entirety. Arbortech 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 and our findings are not meant to infer that other trees are healthy and sound.
- The inner tissue of the trunk, stems, limbs and roots are hidden within the tree and the majority of a trees' root system is hidden below ground. Our tree assessments are limited to relying upon visual inspection of the tree parts and, where applicable, utilizing basic non-destructive testing methods such as probing and sounding to identify potential structural defects. Trees utilize adaptive growth strategies



in response to their growing site conditions to sustain their structural integrity and their health and their response growth can compensate for structural impairments, however the results of those growth responses may mask defects from visual detection. Using our experience and training we carefully inspect the tree for indicators of internal defect. Where applicable, subject to the discretion of the client, we may have utilized advanced and minimally invasive testing methods to determine the severity of certain observed defects to the extent possible. Our defect analysis considers the mitigating effects of response growth and common weather conditions in the region when we are rating the probabilities for tree failure.

- The client is advised that not all defects can be detected or reliably assessed through available non-destructive or minimally invasive methods, and that the forces acting upon trees during extraordinary and extreme weather are unpredictable. During uncommon storm events any tree, healthy or not, has a risk of failure. For these reasons, we do not guarantee or warrant that an assessed 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. If a part of the trunk at ground level crosses over a property line, then it is deemed to be jointly owned by those property owners. The client is advised that the accurate determination of tree ownership may require the advice from a duly qualified professional surveyor.
- Third party information may have been relied upon in the formation of the opinion of the consultant and in the preparation of this report. We have verified that information to a reasonable extent of our capabilities to assume it to be reliable, however we do not warrant that third party information to be true and correct.
- The use of maps, sketches and diagrams (figures) are intended for reference by the reader in understanding our findings, and are not intended as a representation of fact. These figures shall not be used in determining property lines, ownership or project layout.
- Permits, approvals or authorizations from a municipality and/or a regulatory agency may be required prior to carrying out treatments that may be proposed in this report. The client is responsible for the application, related fees and costs, and meeting all requirements and conditions for the issuance of such permits, approvals or authorizations. If a tree located on or partially within adjacent lands is proposed for treatment, consent from the tree owner is required.



**ARBORTECH
CONSULTING**

APPENDIX A: TREE PHOTOS

Photo #1, Tree #250



Photo #2, Tree #254

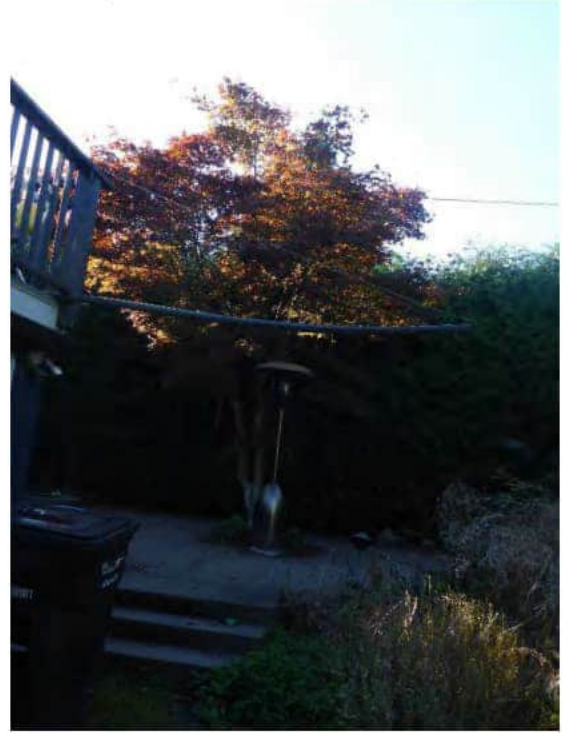


Photo #3, Tree #255



Photo #4, Tree #255





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Photo #5, Tree #255



Photo #6, Tree #257

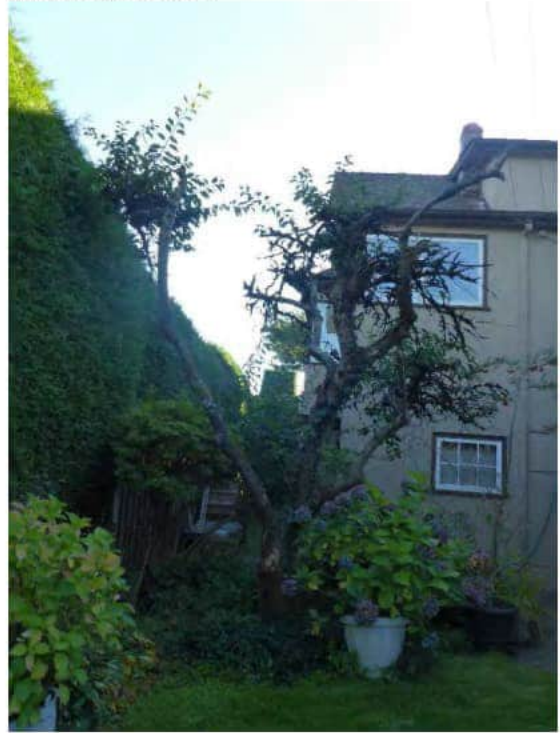


Photo #7, Tree #258



Photo #8, Tree #260





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Photo #9, Tree #260



Photo #10, Tree #261



Photo #11, Tree #C05, #264 and #265 (left - right)



Photo #12, Tree #C05, #264 and #265 (left - right)





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Photo #13, Tree #266 and #267



Photo #14, Tree #C04 and H03



Photo #15, Tree #C01 and H01



Photo #16, Tree #C02





**ARBORTECH
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Photo #17, Tree #C03 (left) and C04 (right)



Photo #18, Tree #N01



Photo #19, Tree #N02 and N03 (front and rear)



Photo #20, Tree #N03





**ARBORTECH
CONSULTING**

Photo #21, Tree #C01 (Aug 2025)



Photo #22, Tree #C01 (Aug 2025)



Photo #23, Tree #C02 (Aug 2025)



APPENDIX B: TREE INVENTORY LIST: (all dimensions are metric)

Tag/ID denotes the arborist tag # or serial ID number as referenced in report and drawing documentation.

SURVEY/ID denotes whether the tree location is shown on the topographic survey provided by client (Y/N). If we are relying on survey tag #'s we include it for reference.

LOC denotes ownership as determined from survey location; **ON** (on site), **SHARED** (straddling PL), **OFF** (off site private), **CITY** (road frontage or other), **ESA** (environmentally sensitive area), **PARK** (city park - existing or proposed)

DBH ISA denotes the diameter(s) of the main stems of the subject tree as measured by the arborist in accordance with arboricultural best management practices - expressed in centimetres.

- This data supersedes any other data (including surveyor dimensions).

DBH CITY: denotes the diameter of a tree calculated by the project arborist based on municipal bylaw definitions and provisions expressed in centimetres.

DBH TPZ: denotes the diameter of a tree calculated by the project arborist using arboricultural standards and using the CTLA trunk area method to determine a single stem equivalent for multi-stem trees- expressed in centimetres.

- This diameter is the basis for consideration by the project arborist in determining the tree protection setback (RPZ in particular). Measurements be estimated based on arborist observations.

Reference Bylaw: PROTECTION OF TREES BYLAW NO. 9958, AMENDED JUNE 2022

Minimum Bylaw Protected Tree Size: 20 cm DBH ; and Multi-stem trees with a cumulative diameter of the largest three stems equal to or > 20 cm.

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. **Landscape Trees;** considers exposure: **O** denotes open, **G** denotes Grove, **E** denotes Edge, **W** denotes Windrow

Assessment Findings includes; our summary of overt defects, noteworthy growing condition factors, preservation and protection considerations and treatment rationale.

Viability rating denotes preservation ranking for consideration in tree retention planning considering multiple factors including; condition, value rating, age, species, etc.

- G** (Good), **F** (Fair) and **P** (Poor). NOTE: Individual trees within forest stands are generally deemed Poor priority for selective retention except when sufficiently large stands are protected.

Optimal RPZ preliminary setbacks in metres provided for project planning and initial design consideration purposes to enable preservation. Final tree protection specifications are to be determined by the project arborist based

City RPZ ; Root protection zone setbacks (measured from centre of trunk) based on municipal standards - expressed in metres.

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

RPZ and CPZ; arborist setbacks in metres for **Root Protection Zone** (measured from centre of trunk) and **Crown Protection Zone**. The **Cautionary Zone - Working Space Setback** (WSS) is additional to the RPZ (see drawing).

- All 3 form the **Tree Protection Zone** (TPZ).

6X DBH is an arbitrary city guideline for minimum root protection, not a specification. The calculation includes radius of the trunk and is dimensioned relative to the center of trunk. **Use RPZ plus WSS.**

Tag/ID	Survey ID	Loc	# of Trees	Common name, (Botanical)	DBH ISA	DBH CITY	DBH TPZ	Bylaw Y/N	Ht (m)	Spr (m)	LCR (%)	Class	Assessment Findings:	Viability	Optimal RPZ	City RPZ (min)	ACTION	RPZ (m)	CPZ (m)
250	N	ON	1	Field maple (Acer campestre)	12+11	23	16	Y	5	3	90	0	• DBH of a single stem equivalent is calculated based on the area of measured stems (12+11cm²) at 1.4m above grade for protection setback calculation purposes. • Appears topped at 1m and 2m with epicormic growth. • Codominant stems at 0.5m above grade. • ~2.0m from building foundation; ~2.0m from sidewalk edge. • Crown biased to the east and south (phototropic). RATIONALE: • DIRECT CONFLICT WITH THE UNDERGROUND PARKING STRUCTURE.	P	5	1.5 m	REMOVE		

Tag/ID	Survey ID	Loc	# of Trees	Common name, (Botanical)	DBH ISA	DBH CITY	DBH TPZ	Bylaw Y/N	Ht (m)	Spr (m)	LCR (%)	Class	Assessment Findings:	Viability	Optimal RPZ	City RPZ (min)	ACTION	RPZ (m)	CPZ (m)
251	N	ON	1	Japanese snowbell (Styrax japonicus)	7	7	7	N	3	1.5	80	0	- No significant observable defects. RATIONALE: - UNDERSIZE TREE IN CONFLICT WITH THE UNDERGROUND PARKING STRUCTURE.	G	3.5	0.5 m	REMOVE		
252	N	ON	1	Japanese maple (Acer palmatum)	10	10	10	N	2	1	70	0	- No significant observable defects. RATIONALE: - UNDERSIZE TREE IN CONFLICT WITH THE UNDERGROUND PARKING STRUCTURE.	G	3	0.7 m	REMOVE		
253	N	ON	1	Japanese maple (Acer palmatum)	7+8+3	18	11	N	3	1.2	60	0	- DBH of a single stem equivalent is calculated based on the area of measured stems (7+8+3cmø) at 1.4m above grade for protection setback calculation purposes. - Shaded by adjacent vegetation and hedgerow. RATIONALE: - UNDERSIZE TREE IN CONFLICT WITH THE UNDERGROUND PARKING STRUCTURE.	G	3.2	1.2 m	REMOVE		
254	Y	ON	1	Japanese maple (Acer palmatum)	13+13	26	18	Y	6	E, W3	50	0	- DBH of a single stem equivalent is calculated based on the area of measured stems (13+13cmø) at 1.4m above grade for protection setback calculation purposes. - Codominant stems at 0.5m with bark inclusion. - Crown biased to the south. - Root restricted in all directions by cement pads located at ~0.5m from center of tree). - Patio heat lamp adjacent to tree. - Crown raise pruned to 2m above grade. RATIONALE: - DIRECT CONFLICT WITH THE UNDERGROUND PARKING STRUCTURE.	P		1.7 m	REMOVE		

Tag/ID	Survey ID	Loc	# of Trees	Common name, (Botanical)	DBH ISA	DBH CITY	DBH TPZ	Bylaw Y/N	Ht (m)	Spr (m)	LCR (%)	Class	Assessment Findings:	Viability	Optimal RPZ	City RPZ (mIn)	ACTION	RPZ (m)	CPZ (m)
255	Y	ON	1	Flowering cherry (Prunus serrulata)	80	80	80	Y	7	1 W, S5	60	0	• Topped at 6m above grade with epicormic growth. • 30cm scaffold historically girdled (not severe). • Roots restricted on the south and west side causing walkway heaving. • Decay observed on a 20cm and 40cm diameter exposed roots on the south and north side respectively. • Cankered; Historic branch breakage. • Cavity with calluses on the north side of the stem at 1.5m above grade. RATIONALE: POOR CONDITION IN DIRECT CONFLICT WITH THE UNDERGROUND PARKING STRUCTURE.	P		5.2 m	REMOVE		
256	N	ON	1	Mugo pine (Pinus mugo)	10	10	10	N	1	0.7	70	0	• Leaning to the southeast. • Shaded by building and adjacent vegetation. RATIONALE: • UNDERSIZE TREE IN CONFLICT WITH THE UNDERGROUND PARKING STRUCTURE.	G	2.7	0.7 m	REMOVE		
257	Y	ON	1	Flowering cherry (Prunus serrulata)	12+19 +10	41	25	Y	3		5	0	• DBH of a single stem equivalent is calculated based on the area of measured stems (12+19+10cmØ) at 1.4m above grade for protection setback calculation purposes. • Cankered and decay observed throughout the trunk and stems. • Dead branches; some have failed. RATIONALE: POOR CONDITION IN DIRECT CONFLICT WITH THE UNDERGROUND PARKING STRUCTURE.	P	2.5	2.7 m	REMOVE		



Tag/ID	Survey ID	Loc	# of Trees	Common name, (<i>Botanical</i>)	DBH ISA	DBH CITY	DBH TPZ	Bylaw Y/N	Ht (m)	Spr (m)	LCR (%)	Class	Assessment Findings:	Viability	Optimal RPZ	City RPZ (min)	ACTION	RPZ (m)	CPZ (m)
258	Y	ON	1	Japanese snowbell (<i>Styrax japonicus</i>)	17+15 +16+1 3+9	48	32	Y	4	2.5	30	0	• DBH of a single stem equivalent is calculated based on the area of measured stems (17+15+16+13+9cmø) at 1.4m above grade for protection setback calculation purposes. • Multiple stems attached at ~0.2m above grade. • Crown raise pruned to 2.5m above grade with epicormic growth. • Branch collar decay. • Possible root restriction from concrete pads ~1.0m away on the south and west side. • Dead branches. RATIONALE: DIRECT CONFLICT WITH THE UNDERGROUND PARKING STRUCTURE.	P	4.5	3.1 m	REMOVE		
259	Y	ON	1	Flowering dogwood (<i>Cornus florida</i>)	14+6	20	15	Y	3	2.5	35	G	• DBH of a single stem equivalent is calculated based on the area of measured stems (14+6cmø) at 1.4m above grade for protection setback calculation purposes. • Bifurcation at ~0.8m above grade. • Lower crown suppressed by adjacent shrubs and fence. • ~1.3m N and ~1.0m W: grade reduces by ~0.2m (driveway and lane), resulting in root restriction and asymmetrical root development. RATIONALE: DIRECT CONFLICT WITH THE UNDERGROUND PARKING STRUCTURE.	P	4.5	1.3 m	REMOVE		



Tag/ID	Survey ID	Loc	# of Trees	Common name, (Botanical)	DBH ISA	DBH CITY	DBH TPZ	Bylaw Y/N	Ht (m)	Spr (m)	LCR (%)	Class	Assessment Findings:	Viability	Optimal RPZ	City RPZ (min)	ACTION	RPZ (m)	CPZ (m)
260	Y	ON	1	Yellow cedar (Chamaecyparis nootkatensis)	38+47	85	60	Y	17	5.5	90	G	• DBH of a single stem equivalent is calculated based on the area of measured stems (38+47cmø) at 1.4m above grade for protection setback calculation purposes. • Codominant stems (NW-SE oriented) at 1m above grade with a long bark inclusion from ~0.5m to ~3.5m; limb-tied. • The eastern crown pruned for walkway and building clearance resulting in a slight crown bias toward the west. • Viable Condition but within the heart of the building envelope. Consider for retention, only if the project design can reasonably accommodate protection zone (unlikely). RATIONALE: POOR CONDITION IN DIRECT CONFLICT WITH THE UNDERGROUND PARKING STRUCTURE.	F	7.5	5.5 m	REMOVE		
261	Y	ON	1	Flowering cherry (Prunus serrulata)	33	33	33	Y	10	4.0 S1	30	G	• Crown biased to the west (shaded by #260). • Severely cankered. • Topped at 3m with dead and decaying branches (some have failed). • ~30% dieback overall. RATIONALE: POOR CONDITION IN DIRECT CONFLICT WITH THE UNDERGROUND PARKING STRUCTURE.	P		2.1 m	REMOVE		
264	Y	ON	1	Pacific silver fir (Abies amabilis)	57	57	57	Y	18	3.5	80	G	• Growing on a northeast facing slope, roots are most likely asymmetrical. RATIONALE: DIRECT CONFLICT WITH THE UNDERGROUND PARKING STRUCTURE.	G	5.7	3.7 m	REMOVE		



Tag/ID	Survey ID	Loc	# of Trees	Common name, (<i>Botanical</i>)	DBH ISA	DBH CITY	DBH TPZ	Bylaw Y/N	Ht (m)	Spr (m)	LCR (%)	Class	Assessment Findings:	Viability	Optimal RPZ	City RPZ (min)	ACTION	RPZ (m)	CPZ (m)
265	N	ON	1	Pacific silver fir (<i>Abies amabilis</i>)	21	21	21	Y	11	2	80	G	- Growing on a northeast facing slope, roots are most likely asymmetrical. - Asymmetrical crown biased to the northeast (suppressed on the south and west side by #264. RATIONALE: DIRECT CONFLICT WITH THE UNDERGROUND PARKING STRUCTURE.	P	4	1.4 m	REMOVE		
266	Y	ON	1	Common pear (<i>Pyrus communis</i>)	14+11	25	18	Y	3	2.5	35	G	- DBH of a single stem equivalent is calculated based on the area of measured stems (14+11cmø) at 1.4m above grade for protection setback calculation purposes. - Butt decay. - Brown spots on foliage. - Leaning and crown biased to the east. - Upper crown contact with utility wires. RATIONALE: POOR CONDITION IN DIRECT CONFLICT WITH THE UNDERGROUND PARKING STRUCTURE.	P	4.5	1.6 m	REMOVE		



Tag/ID	Survey ID	Loc	# of Trees	Common name, (Botanical)	DBH ISA	DBH CITY	DBH TPZ	Bylaw Y/N	Ht (m)	Spr (m)	LCR (%)	Class	Assessment Findings:	Viability	Optimal RPZ	City RPZ (min)	ACTION	RPZ (m)	CPZ (m)
267	Y	ON	1	Common plum (Prunus domestica)	15+20	35	25	Y	8	5	40	G	• DBH of a single stem equivalent is calculated based on the area of measured stems (15+20cmø) at 1.4m above grade for protection setback calculation purposes. • Codominant stems at 0.5m with bark inclusion. • Sweeping to the east from 0 to 1m. • 10% dieback concentrated in the upper crown. • Topped with epicormic growth. • Utility wires cut through the upper crown. • Root restricted on the west side (grade is ~0.6m lower on development site due to wood retaining wall which is in contact with the western root crown). • Cankered. • Historic stem removal with decay at pruning wounds. RATIONALE: • EXCESSIVE ROOT AND CROWN LOSS WILL RESULT FROM EXCAVATION FOR THE UNDERGROUND PARKING STRUCTURE AND RELATED ACCESS FOR BUILDING CONSTRUCTION. THIS TREE IS IN POOR CONDITION AND IN OUR OPINION, DESIGN REVISIONS TO ACCOMMODATE PROTECTION MEASURES ARE NOT WARRANTED.	P	7	2.3 m	REMOVE		
C01	Y	CITY	1	Flowering cherry (Prunus serrulata)	105	105	105	Y	10	5.5 W5	35	O	• Cankered. • Downward extending branch collar and stem decay from historic scaffold removal. • 25cm scaffold decay (east side of crown). • Epicormic growth. • Eastern crown contact with overhead utility wires. • Sidewalk heaving on the west side from restricted roots. • NW crown (~20% of overall crown %) is dead. RATIONALE: • CONFLICTS WITH LOGISTICS AND WORK PLAN PLUS CIVIL WORKS (SEE NOTES ON APPENDIX C). PA TO OBTAIN APPROVAL FROM THE PARKS DEPARTMENT - URBAN FORESTRY HAVE BEEN RECEIVED. CONDITIONS OF APPROVAL MUST BE MET BY PROJECT BEFORE CUTTING	P		6.8 m	REMOVE		



Tag/ID	Survey ID	Loc	# of Trees	Common name, (<i>Botanical</i>)	DBH ISA	DBH CITY	DBH TPZ	Bylaw Y/N	Ht (m)	Spr (m)	LCR (%)	Class	Assessment Findings:	Viability	Optimal RPZ	City RPZ (min)	ACTION	RPZ (m)	CPZ (m)
C02	Y	CITY	1	Flowering cherry (<i>Prunus serrulata</i>)	110	110	110	Y	10	6	50	0	- Few dead branches in the interior crown. - Large pruning wounds with possible decay from historic limb removal. - Sidewalk heaving on the west side from restricted roots. RATIONALE: - CONFLICTS WITH LOGISTICS AND WORK PLAN PLUS CIVIL WORKS (SEE NOTES ON APPENDIX C). PA TO OBTAIN APPROVAL FROM THE PARKS DEPARTMENT - URBAN FORESTRY HAVE BEEN RECEIVED. CONDITIONS OF APPROVAL MUST BE MET BY PROJECT BEFORE CUTTING.	G	11	7.2 m	REMOVE		
C03	N	CITY	1	Western redcedar (<i>Thuja plicata</i>)	25, 15	40	25	Y	4	1.7	80	G	- DBH is representative of the largest of measured stems (25, 15cmØ) at 1.4m above grade for protection setback calculation purposes. - Topped at 1m with weakly attached replacement leaders. - Crown reduction pruned for sidewalk and entry way clearance on the west and south side. - Growing on a north facing slope, roots are likely asymmetrical. - Lower crown merged with H05. RATIONALE: - WE UNDERSTAND THAT APPROVAL FROM THE PARKS DEPARTMENT - URBAN FORESTRY HAVE BEEN RECEIVED. CONDITIONS OF APPROVAL MUST BE MET BEFORE CUTTING.	P	3.7	2.6 m	REMOVE		
C04	N	CITY	1	Apple (<i>Malus sp.</i>)	13	13	13	Y	5	1.8	80	0	- Growing on a north facing slope, roots are likely asymmetrical. RATIONALE: - WE UNDERSTAND THAT APPROVAL FROM THE PARKS DEPARTMENT - URBAN FORESTRY HAVE BEEN RECEIVED. CONDITIONS OF APPROVAL MUST BE MET BEFORE CUTTING.	G	3.8	0.8 m	REMOVE		

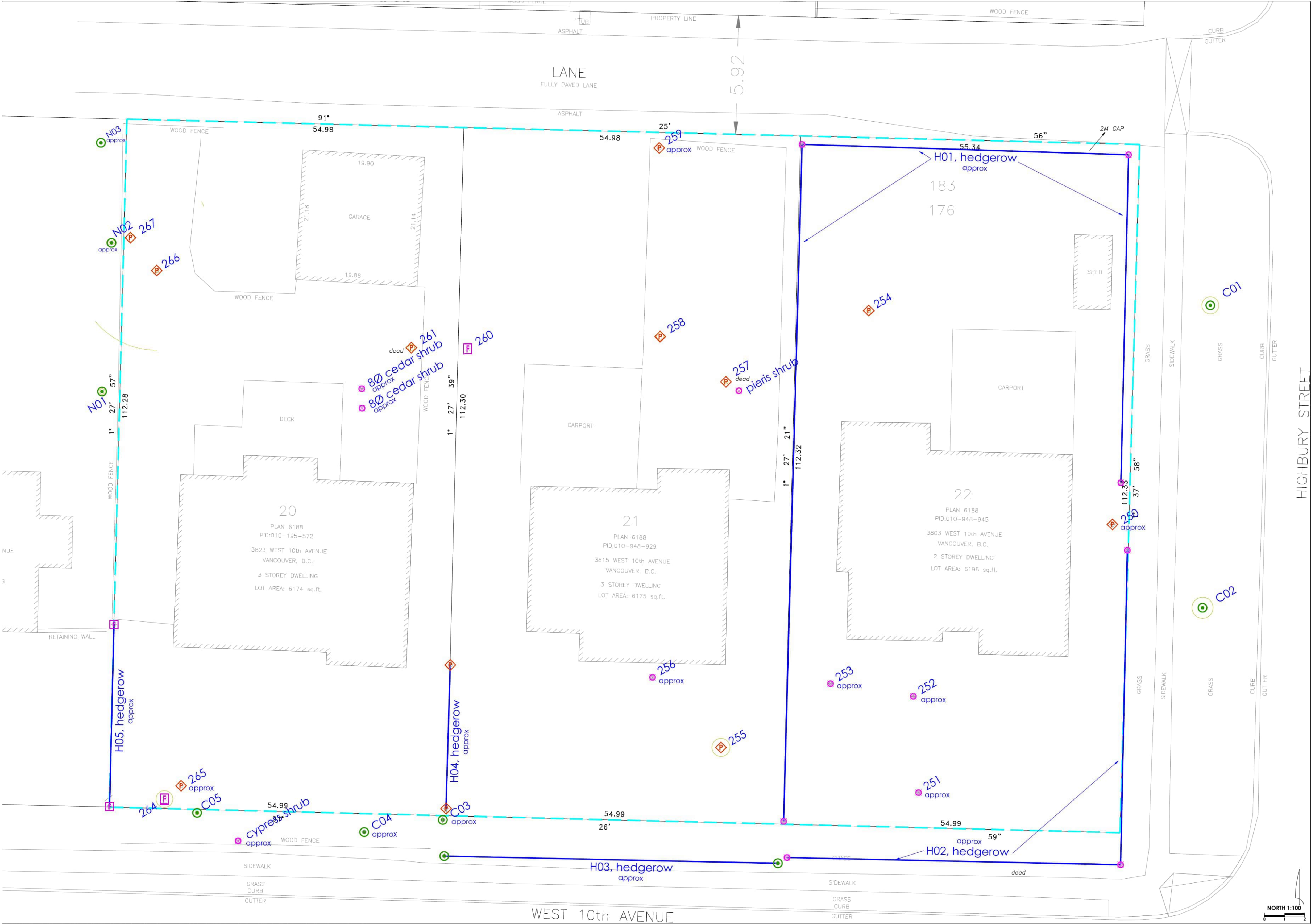


Tag/ID	Survey ID	Loc	# of Trees	Common name, (Botanical)	DBH ISA	DBH CITY	DBH TPZ	Bylaw Y/N	Ht (m)	Spr (m)	LCR (%)	Class	Assessment Findings:	Viability	Optimal RPZ	City RPZ (min)	ACTION	RPZ (m)	CPZ (m)
C05	Y	CITY	1	Yellow cedar (Chamaecyparis nootkatensis)	16	16	16	Y	7	1.8	65	G	• Historic leader loss at 6m above grade. • Suppressed on the west side by #264, resulting in an asymmetrical crown biased to the east. • Leaning to the east. • Crown raise pruned to 1.5m above grade. • Growing on a northeast facing slope, roots are most likely asymmetrical. RATIONALE: • WE UNDERSTAND THAT APPROVAL FROM THE PARKS DEPARTMENT - URBAN FORESTRY HAVE BEEN RECEIVED. CONDITIONS OF APPROVAL MUST BE MET BEFORE CUTTING.	P	3.8	1 m	REMOVE		
H01	N	ON	1	Western redcedar (Thuja plicata)	5 to 16	16	16	N	5	2	90	0	• DBH is representative of the largest of measured stems (5 to 16cmø) at 1.4m above grade for protection setback calculation purposes. • Topped at 1.5m. • Crown reduction pruned on the north side for lane and sidewalk clearance. • Germination points ~1.8m from sidewalk edge (avg) on the east side. RATIONALE: • DIRECT CONFLICT WITH THE UNDERGROUND PARKING STRUCTURE.	F	4	1 m	REMOVE		
H02	N	SHARED CITY	1	Eastern white cedar (Thuja occidentalis)	4 to 6	6	6	Y	2	0.3	80	0	• DBH is representative of the largest of measured stems (4 to 6cmø) at 1.4m above grade for protection setback calculation purposes. • 35-45% of stems are dead. RATIONALE: • DIRECT CONFLICT WITH THE UNDERGROUND PARKING STRUCTURE IN THE HIGHBURY FRONTAGE, AS WELL AS ROAD FRONTAGE IMPROVEMENTS INCLUDING WIDENING OF THE COMMERCIAL SIDEWALK IN THE WEST 10TH AVENUE FRONTAGE. PROTECTION MEASURES CANNOT BE ACCOMMODATED IN THE CURRENT DESIGN AND WE HAVE SPECIFIED THE REMOVAL OF THIS TREE ACCORDINGLY.	P	2.3	0.4 m	REMOVE		

Tag/ID	Survey ID	Loc	# of Trees	Common name, (<i>Botanical</i>)	DBH ISA	DBH CITY	DBH TPZ	Bylaw Y/N	Ht (m)	Spr (m)	LCR (%)	Class	Assessment Findings:	Viability	Optimal RPZ	City RPZ (min)	ACTION	RPZ (m)	CPZ (m)	
H03	N	CITY	1	Western redcedar (<i>Thuja plicata</i>)	10 to 20	20	20	Y	5	0.7	90	0	- DBH is representative of the largest of measured stems (10 to 20cmø) at 1.4m above grade for protection setback calculation purposes. - Historically topped. - Crown reduction pruned for sidewalk and yard clearance. 0.3 to 0.5m from sidewalk edge on the south side. RATIONALE: - DIRECT CONFLICT WITH ROAD FRONTAGE IMPROVEMENTS INCLUDING WIDENING OF THE COMMERCIAL SIDEWALK. PROTECTION MEASURES CANNOT BE ACCOMMODATED IN THE CURRENT DESIGN AND WE HAVE SPECIFIED THE REMOVAL OF THIS TREE ACCORDINGLY.	F	2.7	1.3 m	REMOVE			
H04	N	ON	3	English laurel (<i>Prunus laurocerasis</i>)	15 to 35	35	35	Y	3	1.3	90	0	- DBH is representative of the largest of measured stems (15 to 35cmø) at 1.4m above grade for protection setback calculation purposes. 5 stems (3 northern stems are bylaw sized). - Historically topped at 3m. RATIONALE: - DIRECT CONFLICT WITH THE UNDERGROUND PARKING STRUCTURE.	F	3.5	2.3 m	REMOVE			
H05	N	SHARED PRIVATE	1	English laurel (<i>Prunus laurocerasis</i>)	10 to 25	25	25	Y	3	1.3	80	0	- DBH is representative of the largest of measured stems (10 to 25cmø) at 1.4m above grade for protection setback calculation purposes. - Historically topped. - Stems appear to straddle the common property line and this hedgerow is thought to be owned jointly with the neighbouring owner.	F	3.3	1.6 m	PROTECT		1.3	
N01	Y	OFF	1	Maidenhair tree (<i>Ginkgo biloba</i>)	28	28	28	Y	13	3	N5.C	80	0	- Crown slightly biased to the east. ~3.0m crown overhanging the development site. - The grade is ~0.3m lower on the development site due to a wood retaining wall, resulting in asymmetrical roots. - Crown reduction pruned on the west side for building clearance.	G		1.8 m	PROTECT		3.9 E 3.3 N 5.0 S



Tag/ID	Survey ID	Loc	# of Trees	Common name, (Botanical)	DBH	ISA	DBH	CITY	DBH	TPZ	Bylaw Y/N	Ht (m)	Spr (m)	LCR (%)	Class	Assessment Findings:	Viability	Optimal RPZ	City RPZ (min)	ACTION	RPZ (m)	CPZ (m)
N02	N	OFF	1	Common plum (Prunus domestica)	24, 20		44		24		Y	9	3.9	65	G	• DBH is representative of the largest of measured stems (24, 20cmø). • Root restricted on the east side from grade differential of ~0.6m (retaining wall). • ~10% dieback. • ~3.4m crown overhanging development site. • Severe stem decay; eastern stem is ~60% cavity from decay (failure direction would most likely be W given the location of girdling). • This tree is likely high risk; reassessment required before construction commences.	P	5.9	2.9 m	PROTECT		3.9
N03	N	OFF	1	Common plum (Prunus domestica)	28, 24, 27		79		28		Y	7	4.5	30	G	• DBH is representative of the largest of measured stems (28, 24, 27cmø). • Root restricted on the east side from grade differential of ~0.6m (retaining wall). • Topped with weakly attached replacement leaders. • ~35% dieback. • Drop crotch pruned for utility line clearance. • ~3.5m crown overhanging development site. • Severe trunk decay observed on all 3 stems. • ~15cm wide Ganoderma fruiting body observed on the east side of the eastern stem at ~0.1m above grade. • This tree is likely high risk; reassessment required before construction commences.	P	6.5	5.1 m	PROTECT		4.5



HEALTH AND STRUCTURE CONDITION OF EXISTING TREES - FOR INFORMATION ONLY
TREE ASSESSMENT AND SUITABILITY DETAIL - TOPOGRAPHIC SURVEY BASE

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. surveyors, engineers, 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 geo-technical. 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 and/or the client should bring these to the attention of the project architect from this office to review and resolve.
- Landscaping and contractors for site preparation, land clearing, civil 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., under-size or bylaw exempt trees, or grouped trees). It is the responsibility of the contractor(s) to confirm that all necessary municipal approvals are in place, and to determine the full scope of tree removal work. Only the trees shown to be retained and protected are to remain on site, unless otherwise directed by the owner.
- Tree and stump to be removed from within the tree protection zone (including CP, RPT and WSS) are to be removed or directed and with on-site supervision from an arborist 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:
 - ISA Certified Arborist (tree removal, rigging, pruning and other tree service work) working to ANSI A300 and ANSI Z153 Standards and Best Management Practices.
 - Certified Utility Arborist (tree removal, pruning and other tree service work) working to ANSI A300 and ANSI Z153 Standards and Best Management Practices and following BC Hydro policies and procedures.

LEGEND - TREE ASSESSMENT:

Tree condition ratings consider the current health and structural condition observed by the Project Arborist (PA) at the time of inspection and using an established visual assessment method. See arborist report appendix B for details.

Tree Protection Zone (TPZ) planning requires consultation with the PA as the project design advances. Any proposed reduction of an arborist's TPZ or removal of a tree requires approval of the PA and may be conditional to arborist's treatment or low impact construction measures to mitigate impacts.

XXX denotes STUDY AREA or PROJECT SITE LIMITS
XXX denotes ARBORIST TAG NUMBER or ID REFERENCE (if applicable)
approx denotes an UNDESIRABLE TREE or an APPROXIMATE LOCATION

SHARED OWNERSHIP TREE:

- If an unretained tree is contemplated for retention and/or is located close to a neighbouring property, the tree must be accurately surveyed before its treatment is finalized.
- Ownership of a tree is determined from survey information and site observations by the PA. When a portion of the trunk(s) of ground height crosses over a property line, the tree is considered to be jointly owned by the respective property owners.

GOOD CONDITION:

- Fully suitable for preservation.
- Subject to the design meeting applicable protection specifications.

FAIR CONDITION:

- A candidate for preservation.
- Subject to the design meeting applicable protection specifications and feasibility of remedial treatments to mitigate defects (structural or health related).

POOR CONDITION:

- Not recommended for preservation.
- Exceptions to retain might be feasible subject to certain project arborist conditions or retention in coordination with adjacent trees, etc.

OFF-SITE:

- A tree located in neighbouring lands and within influencing distance of the project.
- Tree owner consultation and city permit may be required in order to finalize treatment specifications.

UNDESIRABLE TREE:

- A tree that is smaller than bylaw defined protected size.
- The project may need to consult municipality to determine if this is a bylaw protected tree.

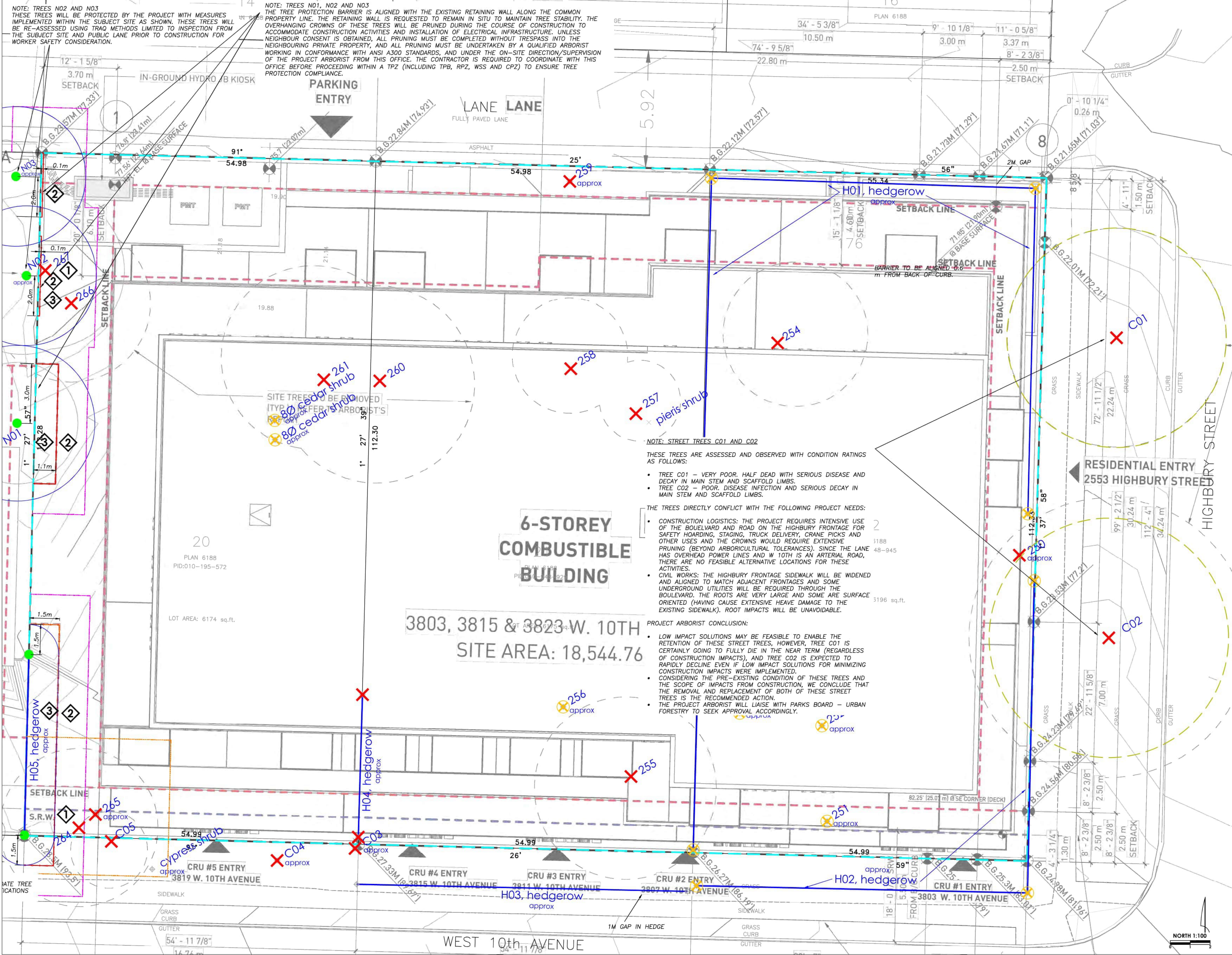
PRELIMINARY OVERALL TPE:

- Provided for project planning and initial design consideration only - final TPE specifications are to be determined through consultation with the PA as the project design advances.

ISSUED FOR BP APPLICATION PURPOSES - NOT FOR CONSTRUCTION
SHEET 1 OF 2
APPENDIX C: TREE MANAGEMENT DRAWING



PROJECT:	PROPOSED DEVELOPMENT
ADDRESS:	3803, 3815, 3823 WEST 10TH AVENUE, VANCOUVER
CLIENT:	SIGHTLINE PROPERTIES
CITY REF:	21227
PLANNING REF:	21227
REVISED BY:	2025



PREScription for EXISTING TREES related to the PROPOSED DEVELOPMENT
TREE RETENTION and PROTECTION DETAIL - PRELIMINARY CIVIL DESIGN BASE

TREE PROTECTION – STANDARD SUPERVISION REQUIREMENTS:

- The Client and their Contractor(s) are responsible to maintain the tree protection compliance through the entire construction term, and to arrange attendance of the PA to the site prior to and during certain work activities, generally as follows:
- A. Barrier Installation:**
 - To direct and inspect the tree protection barrier installation to our specifications and provide a barrier sign-off report.
 - B. Pre-Treatment of Trees:**
 - To undertake or direct tree treatments (i.e. pruning, enhancements to the growing site, interim watering program and special measures) to prepare the trees and assist them in sustaining and adapting to the rigours of construction.
 - C. Pre-Construction:**
 - To meet with the contractor in advance of any mobilization to the site to plan our on-site assistance to direct/supervise pre-construction works in and around TPZs, such as but not limited to:
 - site access and egress and installation of temporary power, site hoarding, site office or other infrastructure,
 - service and utility decommissioning,
 - demolition of structures or hardscapes,
 - installation of ESC or stormwater management infrastructure,
 - invasive plant controls, treatments or management,
 - site clearing and tree removal including identification of retention trees and direction of low impact removal of trees, vegetation and stumps within the TPZs as well as to inspect retained trees after clearing for condition, preloading or site grading (as applicable), and
 - installation of site hoarding, site office and temporary power.
 - D. Construction Phase:**
 - To attend and assist with specific activities within or in close proximity of a TPZ to review design details that the Client deems may present conflicts with a TPZ, to assist in resolving project constructability challenges, to direct or undertake low impact methods of certain planned works, to implement the use of low impact materials, and/or to perform root pruning and to direct and protect the construction work with the following:
 - on a regular monthly schedule or at an interval determined by the PA relative to the construction progress and activities,
 - at any time when access within a CRZ, RPZ or CPZ is planned or executed,
 - site grading (cuts or fills),
 - excavations,
 - fencing or overhead works related to services and utility installation,
 - forming and concrete placing,
 - scaffolding, craning or manlift operation,
 - framing and building envelope finishing,
 - all landscape works (see below), and
 - at certain times as identified in the Special Measures section (see below).
 - E. PRIOR TO REMOVING BARRIERS – Landscape Finishing:**
 - To review landscape drawings and subcontractor work plan including TPZ related limitations on methods and materials in advance of commencing those works and to provide on-site direction and guidance for the associated preparation works and construction of PA approved hardscape and soft landscape elements including but not limited to:
 - sidewalks/paths,
 - patios/decks/benches,
 - retaining walls,
 - fencing,
 - irrigation/electrical conduit
 - soil placement/landscaping and grass/turf installation.
 - F. Documentation:**
 - Note that certain landscape features may be excluded, may require an arboricultural aeration system, or will be limited to specific materials and methods that meet tree and root protection requirements. Planting of any plants, shrubs or hedges within a TPZ is restricted to small pot sizes such as "4 inch" and "#1", but these may vary depending on tree species and proximity to the tree. The "pocket planting" standards will apply via minimizing planting hole size, limited digging into existing grade to avoid damage to woody roots, and backfilled with minimal addition of growing medium.
 - To provide site review reports at certain milestones issued to: the owner/developer, the general contractor and the prime consultant, during the construction phase. Note that if non-compliance is observed, the PA is required by the city to report the non-compliance to them in the form of an impact and mitigation assessment which may require investigative work by the PA. A final sign off at substantial completion of the project is required.

TREE PROTECTION – SPECIFIC MEASURES:

The following items within a TPZ require PA direction, treatment or supervision/monitoring. See the Tree Management Drawing for additional references to locations where special measures are required.

- 1. N02, H05 – Tree Removal or Land Clearing Operations:**

The tree removals, land clearing and/or stump removals within or in close proximity to a TPZ require on-site supervision and direction to ensure that the contractor implements low impact methods for those operations, and to ensure retained trees are protected adequately.
- 2. TREE # N01, N02, N03, H05 – Root Pruning for Site Excavation:**

The excavation for the parking area is expected to be vertically shown and will extend to the prescribed RPZ, therefore the PA must be on site concurrently with the excavation adjacent to provide root protection measures and/or undertake root pruning treatments as necessary.
- 3. TREE # N01, N02, N03, H05 – Fence Construction and Finished Landscaping:**

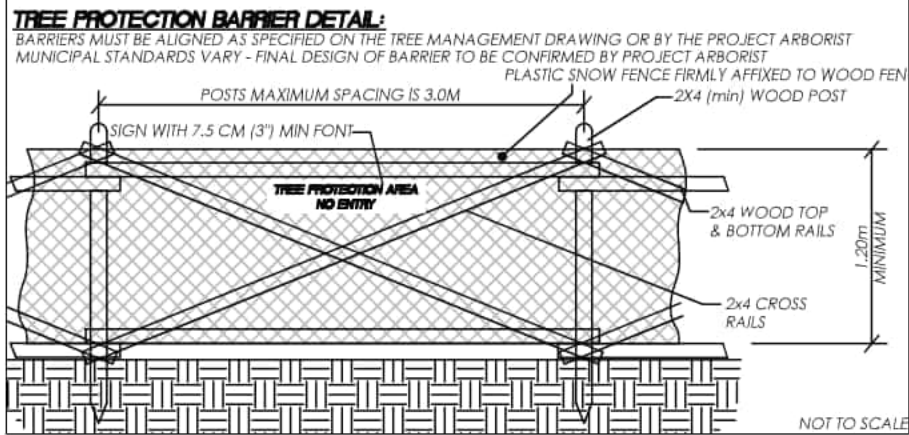
The digging of fence posts and construction of a fence as well as landscape finishing treatments must be reviewed in advance by the PA. Low impact digging methods and siting of fence posts may require adjustment depending on the roots encountered and scope of root impacts. Fence alignment may need to be realigned or excluded if in conflict with tree crowns or hedges and pruning to mitigate is not feasible as directed on site by the project arborist.

LEGEND-TREE RETENTION:

- See arborist report with appendices and details herein for tree data and for tree protection measures and specifications.
- denotes STUDY AREA or PROJECT SITE LIMITS
 - denotes ARBORIST TAG NUMBER or ID REFERENCE
 - denotes SURVEY TAG NUMBER or ID REFERENCE (if applicable)
 - denotes an UNDESIRABLE TREE shown on an APPROXIMATE LOCATION
 - If an unconsolidated tree is contemplated for retention and/or is located close to a neighbouring property line, the tree must be accurately surveyed before its retention is finalized.
 - denotes a SHARED OWNERSHIP TREE
 - Ownership of a tree is determined from survey information and site observations by the PA. When a portion of the trunk or ground height crosses over a property line, the tree is considered to be jointly owned by the respective property owners.
 - denotes RETENTION TREE
 - denotes REMOVAL TREE
 - denotes UNDESIRABLE RETENTION TREE
 - A tree that is smaller than bylaw defined protected size and proposed to be retained at owner's discretion.
 - denotes UNDESIRABLE REMOVAL TREE
 - The project may need to consult municipality to determine if this is a bylaw protected tree.
 - denotes TREE TO BE RELOCATED - TRANSPLANT TREE
 - Conditional to a feasibility study to be conducted by the project arborist, a tree that is proposed to be moved to another location on-site or off-site at owner's discretion.

LEGEND-TREE PROTECTION:

- A PRE-CONSTRUCTION meeting with the Project Arborist (PA), the Owner and the Contractor is required before the contractor mobilizes to the site or commences site work.
- All requests for PA to attend the site require a minimum of 3 business days advance notice. Requests with less notice will be considered based on staff availability at the time of the request.
- Tree Protection Zones (TPZ) are comprised of a TR, CRZ, RPZ and WSS as detailed below. See additional details herein and the arborist report and appendices for detailed tree protection specifications.
- Included trees noted as APPROXIMATE must be surveyed accurately before tree protection measures are finalized.
- The protection surfaces are determined from the girth of the trunk and/or a property line or the existing or proposed site features, as may be applicable. A tree protection barrier inspection and signed by the PA is required. Same as noted with or without a tree trunk, the PA may be required to provide a written confirmation of the tree's location and condition to the project arborist.
- denotes the PRELIMINARY OVERALL TPZ
- denotes the TREE PROTECTION BARRIER - TR
- denotes the CRON PROTECTION ZONE - CRZ
- denotes the ROOT PROTECTION ZONE - RPZ
- denotes the HOARDING ZONE - WSS
- denotes SPECIFIC MEASURES



ISSUED FOR BP APPLICATION PURPOSES - NOT FOR CONSTRUCTION

APPENDIX C: TREE MANAGEMENT DRAWING

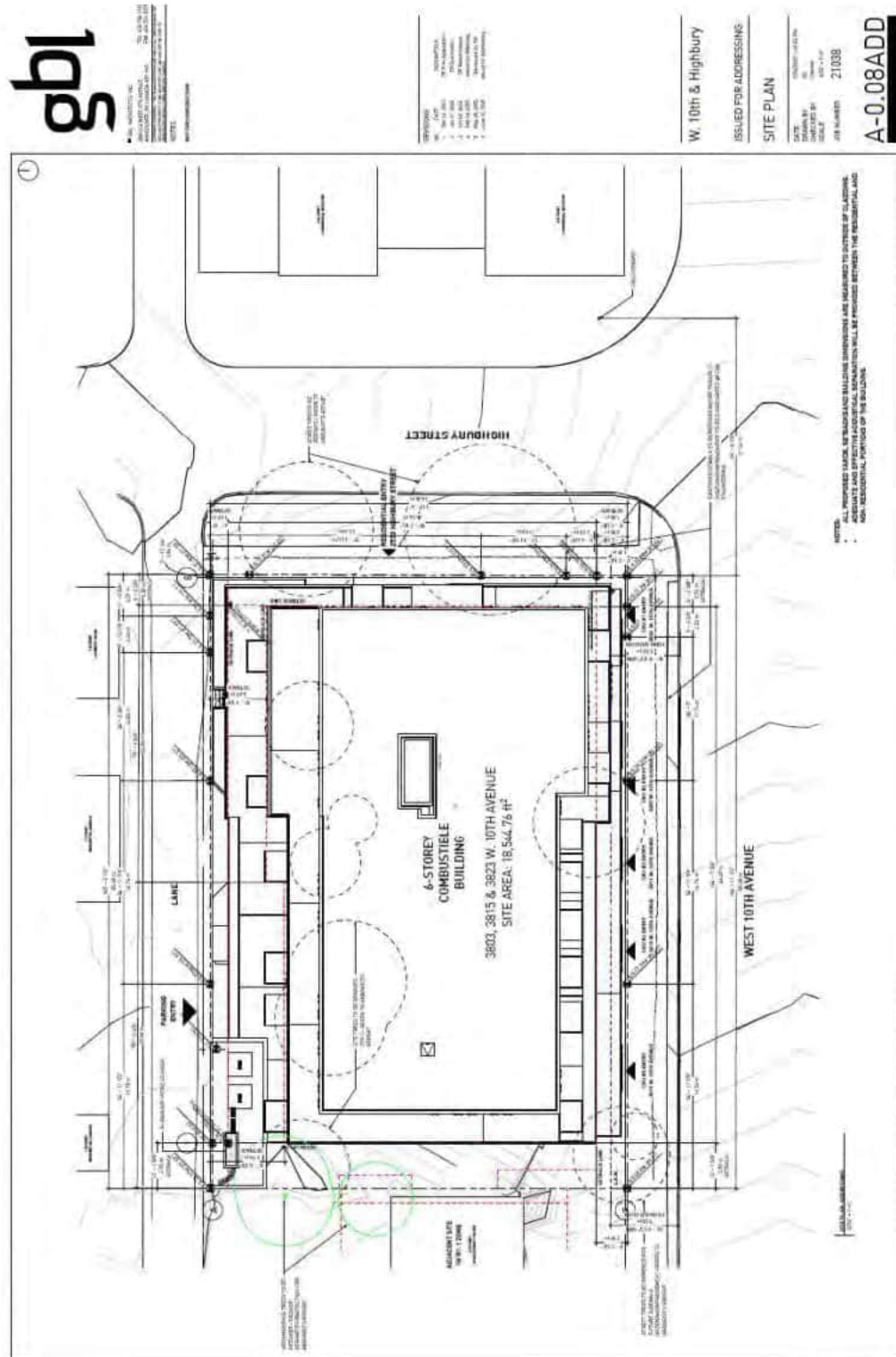
PROJECT: PROPOSED DEVELOPMENT
ADDRESS: 3803, 3815, 3823 W 10TH AVENUE, VANCOUVER
CLIENT: SIGHTLINE PROPERTIES
CITY REF: [blank] IACIL FILE: 21227
PLOT/REV: 22-234 REV 04 DATE: SEP 25, 2025

ARBORTECH CONSULTING
A125-4286 203 ST LANGLEY BC V2Y 3S1 604 275 3484

ACL GROUP
trees@aclgroup.ca

APPENDIX D: REFERENCE DESIGN DRAWING(S)

D1: Architectural Site Plan







APPENDIX E: LETTER OF ASSURANCE

PROOF OF CONTRACT FOR ARBORIST ASSISTANCE DURING CONSTRUCTION

ISSUANCE DATE: **Rev 6: September 25, 2025**

ACL FILE: **21227**

ISSUED TO: **Dustin Klassen - Sightline Properties**

SUBJECT SITE: **3803, 3815, 3823 W10th Avenue, Vancouver
Proposed Development**

REF DOC.'S: **Tree Management Report and Drawing Package (including all appendices)
prepared by this office, Rev 4, dated Feb 13, 2025 (or the most current version)**

Pursuant to municipal bylaws and/or policies a duly executed copy of this Letter of Assurance (LOA) is required to be submitted and approved to serve as confirmation that ACL Group Enterprises Ltd (the "Consultant"), is retained under contract to the **Owner** (the "Client") as **Project Arborists** (the "PA") to provide arboricultural consulting and field services for the duration of the project to assist the project in maintaining compliance with tree protection.

By signing below, the owner and their contractor agree to the responsibilities associated with fully implementing the Tree Protection Zones (TPZ) restrictions and limitations, and related standard and specific measures, and to;

- furnish this office with IFC drawings and the construction logistics plan for pre-mobilization review,
- notify the PA of any mobilizations to the site with a minimum of two weeks advance notice,
- notify the PA in advance of any potential tree protection conflicts with construction work to resolve those proactively,
- ensure that the PA is provided 3 business days advance notice for attendance by the PA at required times,
- facilitate the completion of any proactive or remedial treatments that may be prescribed or required by the PA,
- implement any PA specified measures for the construction work, including low impact materials and methods, and conformance with arboricultural standards and best management practices,
- pay all costs associated with tree protection compliance measures or treatments, including any non-compliance penalties and remediation treatments required thereof,
- schedule an inspection by the PA at substantial completion of the project to enable final signoff of tree protection compliance (required for final or occupation permits to be issued by city and for tree protection bond release), and
- pay all fees of the Consultant for the related work at the current applicable hourly rates, including portal to portal travel, on net 30 terms;

Owner:

Prime or General Contractor:

Project Arborist:

Authorized Signature:	s.15(1), s.22(1)		s.15(1), s.22(1)
Date Signed:	January 6, 2026		September 25, 2025
Name:	Dustin Klassen		Norman Hol
Company:	Sightline Properties (Highbury Street) Ltd.		ACL Group
Phone:	778 808-1083		General: 604-275-3484 ext 101
Email:	dklassen@sightlineproperties.ca		General: trees@aclgroup.ca



TREE PROTECTION – GENERAL LIMITATIONS:

Retained and protected trees must have measures in place to prevent damage being incurred to those trees from site works during all phases of the project. Any access within a TPZ requires advance approval and on-site direction/supervision by the PA, and implementation of measures to be specified by the PA. Except where permitted with advance approval from the PA, and conditional to PA specified measures or low impact methods being implemented, the project shall ensure that there is:

- No excavation, trenching, grade changes or other soil disturbance of any scope or to any depth,
- No passage or operation of personnel, equipment, machinery, trucks, vehicles of any size or type (whether on tracks or tires),
- No storage of soil, gravel, construction supplies, materials, excavation spoil, waste, etc.,
- No accumulation of storm water or standing water conditions,
- No washing of concrete, stucco, drywall, paint, or other chemicals or materials that may be deleterious to soil or roots,
- No placement of temporary structures, services or utilities,
- No affixing lights, signs, cables, cameras or any other devices to trees (i.e. trunk or branches),
- No pruning or cutting of any part of a retained tree (trunk, crown or roots),
- No landscape finishing – except certain landscape works that have prior approval and scheduled supervision by the PA.

TREE PROTECTION – STANDARD MEASURES:

The Client and their Contractor(s) are responsible to maintain the tree protection compliance through the entire construction term, and to arrange attendance of the PA to the site for the following:

A. Barrier Installation:

To direct and inspect the tree protection barrier installation to our specifications, troubleshoot alignment and installation challenges, document revisions and provide a barrier sign-off report for project reference and submittal to municipality.

B. Pre-Treatment of Trees:

To undertake, supervise or direct arboricultural treatments (i.e. pruning, soil renovation or enhancements, interim watering program and other specific measures) to prepare the trees to sustain and adapt to the construction impacts, such as 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, conversion to soft landscape, etc,
- Installation of soil amender (i.e. mulch) within the RPZ to mitigate soil desiccation and to improve soil fertility,
- Interim supplemental watering to compensate for soil hydrology changes,
- Low impact removal of plants or stumps located within a TPZ (i.e. stump grinding or cutting with PA supervision),
- Installation of drainage infrastructure along the perimeter of the TPZ to prevent storm water accumulation within,
- Windfirming treatments 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 PA, and
- Installation of interim soil protection and load distribution measures for personnel or equipment access, where feasible.

C. Pre-Con for Demolition and Pre-Construction:

To plan and implement a schedule to direct/supervise works in and around TPZ's, such as but not limited to:

- site access and egress,
- service and utility decommissioning,
- invasive plant controls, treatments or management,
- demolition of structures or hardscapes,
- site clearing and tree removal including identification of retention trees and direction of low impact removal of trees, vegetation and stumps within the TPZ's as well as to reinspect retained trees after clearing for condition,
- preloading or site stripping/grading (as applicable),
- installation of temporary power, site hoarding, site office or other infrastructure, and
- installation of ESC or stormwater management infrastructure.

D. Pre-Con for Construction Phase:

To plan and implement a schedule to direct/supervise works in and around TPZ's, such as but not limited to:

- on a regular monthly schedule as per municipal requirements or at an interval determined by the PA relative to the construction schedule and activities,



- at any time when access within a TPZ (TPB, RPZ or CPZ) is planned, to proactively determine feasibility and to provide specifications for cost effective solutions,
- excavation/shoring, site grading (cuts or fills) or other ground disturbances,
- trenching or overhead works related to services and utility installation,
- forming and concrete placing,
- craning, scaffolding, machinery, or other equipment mobilizations or operation,
- framing and building envelope finishing,
- all landscape works (see below), and
- at certain times as identified in the Specific Measures section (see below).

E. PRIOR TO REMOVING BARRIERS – Landscape Finishing:

To review landscape drawings and the landscape work plan including limitations on methods and materials in advance of commencing those works and to provide on-site direction and guidance for the associated preparation works and construction of PA approved hardscape and soft landscape elements. including but not limited to:

- sidewalks/paths,
- patios/decks/benches,
- retaining walls,
- fencing,
- irrigation/electrical conduit
- soil placement/plantings, mulching and grass/turf installation.

NO LANDSCAPE FABRIC IS PERMITTED TO BE PLACED WITHIN a TPZ

Note that and certain landscape features may be excluded, may require an arboricultural aeration system, or may be limited to specific materials and methods that meet PA requirements. Planting of any plants, shrubs or hedges within a TPZ is restricted to "4 inch" and "#1" nursery pot sizes, but these may vary depending on retention tree species and proximity. A "pocket planting" standard applies in order to minimize the planting hole size and limiting digging into existing grade to avoid damage to woody tree roots, and to backfill with minimal addition of growing medium.

F. Documentation:

To provide site review reports to the project at certain milestones. Note that if non-compliance to tree protection is observed, the PA is required by the municipality to report the non-compliance to them in the form of an impact and mitigation assessment which may require investigative as well as remedial work by the PA. A final sign off at substantial completion of the project is required to confirm project compliance to all tree protection specifications and measures.

TREE PROTECTION – SPECIFIC MEASURES:

The following items within a TPZ require PA direction, treatment or supervision/monitoring. See the Tree Management Drawing for additional references to locations where special measures are required.

1. N02, H05 – Tree Removal or Land Clearing Operations:

The tree removals, land clearing and/or stump removals within or in close proximity to a TPZ require on-site supervision and direction to ensure that the contractor implements low impacts methods for those operations, and to ensure retained trees are protected adequately.

2. TREE # N01, N02, N03, H05 – Root Pruning for Site Excavation:

The excavation for the parkade is expected to be vertically shored and will extend to the prescribed RPZ, therefore the PA must be on site concurrently with the excavation adjacent to provide root protection measures and/or undertake root pruning treatments as necessary.

3. TREE # N01, N02, N03, H05 – Fence Construction and Finished Landscaping:

The digging of fence posts and construction of a fence as well as landscape finishing treatments must be reviewed in advance by the PA. Low impact digging methods and siting of fence posts may require adjustment depending on the roots encountered and scope of root impacts. Fence alignment may need to be realigned or excluded if in conflict with tree crowns or hedges and pruning to mitigate is not feasible as directed on site by the project arborist.