



# Committee of Council Agenda

Tuesday, May 16, 2023

2:00 p.m.

Council Chambers

3rd Floor City Hall, 2580 Shaughnessy Street, Port Coquitlam, BC

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Pages

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Recommendation:

*That the Tuesday, May 16, 2023, Committee of Council Meeting Agenda be adopted as circulated.*

3. CONFIRMATION OF MINUTES

3.1 Minutes of Committee of Council

4

Recommendation:

*That the minutes of the following Committee of Council Meetings be adopted:*

- *April 25, 2023.*

4. REPORTS

4.1 Rezoning Application for 3431 Flint Street

9

Recommendation:

*That Committee of Council recommend to Council:*

1. *That Zoning Bylaw, 2008, No. 3630 be amended to include RD2 (Residential Duplex 2) to provide for a duplex with secondary suites;*
2. *The zoning of 3431 Flint Street be amended from RS1 (Residential Single Dwelling 1) to RD2 (Residential Duplex 2);*
3. *That the Official Community Plan, 2013, No. 3838 be amended to include policies to guide consideration of rezoning of property to the RD2 zone and the form and character of this new type of development; and*

4. *Prior to adoption of the amending Zoning bylaws, the following conditions be met to the satisfaction of the Director of Development Services:*
  - a. *Demolition of existing structures; and*
  - b. *Completion of design and submission of fees and securities for off-site works and services.*

**4.2 Departmental Update - Development Services (verbal update)**

Recommendation:

None.

**5. COUNCILLORS' UPDATE**

**6. MAYOR'S UPDATE**

**7. CAO UPDATE**

**8. RESOLUTION TO CLOSE**

**8.1 Resolution to Close**

Recommendation:

*That the Committee of Council Meeting of Tuesday, May 16, 2023, be closed to the public pursuant to the following subsections(s) of Section 90(1) of the Community Charter:*

Item 5.1

*c. labour relations or other employee relations;*

*k. negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.*

Item 5.2

*e. the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;*

*k. negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;*

*l. discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an*

*annual report under section 98 [annual municipal report].*

**9. ADJOURNMENT**

**9.1 Adjournment of the Meeting**

Recommendation:

*That the Tuesday, May 16, 2023, Committee of Council Meeting be adjourned.*



# Committee of Council Minutes

Tuesday, April 25, 2023

Council Chambers

3rd Floor City Hall, 2580 Shaughnessy Street, Port Coquitlam, BC

- Council Present: Vice Chair, Councillor Washington  
Councillor Darling  
Councillor McCurrach  
Councillor Petriw  
Councillor Pollock
- Council Absent: Mayor West  
Councillor Penner
- Staff Present: R. Bremner, CAO  
K. Grommada, Deputy CAO  
Y. Comfort, Acting Director Recreation  
J. Frederick, Director Engineering & Public Works  
B. Irvine, Director Development Services  
R. Kipps, Fire Chief  
D. Long, Director Community Safety & Corporate Services  
J. Lovell, Director of Finance  
K. Wells, Manager of Legislative Services & Corporate Initiatives
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## 1. CALL TO ORDER

The meeting was called to order at 3:30 p.m.

## 2. ADOPTION OF THE AGENDA

### 2.1 Adoption of the Agenda

#### Moved-Seconded:

*That the Tuesday, April 25, 2023, Committee of Council Meeting Agenda be adopted as circulated.*

In Favour (5): Councillor Washington, Councillor Darling, Councillor McCurrach, Councillor Petriw, and Councillor Pollock

Absent (2): Mayor West, and Councillor Penner

Carried

### **3. CONFIRMATION OF MINUTES**

#### **3.1 Minutes of Committee of Council**

Moved-Seconded:

*That the minutes of the following Committee of Council Meetings be adopted:*

- *April 4, 2023.*

In Favour (5): Councillor Washington, Councillor Darling, Councillor McCurrach, Councillor Petriw, and Councillor Pollock

Absent (2): Mayor West, and Councillor Penner

Carried

### **4. REPORTS**

#### **4.1 Inter-Municipal Business Licence Bylaw Updates**

Moved-Seconded:

*That Committee of Council recommend to Council that:*

1. *The Inter-Municipal Transportation Network Business Licence Scheme Bylaws No. 4163 and No. 4164 be repealed and replaced to provide for the participation of the District of Kent, the District of Hope and the City of Mission within the Bylaws; and*
2. *The Inter-Municipal Business Licence Bylaw No. 3818 be amended to update the Tri-City Inter-Municipal Business Licence fee to \$175.*

In Favour (5): Councillor Washington, Councillor Darling, Councillor McCurrach, Councillor Petriw, and Councillor Pollock

Absent (2): Mayor West, and Councillor Penner

Carried

#### **4.2 Development Permit Application for 2275 and 2267 Hawthorne Avenue**

Moved-Seconded:

*That Committee of Council approve Development Permit DP000502, which regulates an apartment development at 2275 and 2267 Hawthorne Avenue.*

In Favour (5): Councillor Washington, Councillor Darling, Councillor McCurrach, Councillor Petriw, and Councillor Pollock

Absent (2): Mayor West, and Councillor Penner

Carried

#### **4.3 Junior Sports Team Advertising Request for Port Coquitlam Community Centre**

Moved-Seconded:

*That Committee of Council approve six framed advertising poster boards and the four ice sponsor logos to generate revenue for Junior Lacrosse and Junior B Hockey.*

In Favour (5): Councillor Washington, Councillor Darling, Councillor McCurrach, Councillor Petriw, and Councillor Pollock

Absent (2): Mayor West, and Councillor Penner

Carried

Committee of Council also expressed to staff the desire to ensure the City of Port Coquitlam logo is kept at center ice during ice season.

#### **4.4 Departmental Update - Corporate Services (verbal report)**

The Director of Community Safety and Corporate Services gave an on-screen presentation providing updates related to the following Divisions and highlighted key projects.

- Communications
  - improving signage
  - clean, consistent branding
  - annual report 2022
  - website redesign 2024
- Information Services
  - network infrastructure upgrade
  - fibre optic repair on Coast Meridian Overpass
  - air conditioning units in communication rooms
  - computer & laptop asset replacements
  - full cyber security audit completed in 2022
  - network architecture redesign
  - cyber security awareness training

- external vulnerability scanning
- Legislative Services & Corporate Initiatives
  - privacy management program
  - centralized electronic document management system
  - code of conduct
  - council procedure bylaw amendments.

**5. COUNCILLORS' UPDATE**

Council provided updates on City business.

**6. MAYOR'S UPDATE**

No update.

**7. CAO UPDATE**

No update.

**8. RESOLUTION TO CLOSE**

**8.1 Resolution to Close**

Moved-Seconded:

*That the Committee of Council Meeting of Tuesday, April 25, 2023, be closed to the public pursuant to the following subsections(s) of Section 90(1) of the Community Charter:*

Item 5.1

*g. litigation or potential litigation affecting the municipality.*

Item 5.2

*e. the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality.*

In Favour (5): Councillor Washington, Councillor Darling, Councillor McCurrach, Councillor Petriw, and Councillor Pollock

Absent (2): Mayor West, and Councillor Penner

Carried

**9. ADJOURNMENT**

**9.1 Adjournment of the Meeting**

Moved-Seconded:

*That the Tuesday, April 25, 2023, Committee of Council Meeting be adjourned.(5:13 p.m.)*

In Favour (5): Councillor Washington, Councillor Darling, Councillor McCurrach, Councillor Petriw, and Councillor Pollock

Absent (2): Mayor West, and Councillor Penner

Carried

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Mayor

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Corporate Officer



## RECOMMENDATION:

*That Committee of Council recommend to Council:*

- 1. That Zoning Bylaw, 2008, No. 3630 be amended to include RD2 (Residential Duplex 2) to provide for a duplex with secondary suites.*
- 2. The zoning of 3431 Flint Street be amended from RS1 (Residential Single Dwelling 1) to RD2 (Residential Duplex 2);*
- 3. That the Official Community Plan, 2013, No. 3838 be amended to include policies to guide consideration of rezoning of property to the RD2 zone and the form and character of this new type of development.*
- 4. Prior to adoption of the amending Zoning bylaws, the following conditions be met to the satisfaction of the Director of Development Services:*
  - a) Demolition of existing structures;*
  - b) Completion of design and submission of fees and securities for off-site works and services.*

## **REPORT SUMMARY**

This report provides for consideration of a rezoning application to amend the zoning of 3431 Flint Street from RS1 (Residential Single Dwelling 1) to a new zone, RD2 (Residential Duplex 2) which would accommodate development of a duplex with secondary suites. The report also identifies to recommend additional policies to guide consideration of future applications for a duplex with secondary suites, as well as form and character guidelines and siting regulations. Staff support the application and recommended the proposed bylaw amendment proceed to Council for consideration.

## **BACKGROUND**

**Proposal:** The applicant, Van Nguyen, has proposed to redevelop 3431 Flint Street with a two and a half storey duplex, each unit also containing a secondary suite.

**Site Context:** The 747 m<sup>2</sup> (8,041 ft<sup>2</sup>) site is located on the west side of Flint Street close to the corner of Dorset Ave. The site is relatively flat, not in the floodplain and currently developed with an older one and a half storey single residential home. There are three large trees at the rear of the property as well as an opened lane. The surrounding neighbourhood context consists of an older one and one and a half storey single residential homes and duplexes. Kwayhquitlum Middle School is located on the south-east corner of Flint Street and Dorset Avenue.

# Rezoning Application for 3431 Flint Street



Location Map

**Policy and Regulations:** The land use designation in the Official Community Plan (OCP) for the site is Residential. The property is zoned RS1 – Residential Single Dwelling 1.

The RD (Residential Duplex) zone provides for two attached dwellings on one lot but does not permit the dwellings to contain secondary suites. A new RD2 (Residential Duplex 2) is proposed to accommodate the addition of secondary suites in duplex units.



Current OCP Land Designation



Current Zoning

The OCP housing policies encourage duplexes in areas designated Residential and provide for the consideration of rezoning properties to permit a duplex use if:

## Rezoning Application for 3431 Flint Street

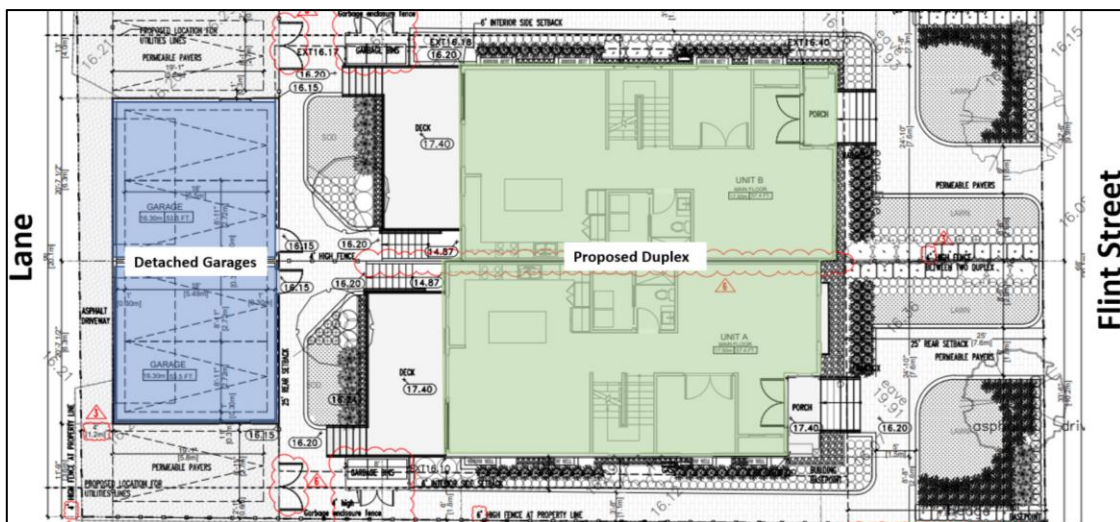
- there is no other site within 100 metres zoned to permit a duplex on the same street, fronting the same street or if it is a corner lot, and
- if the rezoning would result in public benefits such as dedication of lands, installation or extension of adjacent infrastructure to address gaps, retention of heritage-listed homes or landscape features or a superior quality design of buildings and landscaping that enhances fit with the established neighbourhood character.

Through the development permit process, the proposal would be subject to guidelines within the Intensive Residential and Environmental Conservation Permit Areas. These objectives include the orderly development of the area and encourage coordination of the siting, form, and volume of intensive residential buildings and areas for parking, storage, and landscaping.

The British Columbia Building Code was revised in 2019 to permit secondary suites in row homes and side-by-side duplexes. The Code prohibits the suites from being strata-titled or otherwise subdivided.

**Project Description:** The proposed side-by-side duplex would be two and a half storeys in height. The unit configuration provides for two primary units, each with a living space of 195 sq. m (2,100 ft<sup>2</sup>) on two main floors. Each unit also contains a 74 sq. m (803 ft<sup>2</sup>) secondary suite located in a full height basement.

The duplex building has been oriented towards Flint Street with both units having a prominent pedestrian entrance in the front with vehicular access from the rear lane. The secondary suites are accessed off the rear of the property with an alternative walkway along the side of the building from the front of the property. Each secondary suite has landscaped useable outdoor space in front of the garage. Each unit has a two-car detached garage and a separate parking pad for a total of six parking spaces.



Site Plan

# Rezoning Application for 3431 Flint Street

The overall architectural style of the duplex is modern with variable roof lines incorporated in the design and the second storey stepped back to soften the building massing. The secondary suites have been well integrated into the basement design, providing sufficient natural light throughout the units. The cladding material proposed includes Hardie panel and wood grained longboard siding. The building design is harmonious with duplex units differentiated through subtle differences in cladding materials, colours and window design. The rendering below illustrates the proposed design.



Rendering of the proposed duplex looking west along Flint Street



Rendering of the proposed duplex looking northeast from the rear

## Project Profile

	Proposed RD2 Bylaw Regulations <sup>1</sup>	Proposed <sup>2</sup>
<b>Site Area</b>	700 m <sup>2</sup>	747 m <sup>2</sup> (8041 ft <sup>2</sup> )
<b>Lot Width</b>	18 m	20 m
<b>Floor Area Ratio</b>	0.55	0.53
<b>Lot Coverage</b>	40%	39%
<b>Impervious surfaces</b>	65%	49%
<b>Secondary Suite Floor Area</b>	40% (853 ft <sup>2</sup> )	37% (803 ft <sup>2</sup> )

<sup>1</sup> Refer to Zoning Bylaw No. 3630 and Parking and Development Management Bylaw No. 3525

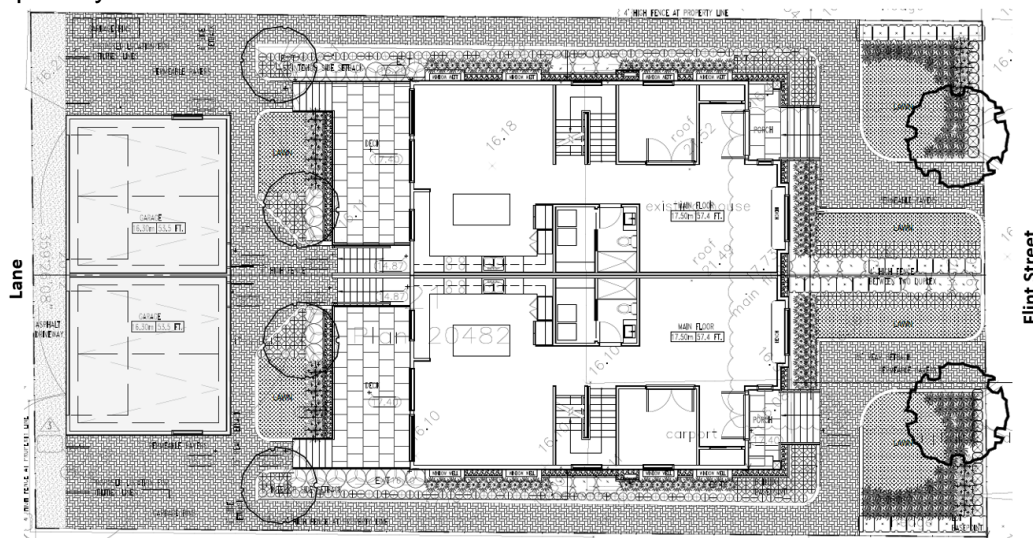
<sup>2</sup> Information provided by applicant

# Rezoning Application for 3431 Flint Street

	Proposed RD2 Bylaw Regulations <sup>1</sup>	Proposed <sup>2</sup>
<b>Setbacks (to principle building)</b>		
<b>Front (Flint St)</b>	7.5 m.	7.5 m.
<b>Rear (lane)</b>	7.5 m.	7.5 m.
<b>Interior side (north)</b>	1.8 m.	2.1 m.
<b>Interior side (south)</b>	1.8 m.	2.1 m.
<b>Building Height</b>	9.0 m.	7.45 m.
<b>Parking Spaces</b>	6	6
<b>Principal dwelling</b>	4 (2 per unit)	4
<b>Secondary suites</b>	2 (1 per unit)	2

**Trees:** There are two significant Norway Spruce trees at the rear of the property, located in the footprint of the proposed garage. Both trees were assessed at marginal health with exposed roots and sap sucker damage. The applicant has requested to remove these trees due to their poor health and conflict with the location of the proposed garage; the City’s arborist has inspected the trees and agrees with the assessment for removal. A dead tree located in the rear yard would also be removed. All removal and replacement of trees would be in accordance with the City’s Tree Bylaw.

**Landscaping:** The proposed landscape plan provides for a substantial amount of hardscaping paver materials integrated into a mix of trees, shrubs, groundcover and grassed lawns. The applicant has proposed a fence around the perimeter of the property and between the two duplex sides for increased privacy.



**Proposed Landscape Plan**

The design of the building and landscaping would be confirmed in Committee’s future consideration of the development permit, if the rezoning is approved. The applicant has submitted a development

permit application which indicates the form and character of the proposed development would comply with these guidelines.

**Offsite Infrastructure and Services:** Provisions for off-site improvements prior to adoption of the rezoning bylaw is recommended to ensure the requirements of the Subdivision Servicing Bylaw would be met. The required improvements would include road, sidewalk, street lighting, street trees and service upgrades along Flint Street and lane improvements to Dorset Avenue.

### **DISCUSSION**

The City's OCP supports the provision to designate land for a variety of housing types to accommodate different housing needs for the growing population in Port Coquitlam. It encourages innovative approaches for infill development in areas designated for single residential, including policies which support duplexes and the provision of secondary suites in single residential homes. With the changes to the Code to safely provide for the inclusion of secondary suites in duplex buildings, there is an opportunity to consider how this form of housing could be incorporated in a manner that meets the needs of residents and is respectful of existing neighbourhoods. This includes consideration of matters such as parking, size, scale and design character of the building and landscaping, provision for private entrances and outdoor spaces for all residents and ensuring necessary infrastructure to accommodate the additional residents.

For the current application, staff note the wide size of the lot and the rear lane access allows for 6 side-by-side, independently accessible parking stalls intended to meet the needs of both principle units as well as the secondary suites. The building has been designed in a manner that is sensitive to the single residential character with appropriate size and massing and attractive street facades. The secondary suites are incorporated into the ground level with subtle entrances around the rear of the building and a unit size that is proportionate to its status as ancillary to the principal dwellings. Private outdoor space and direct pedestrian access to Flint Street is provided for both principle and secondary units. The site is located close to an area transitioning to smaller lot residential development, in close proximity to a school and bus route.

In order to accommodate this form of development, staff would recommend:

- Amendments to the OCP Housing Policies to provide for the consideration of rezoning properties to permit a duplex with secondary suites in instances where the lot meets distance and public policies for a duplex, has rear lane access and can demonstrate provision for six side-by-side parking stalls accessed from the lane.
- Amendment to the Intensive Residential Development Permit Design Guidelines for duplex dwellings to add additional guidelines for duplex dwellings with secondary suites including: a design where the secondary suites are subtly incorporated and scaled appropriately; direct pedestrian connection from the street to the suite entrances and private outdoor space for the suite residents.

# Rezoning Application for 3431 Flint Street

- Amendments to the City’s Zoning Bylaw to create a new zone that would permit secondary suites within a residential duplex zone– RD2 (Residential Duplex 2). Staff recommend this zone be crafted with similar siting regulations as the standard RD zone, but with a larger size to ensure adequate space for independently accessible parking stalls and outdoor space for all suites.

Staff believe the proposal provides for a valuable new form of infill housing development in a sensitive and attractive manner. Approval is recommended.

## **FINANCIAL IMPLICATIONS**

The redevelopment will likely increase the assessed value of the property, resulting in increased property taxation for the City.


## **PUBLIC CONSULTATION**

A sign providing notification of the application is posted on-site. To date, Planning staff have not received any comments in association with the rezoning application. If the application proceeds to Public Hearing, the city would provide notification by mail to residents located within 120m of the site and advertise the Public Hearing in the newspaper.



Staff conducted a site visit on May 2<sup>nd</sup>, 2023 to ensure that the sign is in good standing on the subject property.

## **OPTIONS** (✓ = Staff Recommendation)

	#	Description
	1	Recommend to Council that the zoning of 3431 Flint Street be amended from RS1 to RD2 to allow for development of a duplex with secondary suites, and that the OCP be amended to include policies to guide the location and design of this new form of development.
	2	Obtain additional information prior to making a decision on the application.
	3	Advise Council that Committee does not recommend rezoning 3431 Flint Street to allow for a duplex with secondary suites.

## **ATTACHMENTS**

Attachment 1: Arborist Report

**Lead author(s):** Graeme Muir





# Huckleberry

## Landscape Design

### ***Arborist Report*** ***3431 Flint Street*** ***Port Coquitlam***

***Prepared for:***  
***Herbie Kalsi***  
***604-616-1225***  
***7porche@gmail.com***

***October 29, 2021***

***Prepared by:***  
***Anne Kulla***  
***ISA Certified Arborist PN-6263A***  
***ISA Tree Risk Assessment Qualified***  
***Member BCLNA***

***Tony Zang***  
***ISA Certified Arborist PN-9004A***  
***ISA Tree Risk Assessment Qualified***  
***Bachelor of Urban Forestry***

## Huckleberry Landscape Design

9756 Crown Crescent, Surrey, BC

604-724-3025 | [anne@huckleberrylandscape.ca](mailto:anne@huckleberrylandscape.ca)

**Subject Property Address: 3431 Flint Street, Port Coquitlam**

**Property Inspection Date: October 27, 2021**

**Submittal Date: October 29, 2021**

### Summary:

Huckleberry Landscape Design was retained by Herbie Kalsi to assess and make recommendations for the retention and protection of trees at 3431 Flint Street, Port Coquitlam.

The existing house is to be demolished and a new duplex is to be built in its place. The property faces Flint street and has a laneway along the rear of it.

There are a total of three onsite trees associated with this property, of which two qualify as significant trees based on their size. One non-significant tree has already died, while the other two significant trees located are within the proposed garage and cannot be accommodated. As such, all three onsite trees will be recommended for removal.

All services for each duplex are to enter from the lane and will not interfere with any retained trees.

A total of three trees are recommended for removal and based on Port Coquitlam's Tree Bylaw, five replacement trees will be required. Based on the available planting area, four replacement trees are recommended for planting on the property. Any replacement trees not planted are to be given to the City as cash-in-lieu.

### Tree Retention/Removal Table

	<i>Total # of Trees</i>	<i>Retained</i>	<i>Removed</i>	<i>Total Replacements</i>
<i>On Site Significant Trees</i>	2	0	2	4
<i>On Site Non-Significant Trees</i>	1	0	1	1
<i>City Trees</i>	0			
<i>Offsite Trees</i>	0	0	0	0
<b><i>Total</i></b>	<b>3</b>	<b>0</b>	<b>3</b>	<b>5</b>

*\*Only trees of bylaw-size (≥15 cm DBH) & Parks Trees are considered in the Tree Retention/Removal Summary Table.*

3431 Flint St, Port Coquitlam | October 29, 2021

**Assignment:**

Huckleberry Landscape Design was hired to:

- Inspect and inventory any trees over 15cm diameter
- Make recommendations for tree removal, retention and protection
- Provide a written report of the findings for the landowner and City as part of a Building Permit application

**Methodology:**

The trees were assessed using Basic Visual Assessment from the ground. Tools used for assessment may include: binoculars, rubber mallet for sounding and a small trowel for minimal removal of soil around roots.

What we are looking for during a visual inspection:

- Any structural defects or injuries
- Signs or symptoms of disease, infections or insect infestations
- The height of the tree and spread of the canopy
- Color and density of the foliage

The inspection provides us with an idea of the overall condition of the tree. The *Tree Inventory and Risk Assessment Table* near the end of this report states these findings.

**Site Conditions and Tree Locations:**

The site was visited on an overcast autumn. The site is a single family home within a well established residential area. The site is mainly flat and has a laneway along the rear.

Tree Locations:

- Three onsite trees located in the backyard of the subject property

**Arborist Observations:**

All three onsite trees are located along the west property line in the backyard.



Full view of #224 (right), #225 (center) & #226 (left)

#224 – Norway Spruce (Significant Tree)

- 2 co-dominate leaders
- Minor internal dieback
- Sapsucker damage causing significant resinosis
- Within proposed garage and cannot be accommodated
  - Recommended for removal



Looking into canopy of #224 with significant resinosis from sapsucker damage

### #225 – Norway Spruce (Significant Tree)

- Previously topped at 10m from base
  - Multi-leader emerging from topping point
- 2 leaders failed on east side
- Minor lean east
- Sap sucker damage
- Girdled root on west side
- Large surface roots
- Within proposed garage and cannot be accommodated
  - Recommended for removal



Close up of failed leaders on east side of #225

#226 is a Western Hemlock (Non-Significant)

- Dead for a minimum of 1 year
- Top already snapped off
- Fungus sprouting along trunk
- Hangers in caught branches
- Recommended for removal



#226 fully dead

## Replacement Trees:

A total of three trees are recommended for removal and based on Port Coquitlam's Tree Bylaw, five replacement trees will be required. Based on the available planting area, four replacement trees are recommended for planting on the property. Any replacement trees not planted are to be given to the City as cash-in-lieu.

Replacement Trees to be Planted		
Quantity	Common Name	Botanical Name
2	Eastern Redbud	<i>Cercis canadensis</i>
2	Flowering Dogwood	<i>Cornus florida</i>

Trees should be more than 3 metres to any foundation and more than 1 metre to property lines and should not interfere with visibility or services.

All trees must be of a size as stated in the City of Port Coquitlam Tree Protection Bylaws; 2.0m in height for conifers and 5cm caliper for deciduous trees.

The final location of replacement trees is to be determined at time of planting.

The trees shall be planted to best landscaping standards as outlined in the latest edition of the BC Landscape Standard.

- Ensure the root ball is uniformly watered on day prior to planting, if possible.
- The planting hole shall be twice as wide as it is deep. The top of the root ball should be the same level or slightly higher than the top level of the hole. Plant root ball on a solid base in hole and fill hole with native soil. Some soil amender may be mixed in along with the native soil.
- Tamp backfill around roots to remove large air pockets.
- A 5 to 7.5cm layer of mulch may be applied around the planting area but must be kept 15cm away from trunk
- Create a water well by piling mulch around outside of planting hole to form a 'moat;
- Water thoroughly, allowing water to soak down to bottom of rootball.
- Water the newly planted tree once a week, making sure the water goes at least 20cm deep
- Stake tree if necessary, using current staking practices
- Regular maintenance should be adopted for one year after planting; this includes regular watering, pruning, and cultivating the planting area (weeding and loosening topsoil)



*The opinions and recommendation presented above are based on the site visit made by the writer to view the trees on the dates noted above and are valid for these dates only. While every effort has been taken to assess accurately, the very nature of trees and the unpredictability of weather patterns make it impossible to unequivocally state the condition of the trees for the future.*

October 29, 2021



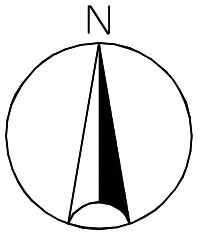
Anne Kulla  
Certified ISA Arborist PN-6263A  
Certified Tree Risk Assessment Qualification  
Dipl. Horticulture, CLT  
BCLNA member



Tony Zang  
Certified ISA Arborist PN-9004A  
Certified Tree Risk Assessment Qualification  
Bachelor of Urban Forestry

### Tree Inventory and Risk Assessment Table

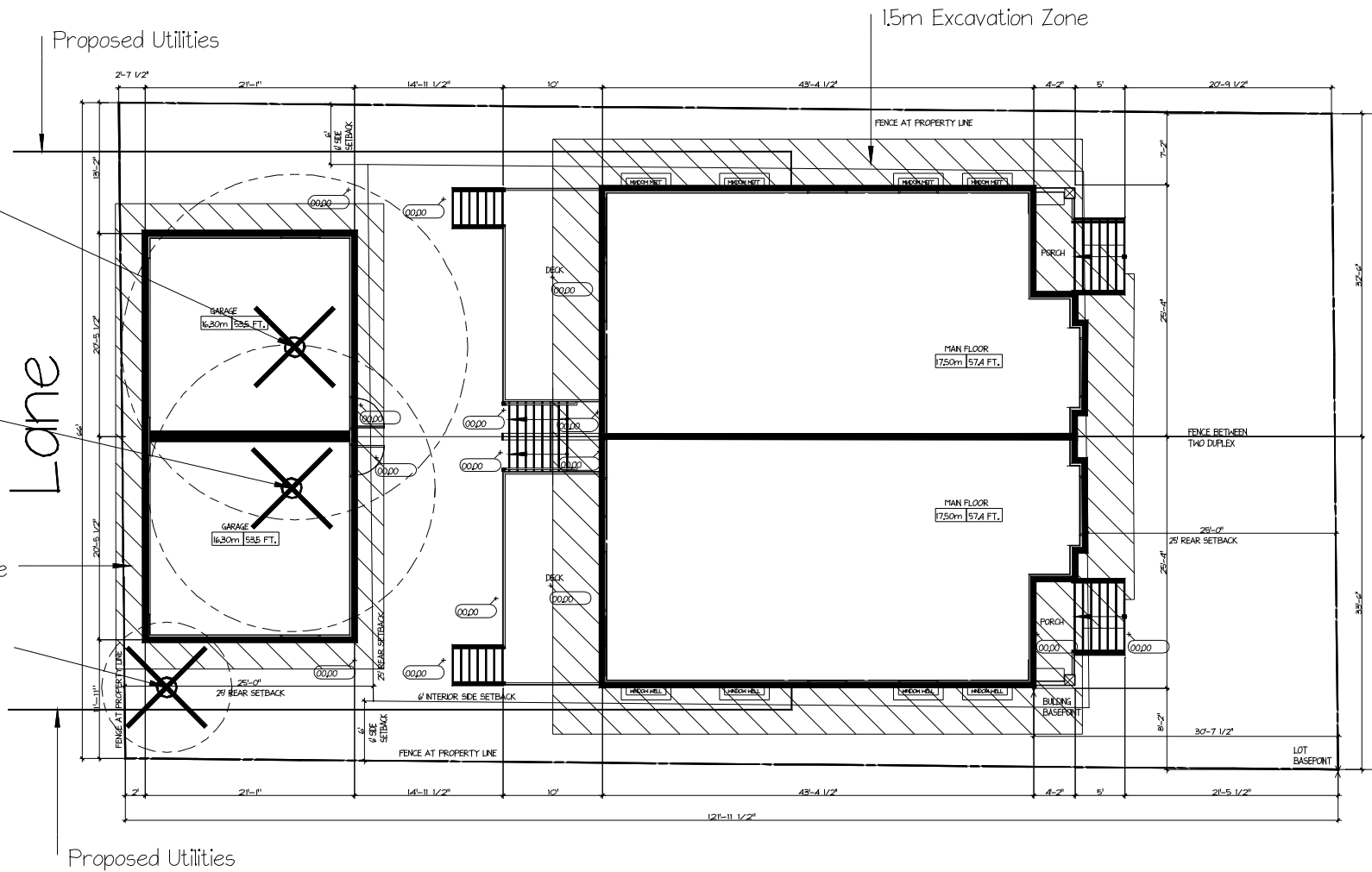
ID #	Surveyed Y/N	Location:	Botanical Name	Common Name	DBH (cm)	LCR (%)	Canopy (spread in m)	Condition (Structure, Health, TRAQ rating)	Comments	Retain/Remove	
1	224	Y	Backyard	<i>Picea abies</i>	Norway Spruce	81	70	12	2 leaders, minor dieback, sapsucker damage, significant resinosis	Within proposed garage	<b>Remove</b>
2	225	Y	Backyard	<i>Picea abies</i>	Norway Spruce	68	70	12	Previously topped at 10m, multi-stem, 2 leaders failed, sapsucker damage, minor lean east, girdled root west side, large surface roots	Within proposed garage	<b>Remove</b>
3	226	Y	Backyard	<i>Tsuga heterophylla</i>	Western Hemlock	29	-	6	Dead, hangers in canopy		<b>Remove</b>



#244 Norway Spruce, 81cm  
Remove

#225 Norway Spruce, 68cm  
Remove

#226 Western Hemlock, 29cm  
Remove




LEGEND

Retained Tree 

Removed Tree 

Critical Root Zone 

Tree Protection Barrier 

Excavation Zone 



**Huckleberry**  
Landscape Design

604-724-3025  
www.huckleberrylandscape.ca

Address: 3431 Flint Street, Port Coquitlam

Client Name: Herbie Kalsi

Project: New Development - Duplex

Drawing: Tree Plan

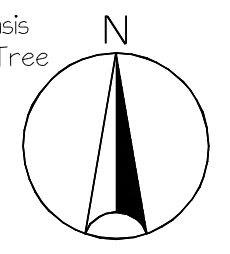
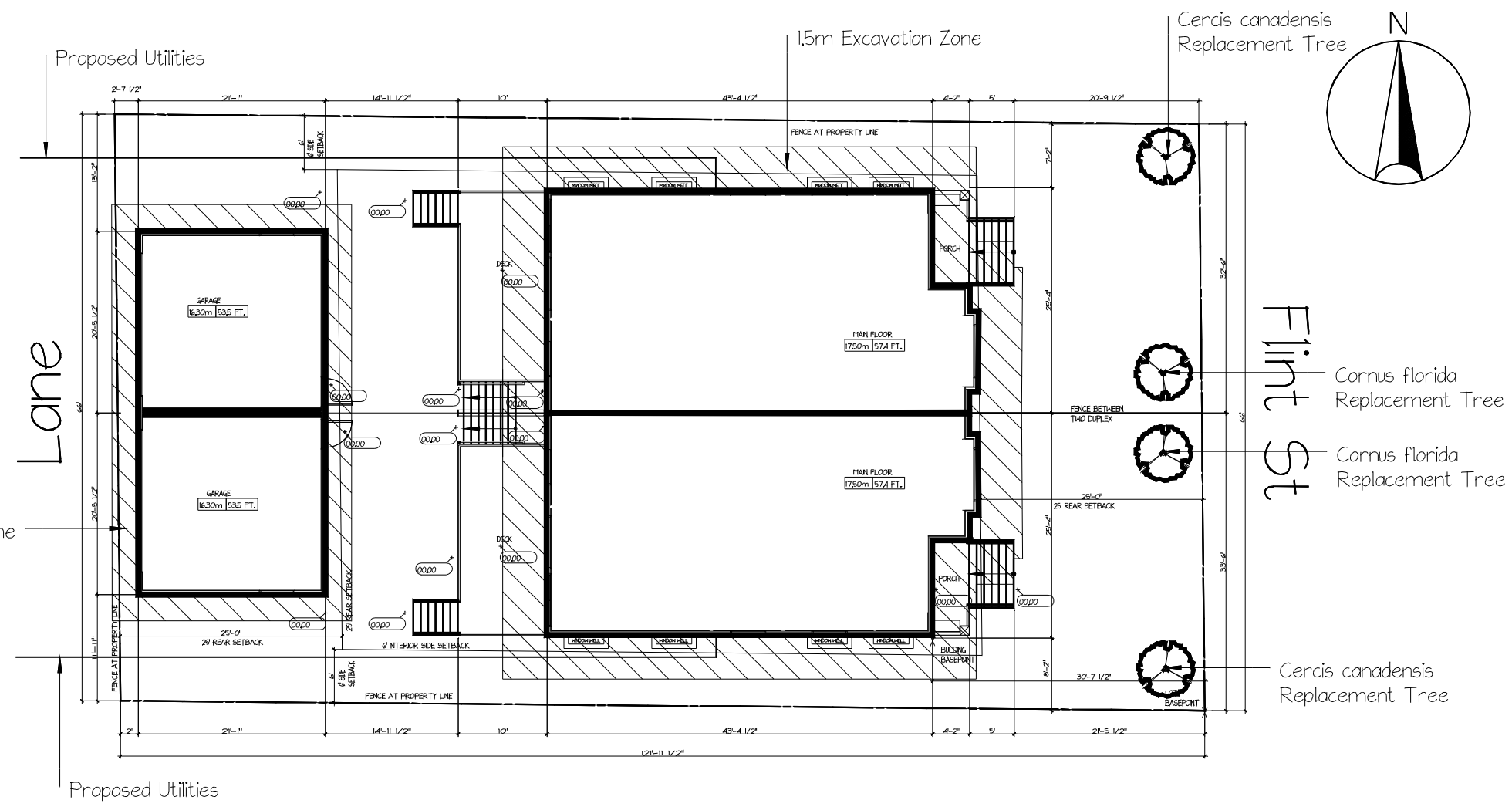
Drawing no: 1 of 2

Revision no:

Scale: 1 : 200

Date: Oct 29, 2021

Drawn by: TZ



**LEGEND**

- Retained Tree ○
- Replacement Tree ⊗
- Critical Root Zone ○
- Tree Protection Barrier —
- Excavation Zone ▨



**Huckleberry**  
Landscape Design

604-724-3025  
[www.huckleberrylandscape.ca](http://www.huckleberrylandscape.ca)

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Address: 3431 Flint Street, Port Coquitlam

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Client Name: Herbie Kalsi	Project: New Development - Duplex
Drawing: Replacement Plan	Drawing no: 2 of 2      Revision no:
Scale: 1 : 200	Date: Oct 29, 2021      Drawn by: TZ