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# Arborist Report

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**ISA Certification #:** PN2013

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<b>Date:</b>	03 April 2017
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<b>Client:</b>	ARC Real Estate Development Group
<b>Telephone:</b>	604-762-8596
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<b>Site Address:</b>	1758 & 1752 Salisbury Ave, Port Coquitlam

## Purpose:

Burley Boys Tree Service Ltd. has been contracted to provide tree inventory and tree removal/tree retention outline for the property at 1752 & 1758 Salisbury Ave, Port Coquitlam, BC. Plans include the development of the properties, including the construction of a new 9 unit townhouse complex.

**This report is intended to accompany a development permit for the property which includes the removal of 8 trees on private property, which are noted as being in fair-poor condition, or inside/too close to required excavations; not suitable for retention.**

**All recommended tree removal should be considered in conjunction with an appropriate replanting/landscape plan.**

## Method:

The site was visited with all trees being assessed from the ground only, using the Visual Tree Assessment (VTA) technique. No trees were climbed or cored during the site visit.

## Observations:

The trees are not individually tagged, but they are referred to in the Appendix below. 28 trees within or near the property were assessed. The proposed development includes the construction of a new 9 unit townhouse with 5 visitor parking spaces and vehicle entrance accessed off the rear lane.

Tree #1 is a cypress located on the north side. This tree measures 70cms DBH and is in poor condition; it has been aggressively hydro pruned. This tree is considered unsuitable for retention and is recommended to be removed.

Tree #2 is a row of small emerald cedar hedges located at the north side. These trees are considered unsuitable for retention and are proposed to be removed.

Trees #3 & 4 consist of a magnolia & lilac, located on the neighbouring property to the east. They measure approximately 25cms DBH and are in fair condition. Both trees are to be retained; tree protection barriers are to be installed.

Tree #5 is an apple located near the east property line. It measures 20cms DBH and is in fair condition. This tree is inside/too close to the building envelope and is recommended to be removed. ***This tree was subsequently removed.***

Tree #6 is a large fir located on the east neighbour's property. It measures approximately 115cms

DBH and is in good condition. This tree is to be retained; tree protection barriers are to be installed. **Arborist supervision is required for grading and installation of the driveway which is inside the CRZ of this tree.**

Tree #7 is a privet measuring 20cms DBH. This tree is inside the building envelope and is proposed for removal. **This tree was subsequently removed.**

Tree #8 is a holly measuring 25cms DBH. This tree is in poor condition; considered an invasive species. It is inside the building envelope and is proposed for removal. **This tree was subsequently removed.**

Trees #9-13 consist of a row of 5 cypresses. They measure 65, 40, 36, 45 & 58cms DBH, respectively. These trees are in poor condition; they have several broken/damaged stems. These trees are considered unsuitable for retention and are recommended to be removed.

Tree #14 is a double stem hemlock, located within the row of cypresses above. Its stems measure 28 & 23cms DBH, respectively. This tree is in poor condition, unsuitable for retention and is recommended to be removed.

Tree #15 is a hazelnut measuring 28cms DBH. It is located on the south side of the properties and is in poor condition. This tree is inside

Tree # 16 is a 20cms DBH maple located at the SW corner. It is in poor condition. It is inside excavations required for a new retaining wall and is proposed for removal.

**The above row of trees at the rear (#9-16) failed during a windstorm and were subsequently removed.**

Tree # 17 is an oak located near the SW property line; it is on/shared with the neighbouring property. It measures 76cms DBH and is in poor condition. This tree is to be retained; tree protection barriers are to be installed. It is inside excavations required for a new retaining wall; arborist supervision is required during excavations.

Tree # 18 is a 45cms DBH apple tree, which is in poor condition. It is inside the building envelope of Building C and is required to be removed. **This tree was subsequently removed.**

Tree # 19 & 20 consist of a small hemlock and large walnut. These trees measure 18 & 101cms DBH. The hemlock is in fair condition, while the walnut is in poor health with visible decay. Both trees are inside excavations required for the new parking area and are required for removal. **Tree #20 was subsequently removed.**

Tree # 21 is a multiple stem cypress located in the middle of the lot. It measures 42cms DBH and is in poor condition; there is included back at the unions and it is showing signs of decline . This tree

is inside excavations required for the new parking area and is to be removed. ***This tree was subsequently removed.***

Trees # 22-24 are firs of similar size; all are in fair condition. All 3 trees have been previously topped with included bark. Trees # 22 & 23 have several abnormally large limbs in their lower canopies; increased frequency of limb loss to be expected in these trees. Tree #24 has a single remaining leader which is off centered. These 3 trees are inside the building envelope and are required for removal.

Trees # 25 & 26 are portuguese laurels located just north of the trees above. They measure 45 & 45cms DBH and are in poor condition; growing subdominant. These trees are inside the building envelope and are recommended to be removed.

Tree # 27 is a 42cms DBH cypress. This tree is in poor condition;growing subdominant. It is inside the building envelope and is to be removed.

Tree # 28 is a fir. It measures 44cms DBH and is in fair condition, previously maintained as a hedge tree. This tree is located on the west neighbouring property and is to be retained; tree protection barriers are to be installed.

## Tree Retention Outline:

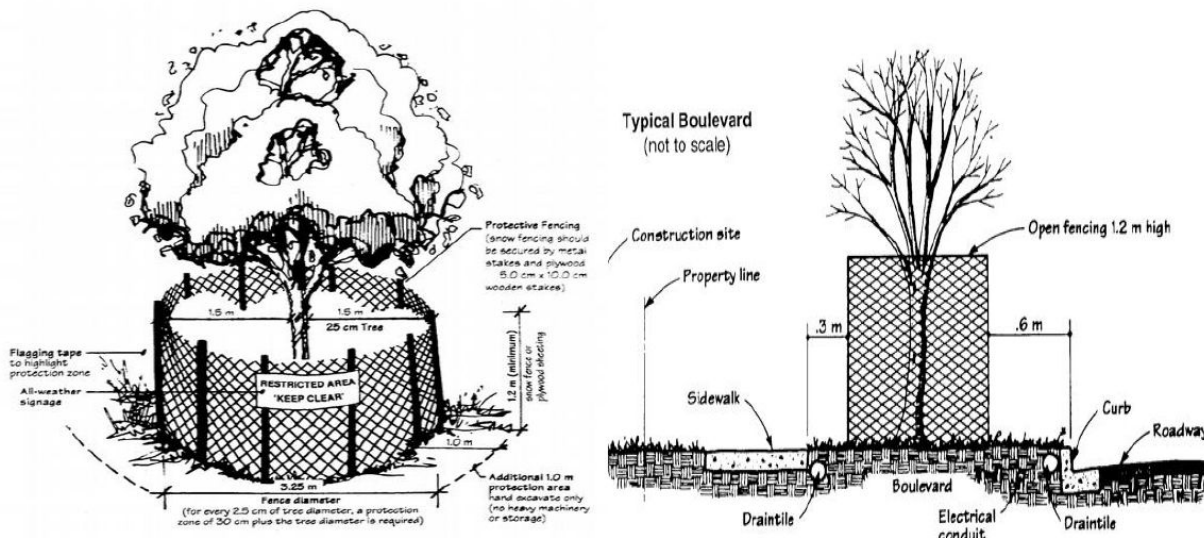
A tree preservation fence must be constructed around the root areas of all trees that are to be retained. Wherever possible, the radius of the tree preservation fence should extend as far as the drip line of the tree's canopy. If this is not possible, the fence should be located no closer than the determined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

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

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

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

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



## Conclusions:

All removal / retention recommendations are based on both the trees' current health, condition and long-term viability as a retained tree and their relative proximities to required excavations. The recommended removals should be considered in conjunction with a City approved re-planting / landscape plan.

## Limitations:

Copyright 2017, 2019, Burley Boys Tree Service Ltd. This report is not to be copied, reprinted, published or otherwise distributed without prior approval by Burley Boys Tree Service Ltd. This report is to be used in its entirety, for its purpose only. Only the subject trees were inspected, and no others. This report does not imply or in any other way infer that other trees on neighboring sites are sound and healthy.

The inherent characteristics of trees or parts of trees to fall due to environment conditions and internal problems are unpredictable. Defects are often hidden within the tree or underground. The project arborist has endeavored to use his skill, education and judgment to assess the potential for failure, with reasonable methods and detail. It is the owner's responsibility to maintain the trees to reasonable standards and to carry out recommendations for mitigation suggested in this report.

It is the sole responsibility of the client or their representatives to follow through with all recommendations for future consultations or site inspections.

## Appendix:

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

Tree #	Species	DBH (cm)	Health & Condition	Retention Value High Moderate Low Unsuitable	CRZ min (m)	CRZ pref'd (m)	Comments & Recommendations
1	Cypress	70	Poor	Unsuitable	4.20	<b>8.40</b>	<ul style="list-style-type: none"> <li>Previously hydro pruned</li> <li>Unsuitable for retention.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Remove</li> </ul>
2	Emerald cedar hedge	15 (avg)	Poor	Unsuitable	0.90	<b>1.80</b>	<ul style="list-style-type: none"> <li>Unsuitable for retention</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Remove</li> </ul>
3	Magnolia	25	Fair	Moderate	1.50	3.0	<ul style="list-style-type: none"> <li>Neighbour's property.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Retain; install TPB</li> </ul>
4	Lilac	25	Fair-Poor	Moderate	1.50	3.0	<ul style="list-style-type: none"> <li>Neighbour's property</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Retain; install TPB</li> </ul>
5	Apple	20	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> <li>Inside/too close to building envelope</li> <li>Previously removed</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>N/A</li> </ul>
6	Fir	120 ~	Good	High	7.20	14.40	<ul style="list-style-type: none"> <li>Neighbour's property.</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>Retain; install TPB</li> <li>Arborist supervision required for any clearing / gradeing inside CRZ.</li> </ul>
7	Privet	20	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> <li>Inside/too close to building envelope</li> <li>Previously removed</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>N/A</li> </ul>

8	Holly	25	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> <li>• Inside/too close to building envelope</li> <li>• Previously removed</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
9	Cypress	65	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> <li>• Previously removed</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
10	Cypress	40	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> <li>• Previously removed</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
11	Cypress	36	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> <li>• Unsuitable for retention</li> <li>• Previously removed</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
12	Cypress	45	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> <li>• Unsuitable for retention</li> <li>• Previously removed</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
13	Cypress	58	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> <li>• Inside/too close to excavations for vehicle entrance</li> <li>• Previously removed</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
14	Hemlock	28/23	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> <li>• Unsuitable for retention</li> <li>• Previously removed</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
15	Hazelnut	28	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> <li>• Unsuitable for retention</li> <li>• Previously removed</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
16	Apple	20	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> <li>• Inside/too close to excavations for retaining wall</li> <li>• Previously removed</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
17	Oak	76	Poor	Low	4.56	9.12	<ul style="list-style-type: none"> <li>• On/shared with neighbouring property</li> <li>• Inside/too close to excavations for retaining wall</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>• Retain; install TPB</li> <li>• Arborist supervision required.</li> </ul>
18	Apple	45	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> <li>• Inside/too close to building envelope</li> <li>• Previously removed</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>• N/A</li> </ul>

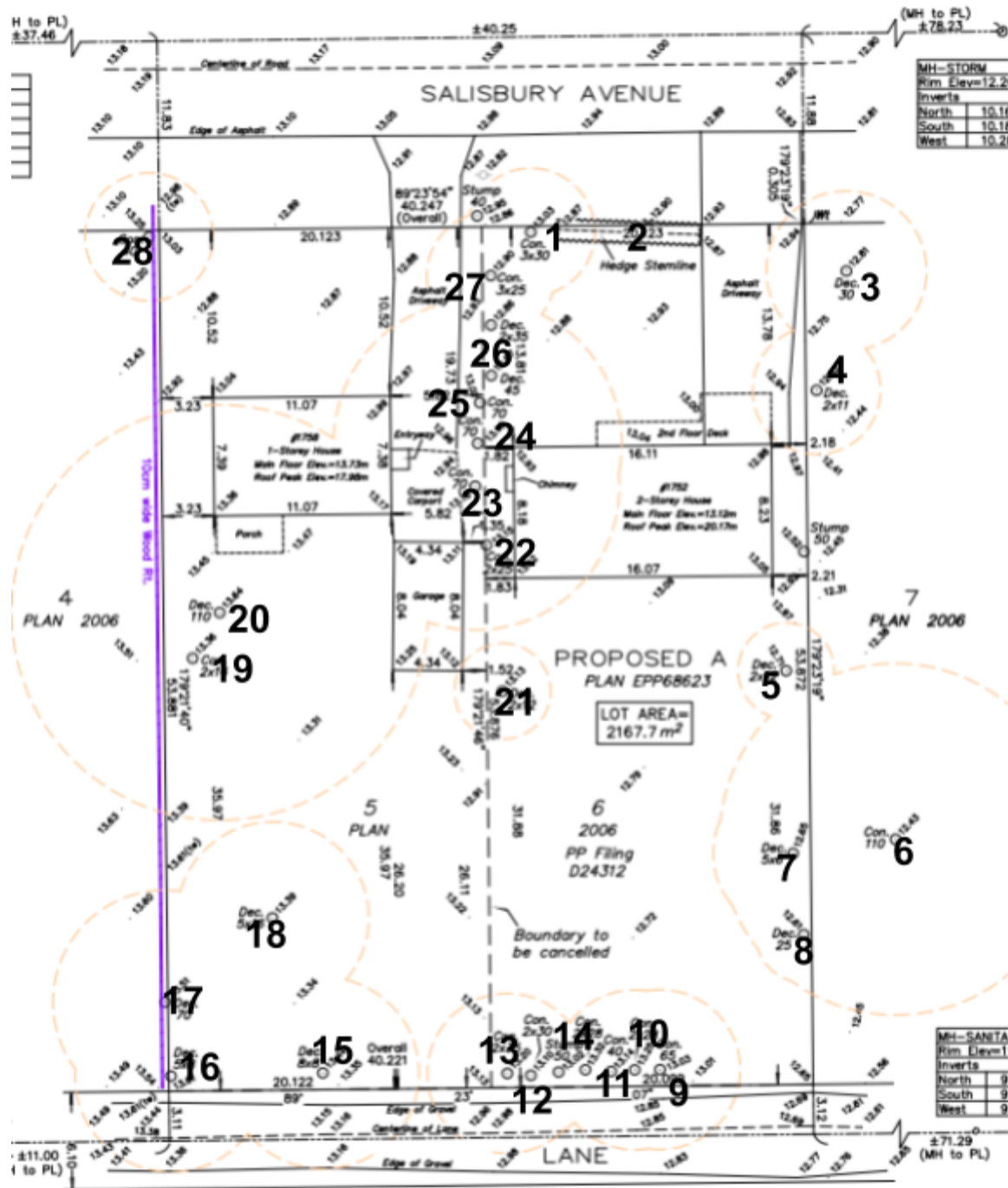


19	Hemlock	18	Fair	Moderate-Low	1.08	2.16	<ul style="list-style-type: none"> <li>• Inside/too close to building envelope</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>• Remove</li> </ul>
20	Walnut	101	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> <li>• Inside/too close to building envelope</li> <li>• Previously removed</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
21	Cypress	42	Poor	Unsuitable	-	-	<ul style="list-style-type: none"> <li>• Multi-stemmed</li> <li>• In decline</li> <li>• Included bark at unions</li> <li>• Inside/too close to building envelope</li> <li>• Previously removed</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>• N/A</li> </ul>
22	Fir	68	Fair	Low	4.08	8.16	<ul style="list-style-type: none"> <li>• Previously topped, included bark</li> <li>• Abnormally large limbs in lower canopy</li> <li>• Off-centre stems</li> <li>• Increased frequency of limb loss expected.</li> <li>• Inside/too close to building envelope</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>• Remove</li> </ul>
23	Fir	66	Fair	Low	3.96	7.92	<ul style="list-style-type: none"> <li>• Previously topped, included bark</li> <li>• Abnormally large limbs in lower canopy</li> <li>• Off-centre stems</li> <li>• Increased frequency of limb loss expected.</li> <li>• Inside/too close to building envelope</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>• Remove</li> </ul>
24	Fir	66	Fair	Low	3.96	7.92	<ul style="list-style-type: none"> <li>• Previously topped</li> <li>• Single remaining leader is off centered</li> <li>• Abnormally large limbs in lower canopy</li> <li>• Inside/too close to building envelope</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>• Remove</li> </ul>
25	Portuguese laurel	45	Poor	Unsuitable	2.70	5.40	<ul style="list-style-type: none"> <li>• Subdominant/understory tree</li> <li>• Inside/too close to building envelope</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>• Remove</li> </ul>

26	Portuguese laurel	49	Poor	Unsuitable	2.94	5.88	<ul style="list-style-type: none"> <li>• Subdominant/understory tree</li> <li>• Inside/too close to building envelope</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>• Remove</li> </ul>
27	Cypress	42	Poor	Unsuitable	2.52	5.04	<ul style="list-style-type: none"> <li>• Subdominant/understory tree</li> <li>• Inside/too close to building envelope</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>• Remove</li> </ul>
28	Fir	44	Fair	Moderate	2.64	5.28	<ul style="list-style-type: none"> <li>• Neighbour's property.</li> <li>• Maintained as hedge tree</li> </ul> <b>Recommend:</b> <ul style="list-style-type: none"> <li>• Retain; install TPB</li> <li>• Arborist supervision required grading for parking stalls and driveway installation</li> </ul>

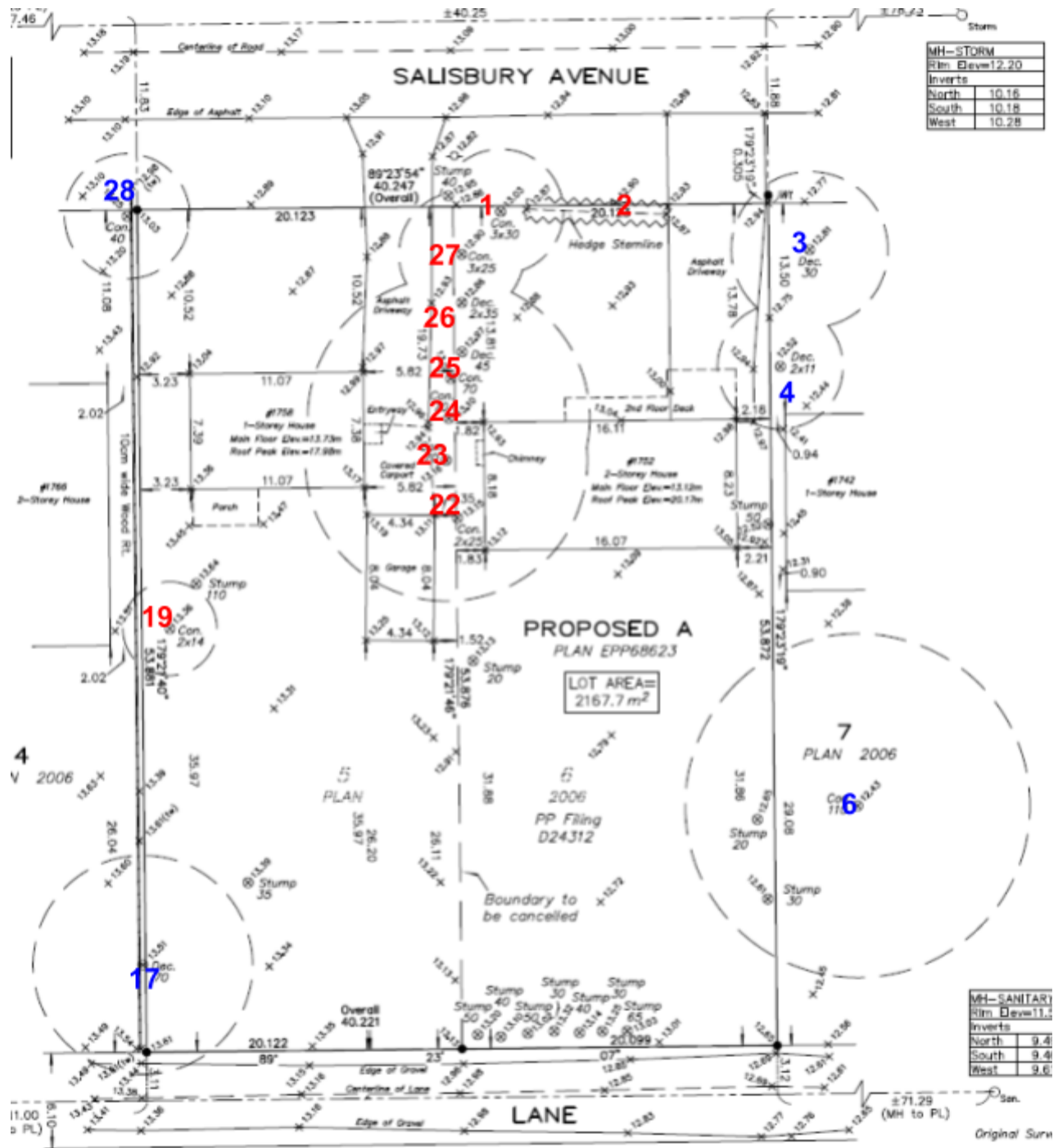
## Original Site Survey:

Original site survey plotting all previously existing trees

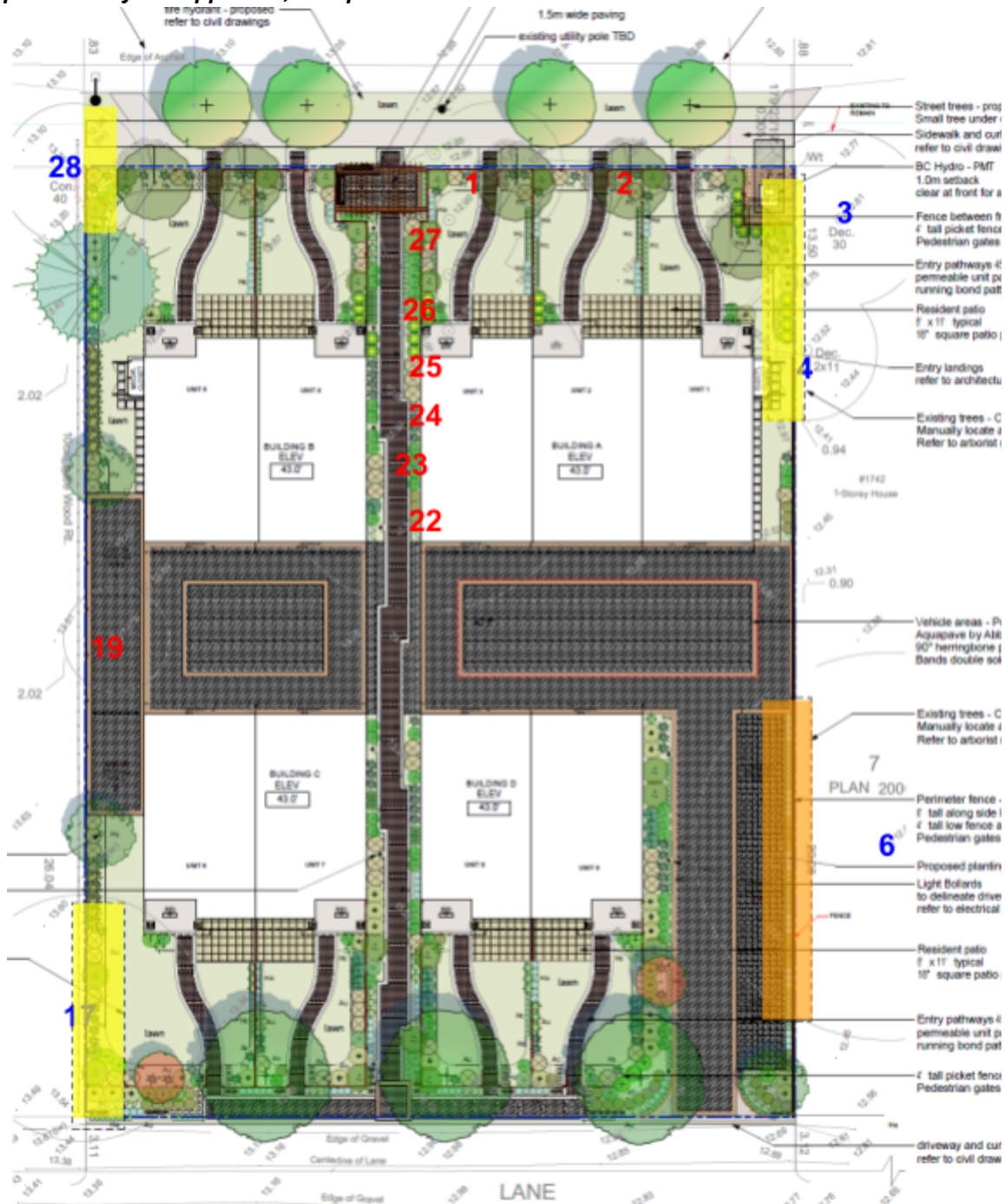


## Updated Site Survey:

Updated site survey showing all previously existing trees and outlines removal / retention recommendations (*Retain*, *Remove*, *Developer's Discretion*).



**Site Plans:** The below site plan plots tree locations and outlines removal / retention recommendations (*Retain*, *Remove*, *Developer's Discretion*). Location of tree protection barriers are shown in **Yellow**. Retained Trees requiring Arborist Supervision are outlined in **Orange**. **An original large, scaled copy of the site plan indicating trees marked for removal, and the locations of Tree Protection Zone fencing & Areas requiring Arborist Supervision has not been included with this report; this is to be provided by the applicant, if required.**





## Images:

























