

Arborist Report

Client: TL Housing Solutions
#120 – 13575 Commerce Parkway
Richmond, British Columbia V6V 2L1

Subject Property: 2115 – 2127 Prairie Avenue
Port Coquitlam, B.C.

Prepared by: Pacific Sun Tree Services
15216 North Bluff Road
Suite #460
White Rock, B.C. V4B 0A7
604-323-4270
andermatt.forest@shaw.ca
www.pacificsuntree.com

Dave Andermatt
ISA Certification: PN6285A
Certified Tree Risk Assessor: No. 364



Project Overview

The proposal is to rezone and amalgamate these 3 empty residential lots for development of a multi-family residential complex.

Pacific Sun Tree Services has been retained to assess the trees on the subject property, and trees on neighbouring property where there is potential for impact from the planned development. Specifically, this report addresses rezoning application and provides an assessment of all trees with the scope outlined above with recommendations for removal of trees only where they are in poor condition and not suitable for retention irrespective of building plans.

Pacific Sun Tree Services has been provided with a tree survey.

A site visit was conducted on September 16, 2017.

Findings

Details of tree condition and recommendations for retention or removal are provided in the following table. Note that the 'Health' rating for the trees is based on the tree's growth history and vigour, and accounts for any disease or abiotic factors afflicting the health of the tree. A tree's 'Form' refers to its structural condition and includes identifying natural deformities as well as man-made defects such as poor/damaging pruning practices. Trees that are significantly compromised due to health and/or form issues are not recommended for retention.

A total of 39 trees are within the scope of this report, including 21 trees on the subject property, 17 trees on neighbour's property and 1 city boulevard tree.



Tree I.D.	Species	DBH (cm)	Crown Radius (m)	Health	Form	Observations & Tree Retention Recommendation
76	Douglas-fir (<i>Pseudotsuga menziesii</i>)	67	6.1	Good	Moderate – Good	A few broken branches likely due to snow loading over the past winter season. Overall good condition. Recommendation: Retain & Protect Tree.
77	Cherry (<i>Prunus</i>)	46	5	Moderate – Good	Moderate – Good	Asymmetrical crown and phototropic lean to the north. Large scaffold branch / stem attached @ 2.5m height with good attachment structure. <u>City Tree.</u> Recommendation: Retain & Protect Tree.
78	Laurel	13 x2 + 8	3	Good	Moderate	Growing beneath large scaffold branch of Tree #77. Maintained as a large, round shrub form. Recommendation: Retain & Protect Tree.
79	Douglas-fir (<i>Pseudotsuga menziesii</i>)	55	6.3	Good	Good	Crown raised to 11m. <u>Neighbour's Tree.</u> Recommendation: Retain & Protect Tree.
80	Douglas-fir (<i>Pseudotsuga menziesii</i>)	70	6.8	Good	Good	Crown raised to 11m. <u>Neighbour's Tree.</u> Recommendation: Retain & Protect Tree.
81	Deodar Cedar (<i>Cedrus deodara</i>)	60	6.1	Moderate – Good	Moderate	Several recent large branch failures in mid and upper crown, likely due to snow loading during past winter. Upper crown with codominant stems. Recommendation: Retain & Protect Tree.
82	Falsecypress (<i>Chamaecyparis</i>)	22+20+18	4	Moderate – Poor	Poor	Numerous cut stems resulting in the north half of the tree removed. Poor overall condition and not suitable for long term retention. Recommendation: Remove Tree .
83	Falsecypress (<i>Chamaecyparis</i>)	55+49	4.4	Good	Moderate – Good	Smaller stem with fairly vertical attachment and included bark, however structure of crown and moderate mature size of this species mitigates the stem attachment issue. Recommendation: Retain & Protect Tree.
84	Cherry (<i>Prunus spp.</i>)	42+35	7	Moderate – Good	Moderate – Poor	Large girdling root on west side. Minor dieback in lower crown. Basal attachment of codominant stems is not well formed with included bark. Structural issue precludes tree from suitability for long term retention. Recommendation: Remove Tree .
85	Cherry (<i>Prunus spp.</i>)	40 x3 + 30 + 22 x2	8	Moderate	Moderate	Stems originate from stump sprouts. Vines established in lower ½ of crown. Twig and small branch dieback consistent with age and species. Recommendation: Retain & Protect Tree.



Tree I.D.	Species	DBH (cm)	Crown Radius (m)	Health	Form	Observations & Tree Retention Recommendation
86	Cherry (<i>Prunus spp.</i>)	50+48 +34+30	10	Moderate	Moderate	Stems originate from stump sprouts. Twig and small branch dieback is consistent with age and species. Large older mature tree for this species. South stem in fairly poor condition with top dieback and internal decay. Internal decay in both larger stems from past large pruning wounds. Recommendation: Retain & Protect Tree.
87	Douglas-fir (<i>Pseudotsuga menziesii</i>)	99	7.5	Good	Moderate – Good	Mid crown on south/southwest side has lost most branches from breakage. Overall good condition however. Recommendation: Retain & Protect Tree.
88	Falsecypress (<i>Chamaecyparis</i>)	30 x2	4	Good	Moderate	Basal stem attachments. Shared crown with adjacent Falsecypress. Dieback of crown on the north side due to competition with large adjacent Douglas-fir. Recommendation: Retain & Protect Tree.
89	Falsecypress (<i>Chamaecyparis</i>)	35 x3	5	Good	Moderate	Basal stem attachments. Shared crown with adjacent Falsecypress. Recommendation: Retain & Protect Tree.
90	Falsecypress (<i>Chamaecyparis</i>)	34+25	5	Good	Moderate	Basal stem attachments. Shared crown with adjacent Falsecypress. Recommendation: Retain & Protect Tree.
91	Douglas-fir (<i>Pseudotsuga menziesii</i>)	78	6.3	Good	Moderate – Good	Some recent breakage in mid crown area. Overall good condition. Recommendation: Retain & Protect Tree.
92	Walnut (<i>Juglans</i>)	62	9	Moderate – Good	Moderate – Good	Older mature tree. Small branch dieback typical of age and species. Cavity from historical removal of large stem @ 1.5m height – associated internal decay. Recommendation: Retain & Protect Tree.
93	Plum (<i>Prunus spp.</i>)	20+ 11 x2	5	Moderate	Moderate	Overlapping stem structure. Pruned for fruit production. Significant dieback of smaller branches and twigs within inner crown. Recommendation: Retain & Protect Tree.
94	Walnut (<i>Juglans</i>)	24	4.8	Good	Good	Recommendation: Retain & Protect Tree.
95	Walnut (<i>Juglans</i>)	22	4.5	Moderate – Poor	Moderate – Poor	Growing close to the paved laneway. Significant breakage and scarring on larger stem. Several large branches removed in lower crown. Early leaf drop in upper half of crown indicating stressed condition. Not suitable for long term retention. Recommendation: Remove Tree.



Tree I.D.	Species	DBH (cm)	Crown Radius (m)	Health	Form	Observations & Tree Retention Recommendation
96	Cherry (<i>Prunus spp.</i>)	18 x2 + 16	4	Moderate – Poor	Moderate	Growing close to the paved laneway. Basal stem attachment. Significant twig and small branch dieback relative to the age/species indicating reduced vigour. Early leaf drop also a sign of stressed condition. Not suitable for long term retention. Recommendation: Remove Tree.
97	Cherry (<i>Prunus spp.</i>)	21+18	4	Moderate – Good	Moderate	Vertical attachment with included bark @ ½ m, but not serious structural issue. Recommendation: Retain & Protect Tree.
98	Cherry (<i>Prunus spp.</i>)	22+15	4.1	Moderate – Good	Moderate – Good	Stems with basal attachment. Recommendation: Retain & Protect Tree.
99	Douglas-fir (<i>Pseudotsuga menziesii</i>)	36	5.5	Good	Good	Crown raised 11m. <i>Neighbour's Tree</i> Recommendation: Retain & Protect Tree.
100	Douglas-fir (<i>Pseudotsuga menziesii</i>)	51	6	Good	Good	Crown raised 11m. <i>Neighbour's Tree</i> Recommendation: Retain & Protect Tree.
101	Douglas-fir (<i>Pseudotsuga menziesii</i>)	44	6	Good	Good	Crown raised 11m. <i>Neighbour's Tree</i> Recommendation: Retain & Protect Tree.
102	Cherry (<i>Prunus spp.</i>)	39+31	5.8	Good	Good	Recommendation: Retain & Protect Tree.
103	Douglas-fir (<i>Pseudotsuga menziesii</i>)	52	6.5	Good	Good	Crown raised 11m. <i>Neighbour's Tree</i> Recommendation: Retain & Protect Tree.
104	Douglas-fir (<i>Pseudotsuga menziesii</i>)	40	6	Good	God	Crown raised 12m. <i>Neighbour's Tree</i> Recommendation: Retain & Protect Tree.
105	Douglas-fir (<i>Pseudotsuga menziesii</i>)	55	7	Good	Good	Crown raised 12m. <i>Neighbour's Tree</i> Recommendation: Retain & Protect Tree.
106	Douglas-fir (<i>Pseudotsuga menziesii</i>)	20	4	Moderate	Moderate	Small, shared crown with adjacent tree. Crown raised 12m. <i>Neighbour's Tree</i> Recommendation: Retain & Protect Tree.
107	Douglas-fir (<i>Pseudotsuga menziesii</i>)	24	4	Moderate	Moderate	Small, shared crown with adjacent tree. Crown raised 12m. <i>Neighbour's Tree</i> Recommendation: Retain & Protect Tree.
108	Douglas-fir (<i>Pseudotsuga menziesii</i>)	35	5	Good	Good	Crown raised 11m. <i>Neighbour's Tree</i> Recommendation: Retain & Protect Tree.



Tree I.D.	Species	DBH (cm)	Crown Radius (m)	Health	Form	Observations & Tree Retention Recommendation
109	Douglas-fir (<i>Pseudotsuga menziesii</i>)	30	5	Moderate – Good	Moderate – Good	Dogleg' @ 4m height, where western stem removed. Crown raised 11m. <i>Neighbour's Tree</i> Recommendation: Retain & Protect Tree.
110	Douglas-fir (<i>Pseudotsuga menziesii</i>)	35	5	Moderate – Good	Moderate – Good	Dogleg' @ 4m height, where western stem removed. Crown raised 11m. <i>Neighbour's Tree</i> Recommendation: Retain & Protect Tree.
111	Douglas-fir (<i>Pseudotsuga menziesii</i>)	45	5.5	Good	Moderate – Good	Well attached codominant stems @ 3.5m. Crown raised 11m. <i>Neighbour's Tree</i> Recommendation: Retain & Protect Tree.
112	Douglas-fir (<i>Pseudotsuga menziesii</i>)	30	5	Moderate – Good	Moderate – Good	Dogleg' @ 4m height, where northern stem removed. Crown raised 11m. <i>Neighbour's Tree</i> Recommendation: Retain & Protect Tree.
113	Douglas-fir (<i>Pseudotsuga menziesii</i>)	40	5.5	Moderate – Good	Moderate – Good	Dogleg' @ 4.5m height, where western stem removed. Crown raised 11m. <i>Neighbour's Tree</i> Recommendation: Retain & Protect Tree.
114	Douglas-fir (<i>Pseudotsuga menziesii</i>)	27	4.5	Moderate	Moderate	Crown raised 11m. <i>Neighbour's Tree</i> Recommendation: Retain & Protect Tree.

Ensure Adherence to Tree Protection Bylaw No. 3474.

Prior to undertaking any works on the site:

trees recommended for removal in this report must also be given approval and issued permitting for removal by the city;

all trees proposed for retention must be properly protected; and

protection measures must be inspected and approved by the City's Tree Protection Staff.

Attachments

Item	Pages
Tree Management Plan	1



Limitations

The arboricultural assessment of the tree(s) discussed in this report has been conducted to determine its (their) condition and associated risk and effect of impact on the tree(s) from the proposed building plans. The report and its recommendations are based on the field observations made on the date that they were assessed and on the plans received by Pacific Sun Tree Services. The inspection is limited to external signs and sounding within the lower portion of the trees.

All trees pose a risk and not all conditions can be accounted for. The recommendations and opinions outlined in this report are applicable to the conditions identified on the day of assessment only. Trees should be reassessed on a regular schedule. Pacific Sun Tree Services does not, unless specifically engaged to do so, have any inspection or supervisory responsibility for any trees discussed in this report. Inspections on the property are limited to those relevant to the proposed development described in this report, and are recorded, presented in this report, and submitted to the client.

Trees should be monitored on a regular scheduled basis. Trees recommended for retention require reassessment upon completion of disturbances such as land clearing, grading and construction activities to ensure condition and health are maintained.

If there are any questions regarding this report, please contact Pacific Sun Tree Services.

Dave Andermatt, RPF
ISA Certified Arborist



Signature

