

**Tree Evaluation Report for:
1425 Gordon Avenue
District of West Vancouver, BC**

Prepared by:

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Date: December 21, 2015

1.0 INTRODUCTION

We attended the site on December 21, 2015 for the purpose of evaluating the tree resource and to make recommendations for removal and preservation for the development application proposed for 1425 Gordon Avenue, District of West Vancouver, BC. The application proposes to move (slightly south) and retain/restore the existing heritage home/building on the property and construct two new garage structures on the rear (North) of the property, adjacent to the lane. The application also proposes to construct a new laneway cottage home with attached garage on the northeast corner and a new Garden Cottage in-fill home on the southeast portion. A plan showing the property lines, proposed building envelopes and topographical survey was provided for our use and used as a resource for making recommendations pertaining to tree removal and retention.

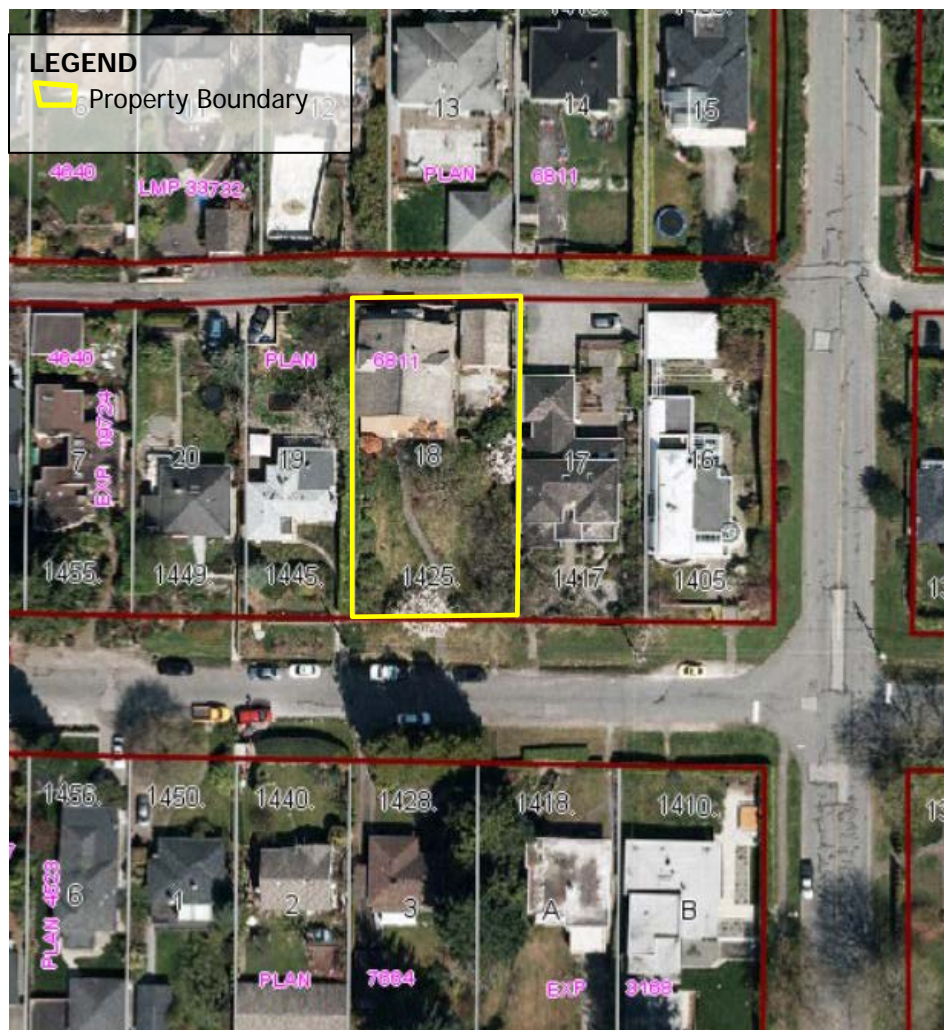


Figure 1. Aerial photograph of 1425 Gordon Avenue, DWV (WestMap 2011).



2.0 FINDINGS

The tree resource includes an assortment of well conditioned and well structured ornamental broadleaf species concentrated at the south end of the lot.

Table 1 provides individual tree data. Specific information includes tree type, diameter at breast height (DBH), structure and health rating (poor (P), moderate (M), good (G) or a combination of two), live crown ratio (LCR) and structural observations. Health refers to the tree's overall health and vigor, while structure is a qualitative rating of a tree's shape and structure when compared to ideal trees of the same species and age class. Trees were evaluated for their preservation potential based on health, structure, location and species factors. Trees expected to be unsafe, conflicting with the proposed building plans, of poor health or of little long-term retentive value are recommended for removal and are shown on the attached Tree Preservation and Removal Plan. Photographs are provided in Appendix A.

3.0 TREE PRESERVATION SUMMARY

All of the trees identified for preservation, as shown on the plans attached, have been given this recommendation on a preliminary basis. Final recommendations shall be based on grading and construction details. Mechanical injuries caused to trees below or above ground cannot be repaired. All parties must be aware that long-term success in tree preservation efforts depends greatly on minimizing the impact caused during and post construction. Best efforts must be made to ensure that soils remain undisturbed within the tree protection zones. Ongoing monitoring and implementation of mitigating works, such as watering, mulching, etc., is essential for success.

4.0 TREE PROTECTION

Tree protection fencing is to be constructed prior to construction with no excavation, grade alterations or materials storage within the Tree Protection Zone (TPZ) unless pre-approved by the project arborist. The project arborist must be contacted prior to, and be onsite for, any construction near the recommended TPZ which is approximately 6x the tree diameter. Failure to comply with these recommendations may result in delays, stop work orders or fines imposed by the municipality.

5.0 LIMITATIONS

This Arboricultural field review report is based on site observations on the dates noted. Effort has been made to ensure that the opinions expressed are a reasonable and accurate representation of the condition of the trees reviewed. All trees or groups of trees have the potential to fail. No guarantees are offered or implied by Mike Fadum and Associates Ltd. or its employees that the trees are



safe given all conditions. The inspection is limited to visual examination of accessible items without dissection, excavation, probing, coring or climbing. Trees can be managed, but they cannot be controlled. To live, work or play near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

The findings and opinions expressed in this report are representative of the conditions found on the day of the review only. Any trees retained should be reviewed on a regular basis. The root crowns, and overall structure, of all of the trees to be retained must be reviewed immediately following land clearing, grade disturbance, significant weather events and prior to site usage changes.

Please contact the undersigned if you have any questions or concerns regarding this report.

Mike Fadum and Associates Ltd.



Peter Mennel B.Sc.

ISA Certified Arborist: PN-5611A

Certified Tree Risk Assessor #489



Table 1 - Tree Evaluation: 1425 Gordon Avenue, District of West Vancouver, BC

Tree #	Type	DBH (cm)	Structure	Health	LCR (%)	Observations	Recommendation / Tree Protection Zone Radii
120	Sweet Gum (<i>Liquidambar styraciflua</i>)	41	MG	G	NA	Asymmetrical canopy weighted to the south. Retain with rhododendrons as per landscape plan.	Retain. 3.0m Reassess with excavation field stakes.
121	Magnolia (<i>Magnolia sp</i>)	27	MG	MG	NA	All major leaders headed back previously at 3m with multiple stem regrowth.	Retain. 2.5m Construct path above grade with no excavation inside the TPZ.
122	Empress Tree (<i>Paulownia tomentosa</i>)	61	G	G	NA	Open grown symmetrical canopy. Tree conflicts with construction.	Remove to accommodate construction. 4.0m
123	Magnolia (<i>Magnolia sp</i>)	15/13/ 9	M	MG	NA	Eastern leaders are headed back at 3m with multiple small stem diameter regrowth. Multi stemmed base. Not identified at the time of survey location approximate. Tree conflicts with construction.	Remove to accommodate construction. 2.5m
OS1	Walnut (<i>Juglans sp</i>)	~60	M	MG	NA	Major limbs removed to clear the existing house. Decay cavities at points of past large limb removal. Canopy extends ~4-5m beyond property line to the west. Slight lower stem sweep away from the subject site. Tree is expected to be significantly impacted by excavation.	Remove to accommodate construction pending permission from the registered owner. 4.0m
OS2	Cherry (<i>Prunus sp</i>)	2X ~45	M	MG	NA	Two stems across the lower meter. Restricted sightlines prevented a thorough assessment. Not identified at the time of survey and its location is approximate.	Retain. 3.0m



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Tree #	Type	DBH (cm)	Structure	Health	LCR (%)	Observations	Recommendation / Tree Protection Zone Radii
ADDITIONAL RECOMMENDATIONS							
<ul style="list-style-type: none">In order to prevent root damage, which may adversely affect the health and or stability of the retained trees, any ground disturbance or grade alteration within the recommended Tree Protection Zone provided in the table above shall be under the direction of the project arborist.							

Note: 'OS' refers to Offsite trees and due to restricted access their diameters are approximate. An assessment of offsite trees does not imply they are safe as the restricted access prevented a thorough review.





Figure 1. Tree 120 (left) and OS1.





Figure 2. Tree 121.





Figure 3. Tree OS1.



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CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN

1425 GORDON AVENUE
WEST VANCOUVER, B.C.

REVISIONS:

NO.	DATE	BY	REVISION

SHEET TITLE

T1 - TREE REMOVAL AND PRESERVATION PLAN

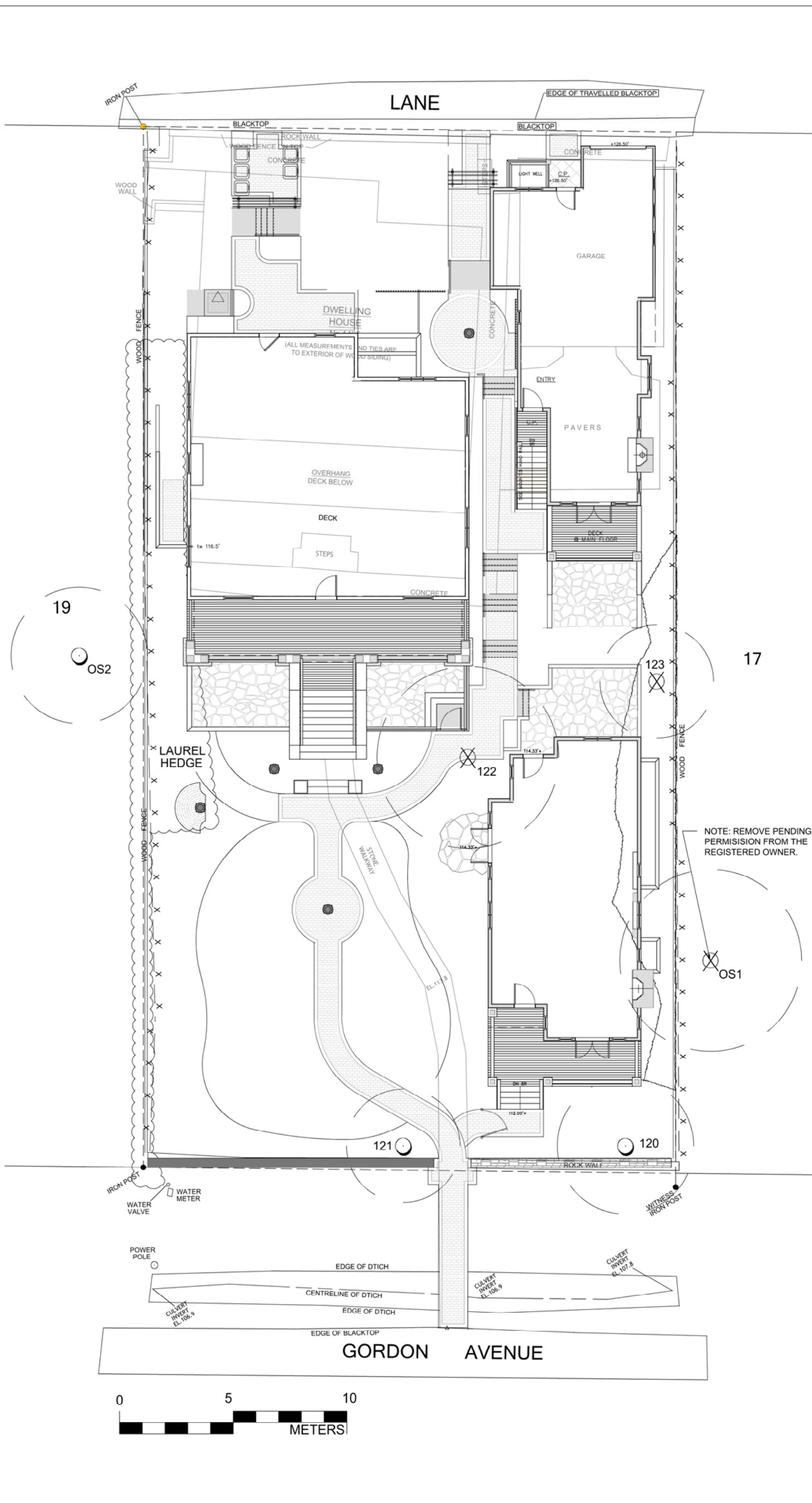
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DRAWN
MK

SCALE
AS SHOWN

DATE
DECEMBER 21, 2015

T-1
SHEET 1 OF 2



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- MINIMUM NO DISTURBANCE ZONE

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO SURREY STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

NOTE: REPLACEMENT TREES SHALL CONFORM TO BCSLA/BCLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



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PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN

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 WEST VANCOUVER, B.C.

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T2 - TREE PRESERVATION AND PROTECTION PLAN

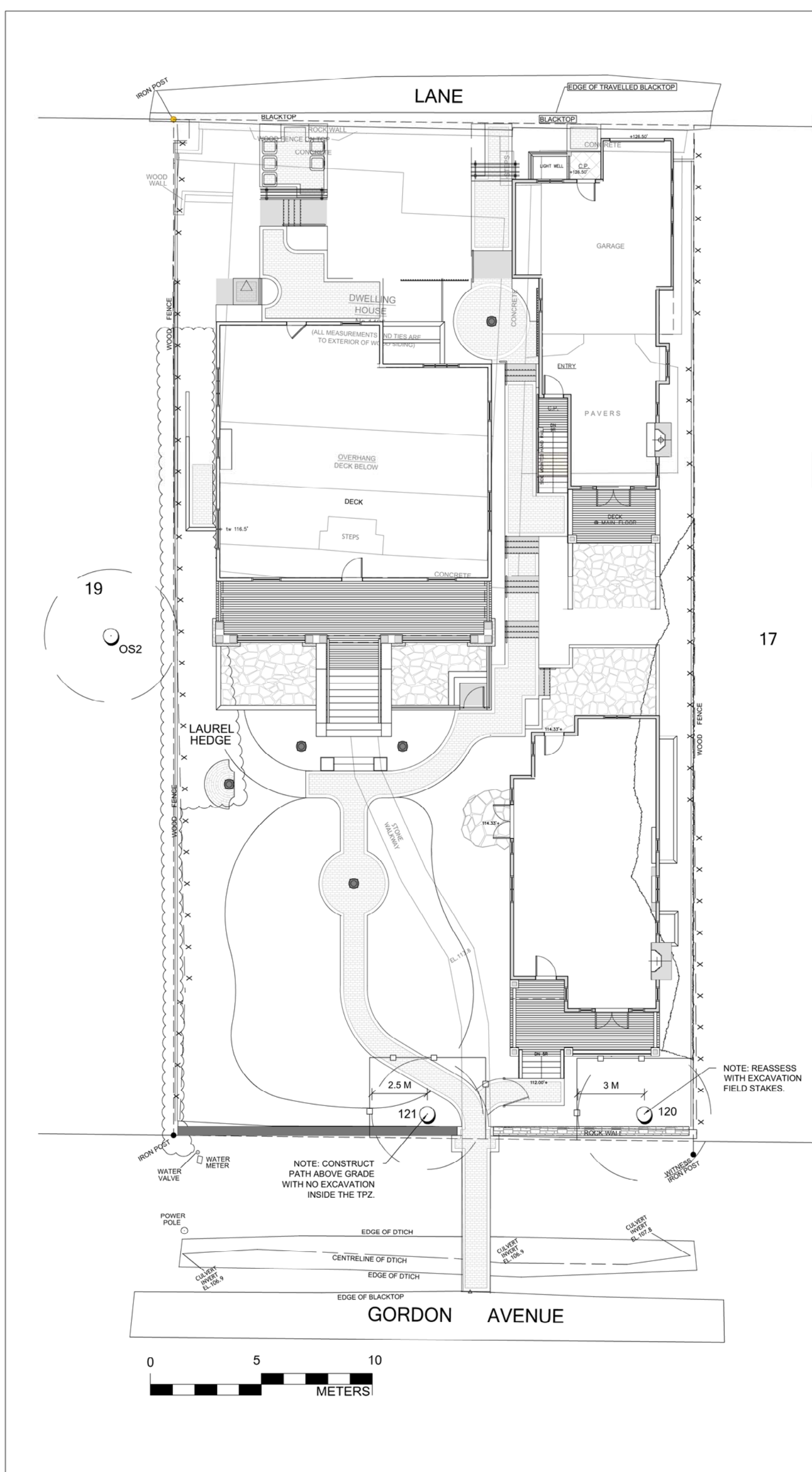
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DRAWN
 MK

SCALE
 AS SHOWN

DATE
 DECEMBER 21, 2015

T-2
 SHEET 2 OF 2



LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- TREE PROTECTION FENCING

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO SURREY STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.
 NOTE: REPLACEMENT TREES SHALL CONFORM TO BCSLA/BCLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

