



City of Port Moody

Report/Recommendation to Council

Date: November 29, 2022
Submitted by: Community Development Department – Development Planning Division
Subject: Rezoning (RS-1S) – 1008 Tuxedo Drive (CityState Consulting)

Purpose

To present for Council consideration a rezoning application to facilitate subdivision of the property at 1008 Tuxedo Drive into two lots.

Recommended Resolution(s)

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 76, 2022 No. 3388 (1008 Tuxedo Drive) (RS1-S) be read a first and second time as recommended in the report dated November 29, 2022 from the Community Development Department – Development Planning Division regarding Rezoning (RS1-S) – 1008 Tuxedo Drive (CityState Consulting);

AND THAT Bylaw No. 3388 be referred to a Public Hearing.

Background

The City has received a rezoning application for 1008 Tuxedo Drive to rezone the existing single-family lot in order to subdivide it into two lots. Before the subdivision application can be considered by the Approving Officer, the current lot must be rezoned from the Single Detached Residential (RS1) Zone to the Single Detached Residential – Small Lot (RS1-S) Zone, as set out in draft City of Port Moody Zoning Bylaw, 2018, No.2937, Amendment Bylaw No. 76, 2022 No. 3388 included as **Attachment 1**.

Discussion

Subject Site Description

The subject property is approximately 804 m² (8,650 ft²) in size and is located on Tuxedo Drive, north of Mount Royal Drive and west of Clarke Road. The property is currently developed with a single-family dwelling, which is proposed to be demolished as part of the subdivision. The site slopes downward from west to east, with a total grade change of 8 m (26.2 ft) between the property lines, which yields an overall grade change of 20%. The existing house was originally constructed in 1967 and is not listed in the City's Heritage Register. The subject property is located within a single-family residential neighbourhood composed mainly of single-family dwellings on similar lot sizes to the existing lot. A location map is provided as **Attachment 2**.

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Official Community Plan (OCP)

The OCP designates the subject lot as Single-Family Low Density (**Attachment 3**). The OCP's Housing chapter supports small lot subdivisions under this land use designation. Specifically, section 8.6 "Demands for New Forms of Housing," sets out several policies for new housing forms, such as "small lot houses" and "smaller houses on smaller lots" and recognizes that a "range of housing choices will continue to be provided for Port Moody's residents in both newly developing areas of the community and in redeveloping neighbourhoods." It is noted that surrounding properties on the subject block and on the majority of surrounding blocks are identified as having RS1-S zoning and subdivision potential.

Should the rezoning be approved, minor Development Permits to be approved by staff will be required to address form and character (DPA 7) for the Detached Accessory Dwelling Unit (DADU) proposed as part of this application and relating to hazardous conditions (DPA 5) for hazardous conditions due to potential steep slope hazards.

Zoning

As noted, the subject lot is currently zoned RS1, as shown on the zoning map in **Attachment 4**. While the majority of lots surrounding the subject property are also zoned RS1, there are some duplexes in the area which are zoned Semi-Detached Residential (RT).

Proposed Subdivision

The proposal involves the subdivision of the existing property into two side-by-side lots, as shown in the site plan included as **Attachment 5**. The following table shows the proposed lots when compared with the minimum lot width and area requirements under the RS1-S Zone.

Regulation	RS1-S Minimum	Proposed Lot 1	Proposed Lot 2
Width	9 m (29.5 ft)	10.25 m (33.63 ft)	9.86m (32.35 ft)
Area	325 m ² (3,498 ft ²)	410 m ² (4,413 ft ²)	394 m ² (4,240 ft ²)

Tree Removal

The subject property currently has four on-site trees and 22 City trees on the adjoining boulevard, all of which are proposed to be removed to enable the site servicing requirements and the construction envisioned under the proposed site plan. In accordance with the City of Port Moody Tree Protection Bylaw 2015, No. 2961, a tree removal permit will be required as a condition of the subdivision approval. Trees removed will need to be replaced at a 2:1 ratio. Given the limited growing space both on and off-site, a cash-in-lieu contribution at 2:1 is required for compensation for any trees that cannot be replaced in those areas. The applicant has agreed to plant three new trees for each new lot and provide a cash-in-lieu contribution for any replacement trees that cannot be planted on or off-site. The arborist report and letter from the applicant is included as **Attachment 6**.

Furthermore, the arborist report notes that five neighbouring trees on private property may be affected due to the proposed construction. As these are significant trees requiring a large, protected area, staff will be requiring a "comfort letter" be provided by the contracted arborist as part of the subdivision approval process. The letter shall confirm that there will be arborist supervision for any required work in the tree-protection zone; additionally, a follow-up letter must

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be submitted to the City within a week confirming the satisfactory completion of the work without impacts of these neighboring, significant trees; within the tree-protection zone.

Servicing Improvements

The applicant will need to update both frontages as part of the Development Servicing Bylaw No. 2831 requirements. Tuxedo Drive will have a new sidewalk, boulevard, street trees and street lighting installed, and Stein Lane will have full lane width improvements and a widened turnaround, as shown on the proposed civil drawings in **Attachment 7**.

Step Code

The City's BC Energy Step Code Rezoning Applications Policy encourages applicants to achieve a building Step Code standard higher than that prescribed under the Building and Plumbing Code Bylaw. If agreed to, the higher building standard would be secured by registering a restrictive covenant on the title of the property. At this time, the applicant has noted that they cannot commit to meet achieving a higher step code level, but they will achieve the minimum Step 3 as required by Bylaw.

Implementation

To facilitate the proposed subdivision, draft Bylaw No. 3388 would rezone the subject property from RS1 to RS1-S. If the rezoning bylaw is adopted, the Approving Officer will then consider the subdivision plan.

Other Option(s)

1. THAT the rezoning application, as presented in the report dated November 29, 2022 from the Community Development Department – Development Planning Division regarding Rezoning (RS1-S) – 1008 Tuxedo Drive (CityState Consulting) be revised.
2. THAT the rezoning application, as presented in the report dated November 29, 2022 from the Community Development Department – Development Planning Division regarding Rezoning (RS1-S) – 1008 Tuxedo Drive (CityState Consulting) be denied.

Financial Implications

In accordance with the City's Community Amenity Contribution (CAC) Program, the applicant has volunteered to provide a CAC of \$6,000. Payment of the CAC would be made to the City prior to final adoption of the bylaw.

Communications and Civic Engagement Initiatives

City of Port Moody Development Approval Procedures Bylaw, 2011, No. 2918 exempts RS1-S rezoning applications from the requirement to seek Land Use Committee's and Advisory Design Panel's review and recommendation. Should the rezoning application be given first and second readings, the public will have an opportunity to comment at the Public Hearing, which will occur following a mail-out notification to adjacent residents, an ad placed in the local newspaper, and a decal placed on the application notification sign that has been posted on the subject property.

Council Strategic Plan Objectives

The proposal is consistent with the goals of Council's 2019-2022 Strategic Plan related to a Healthy City by planning for a variety of housing types to meet community needs.

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Attachment(s)

1. Draft Port Moody Zoning Bylaw Amendment Bylaw No.76 2022 No.3388 (1008 Tuxedo Drive) (RS1-S)
2. Location Map – 1008 Tuxedo Drive
3. OCP Map – 1008 Tuxedo Drive
4. Zoning Map – 1008 Tuxedo Drive
5. Site Plan – 1008 Tuxedo Drive
6. Arborist Report, Planting Commitment – 1008 Tuxedo Drive
7. Civil Design – 1008 Tuxedo Drive

Report Author

Andrei Pop B.A, MPA
Development Planner

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Report Approval Details

Document Title:	Rezoning (RS-1S) - 1008 Tuxedo Drive (CityState Consulting).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Draft Port Moody Zoning Bylaw Amendment Bylaw No.76 2022 No.3388 (1008 Tuxedo Drive) (RS1-S).pdf- Attachment 2 - Location Map – 1008 Tuxedo Drive.pdf- Attachment 3 - OCP Map - 1008 Tuxedo Drive.pdf- Attachment 4 - Zoning Map - 1008 Tuxedo Drive.pdf- Attachment 5 - Site Plan - 1008 Tuxedo Drive.pdf- Attachment 6 - Arborist Report, Planting Commitment – 1008 Tuxedo Drive.pdf- Attachment 7 - Civil Design - 1008 Tuxedo Drive.pdf
Final Approval Date:	Dec 5, 2022

This report and all of its attachments were approved and signed as outlined below:

Kate Zanon, General Manager of Community Development - Nov 30, 2022 - 9:20 AM

Rosemary Lodge, Manager of Communications and Engagement - Nov 30, 2022 - 2:30 PM

Paul Rockwood, General Manager of Finance and Technology - Nov 30, 2022 - 2:33 PM

Tim Savoie, City Manager - Dec 5, 2022 - 9:08 AM



City of Port Moody

Bylaw No. 3388

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to allow for a small lot subdivision at 1008 Tuxedo Drive.

The Council of the City of Port Moody enacts as follows:

1. Citation

- 1.1 This Bylaw may be cited as “City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 76, 2022, No. 3388 (1008 Tuxedo Drive) (RS1-S)”.

2. Amendments

- 2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following land from Single Detached Residential Zone (RS1) to Single Detached Residential – Small Lot Zoning (RS1-S):

Lot 69, District Lot 377, Group 1, New Westminster District Plan 11381

PID: 001-634-003

as shown on the map in Schedule A of this Bylaw.

3. Attachments and Schedules

- 3.1 The following schedules are attached to and form part of this Bylaw:
 - Schedule A – Location Map.

4. Severability

- 4.1 If a portion of this Bylaw is found invalid by a court, it will be severed, and the remainder of the Bylaw will remain in effect.

Read a first time this ___ day of ____, 20__.

Read a second time this ___ day of ____, 20__.

Read a third time this ___ day of ____, 20__.

Adopted this ___ day of ____, 20__.

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M. Lahti
Mayor

S. Lam
City Clerk

I hereby certify that the above is a true copy of Bylaw No. 3388 of the City of Port Moody.

S. Lam
City Clerk

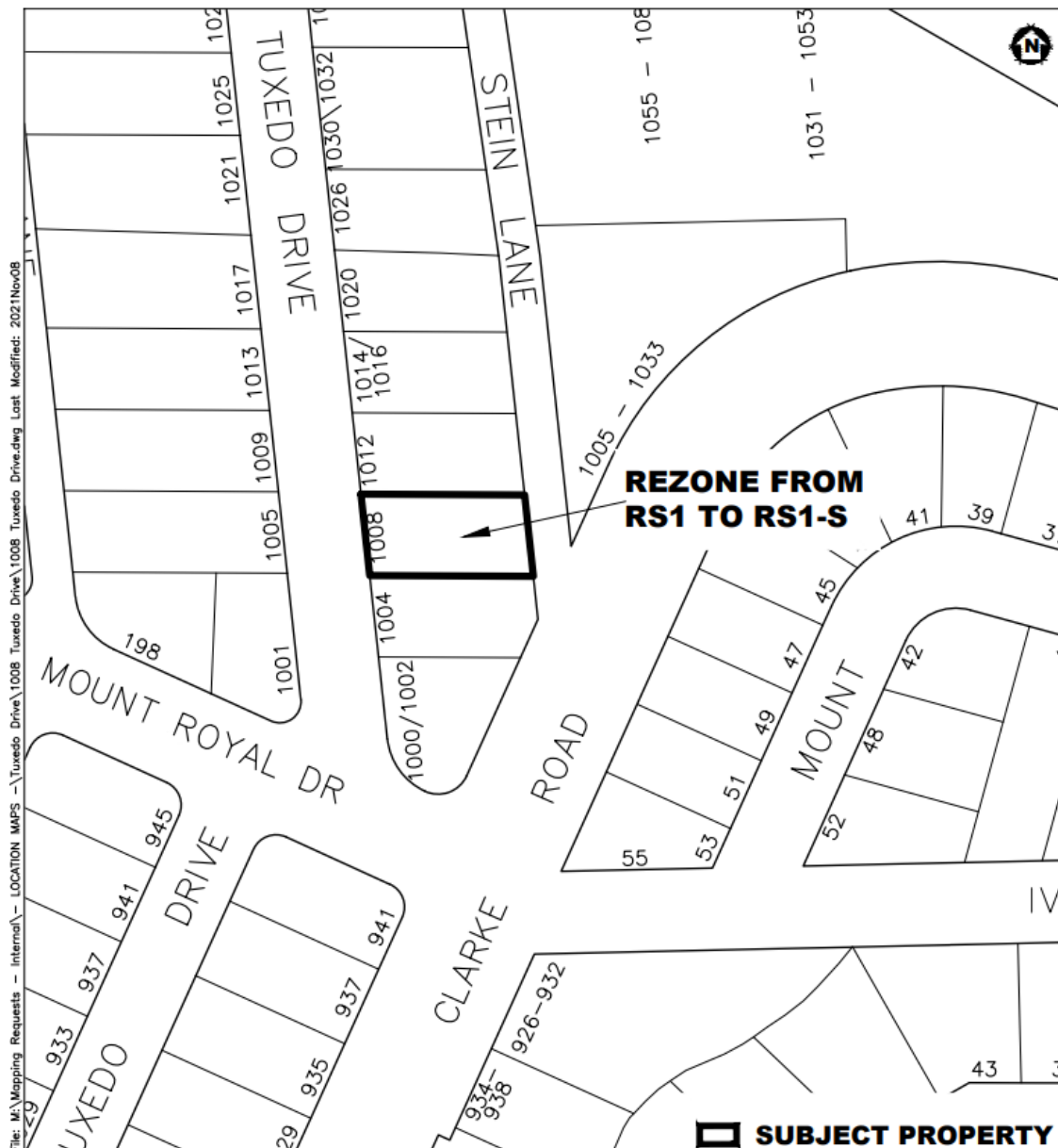
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Schedule A – Location Map

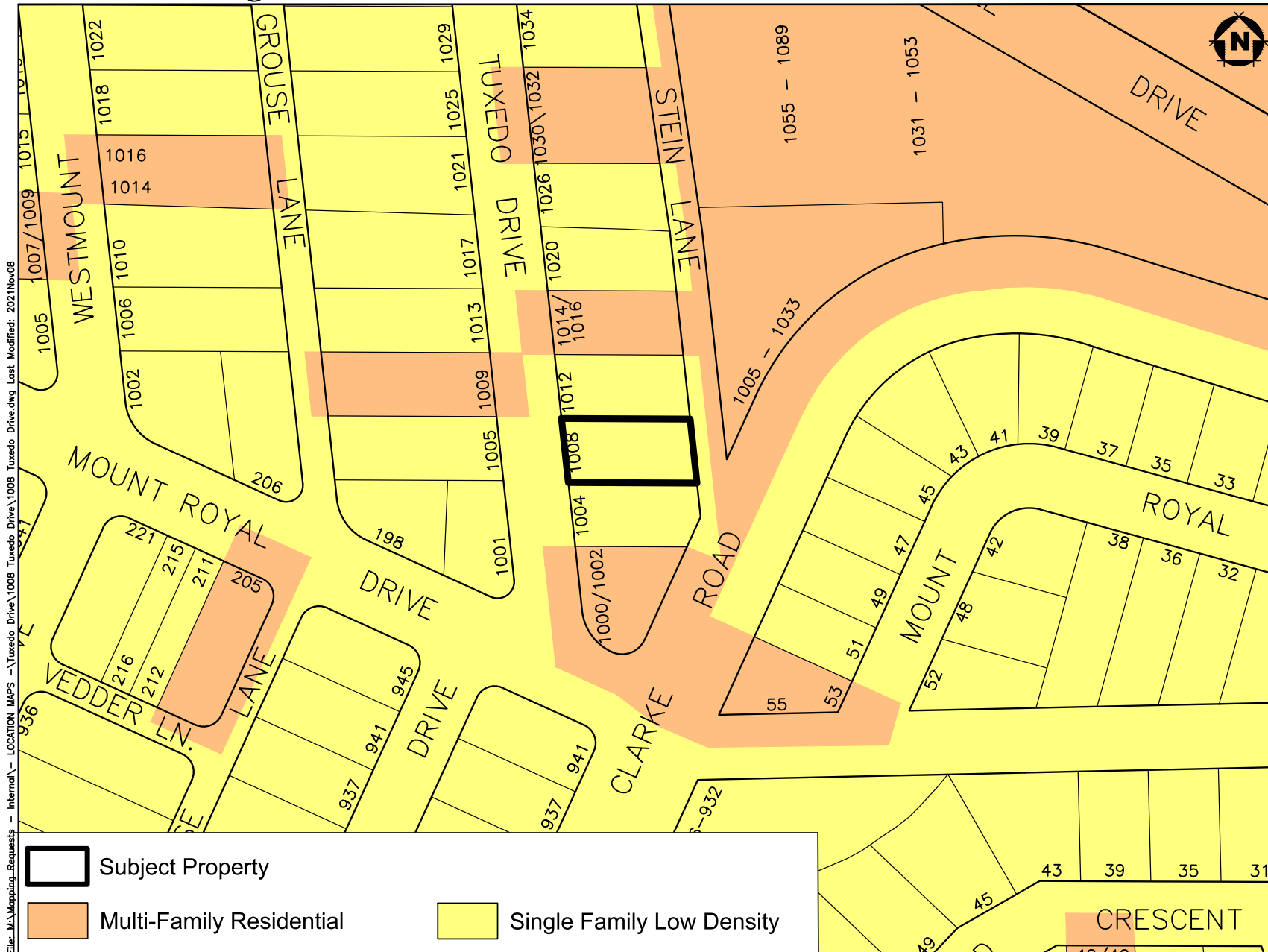
This is a certified true copy of the map referred to in section 2 of City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 76, 2022, No. 3388 (1008 Tuxedo Drive) (RS1-S).

Corporate Officer



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Land Use Designations - 1008 Tuxedo Drive²⁴

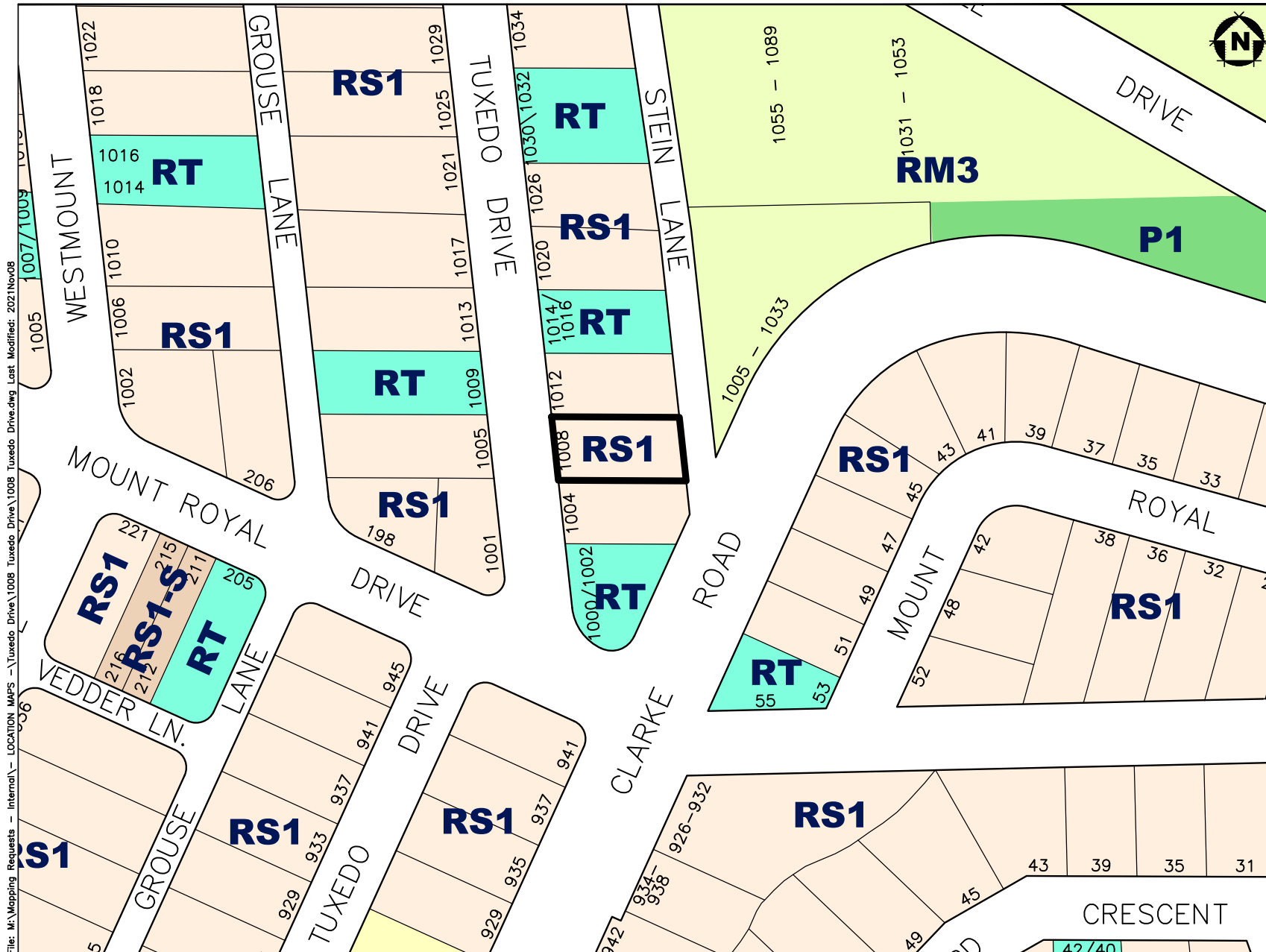


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ZONING MAP - 1008 Tuxedo Drive

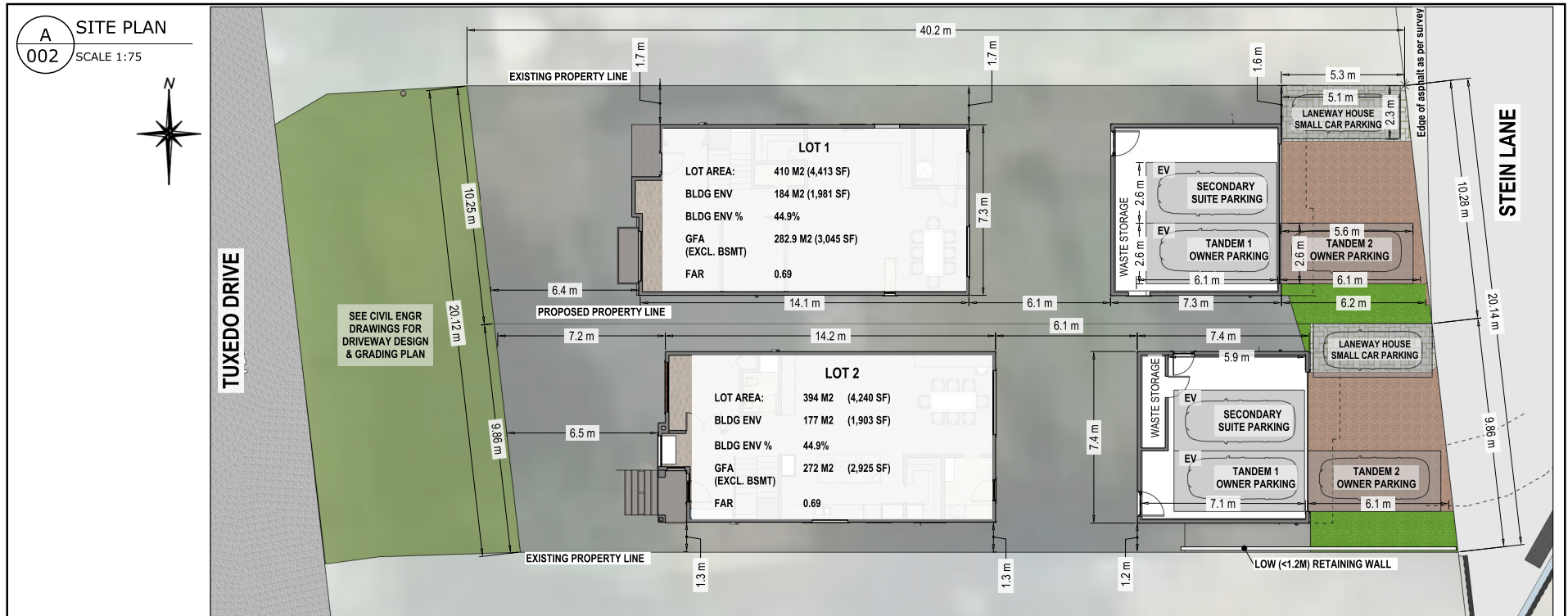
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 **SUBJECT PROPERTY**



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PROJECT SUMMARY

- EXISTING HOUSE AND GARAGE TO REMAIN UNTIL SUBDIVISION IS READY TO BE EXECUTED
- EXACT CONFIGURATION OF FUTURE HOUSES TO BE DETERMINED AFTER SUBDIVISION
- LOT 1 PRIMARY HOUSE WILL BE TWO STOREYS FRONTING ON TUXEDO AND 3 STOREYS ON STEIN LANE SIDE
- LOT 2 PRIMARY HOUSE WILL BE TWO STOREYS FRONTING ON TUXEDO AND 3 STOREYS ON STEIN LANE SIDE
- BOTH NEW LOTS WILL 2-STOREY DETACHED ACCESSORY UNITS FRONTING ON STEIN LANE
- REZONING FROM RS1 TO RS1-S AND USING SIDE-BY-SIDE NARROW LOT SUBDIVISION IS PROPOSED
- ALL SETBACKS ARE PROPOSED TO CONFORM WITH RS1-S SETBACKS
- MAXIMUM SITE COVERAGE IS PROPOSED TO BE 45%
- MAXIMUM FAR IS PROPOSED TO BE 0.7
- PARKING PROPOSED WILL BE PRIMARY DWELLING: 2 CARS / SEC SUITE: 1 CAR / DADU: 1 CAR

PROJECT CONTACTS

Zoning Bylaw 6.6.1:
Minimum vehicle dimensions shown below
Zoning Bylaw 6.6.3 In a Tandem Parking arrangement where the second vehicle is parked outside a garage, in the driveway, a minimum length of 6.1m shall be provided for each Parking Space.
Zoning Bylaw 6.6.5:
Maximum 33% of total parking required may be small car parking spaces.

Type of Stall	Vehicle Width	Vehicle Length	Number required	Number allowed	Number proposed
Standard	2.6	5.6	3		3
Small car	2.3	5.1	1	1 (33%)	2
Tandem	2.6	11.2		2	2
TOTAL			4		5

PROJECT CONTACTS

URBAN PLANNING
CityState Consulting Group
Carola Alder 778-355-5399

SURVEYING
Papove Land Surveying
Bill Papove 604-464-5199

CIVIL ENGINEERING
Evertex Engineering
604-776-0222

DRAWING LIST

001 SITE PLAN
002 CONTEXT PHOTOS
003 SITE SECTION
004 SITE SURVEY



Gaëtan Royer – CityState Consulting Services
2419 Clarke Street, Port Moody, BC, Canada V3H 1Z2
gaetan@citystate.ca

Project: 1008 TUXEDO

Sheet: 002

Description: SIDE BY SIDE SUBDIVISION PLAN

Scale: AS SHOWN

Date: 22 SEP 2021
Revised: 07 MAR 2022
Revised: 22 MAY 2022
Revised:
Revised:
Revised:

KLIMO & ASSOCIATES

CERTIFIED ARBORIST REPORT

PROJECT LOCATION:

1008 Tuxedo Dr, Port Moody

PREPARED FOR:

CityState Consulting Group Ltd.

PREPARED BY:

Klimo & Associates Ltd.
5565 15B Ave
Delta BC, V4M 2H2

Metro West IMBL #20020981
Fraser Valley IMBL #20020982

September 27, 2021

Francis Klimo
ISA Certified Arborist
ISA Certified Tree Risk Assessor
BC Wildlife Danger Tree Assessor

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1.0 SCOPE OF WORK

Klimo & Associates Ltd. was contracted by CityState Consulting Group Ltd. to prepare an Arborist report along with a Tree assessment, and Tree management plan in order to support a two (2) lot subdivision application located at 1008 Tuxedo Dr, Port Moody.

The objective of this assessment and report is to identify all on/off-site trees that could be impacted by the subdivision project and to ensure that the management of trees are in compliance with the “*City of Port Moody Tree Protection Bylaw, 2015, No. 2961*” and “*Best Management Practices*”. We conducted our field inspections on September 27, 2021 at around 1:30pm. Our scope of work was to identify all key trees located within the proposed working limits and off-site areas of the subdivision, assess & document their condition, and recommend measures to either protect the retained trees or to prescribe their removals.

1.1 Limits of assignment

- Our investigation is based solely on visual inspection of the trees on September 27, 2021 and the analysis of photos taken and tree diagnosis gathered during the inspection.
- Our inspection was conducted from ground level. We did not conduct soil tests or below grade root examination to assess the condition of the root system of the trees.
- We conducted a level 2 assessment.
- Overcast with sunny breaks, no adverse weather conditions.

1.2 Purpose and use of the report

- Meet municipal criteria for Arborist report submissions and to provide documentation pertaining to the management of on/off-site trees in relation to the subdivision and to supplement the proposed two (2) lot subdivision application being submitted to the City of Port Moody for the project address located at 1008 Tuxedo Dr, Port Moody.

2.0 SITE ANALYSIS / PROPOSAL

The project site encompasses over 800 (approx.) square meters and located within the limits of the site, an existing dwelling along with a detached garage had been examined to be situated towards the rear section of the property. The property was examined to be bounded by residential properties spanning along its northern and southern site boundary lines, along with a laneway bounding along its eastern P/L, and with Tuxedo St observed to be fronting the site. A proposal has been set forward to subdivide the subject property in order to create two (2) new parcels along with the construction of two (2) single family dwellings.

Located within the limits of the site, the subject trees had consisted of more than twenty (20) coniferous species developing as part of a topped hedgerow spanning along the frontage of the lot. The remaining trees located within the limits of the site was observed to have consisted of several smaller diameter trees along with the remaining areas of the site having off-site trees situated within 2m of the site boundary lines.



Figure 1 - Location of subject site - 1008 Tuxedo Dr, Port Moody

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3.0 TREE ASSESSMENT PROCESS

Our tree inspection process is a systematic procedure for accurately identifying and cataloging trees. Using the site survey as a reference to their locations and the proposed site plans provided by the project planners detailing the proposed subdivision, the specifications to our Tree Protection Requirements were able to be accurately completed. In using the information of the proposed construction requirements, we have produced accurate findings to our recommendations to ensure the use of proper tree protection during the construction phase and as applicable, prescribing tree removal recommendations.

Our assessment of the on-site and off-site trees consists of gathering and documenting sizes (*DBH, Height, and Crown spread*), condition, species, location, growth form, and other site factors. The data collected has been documented into the inventory in order to convey the identified trees into a simple format. In addition, accurate tree preservation measures could be implemented for the optimal retention and protection of trees throughout the duration and up to the completion of the construction project.

3.1 Health and structure rating

Basic definitions of the general tree health in regards to the documented trees within the report has been separated based upon the total amount of trees broken up into five (5) defined categories as outlined in the table below:

Table 1 - Health and structure rating summary table			
Rating	Retention Suitability	Definition	Total Trees
Good	Suitable	A healthy, vigorous tree, reasonably free of disease, with good structure and form typical of the species.	
Fair / Good	Suitable	Tree is growing well for its species. No overt or identifiable significant defects, and is well suited for retention.	
Fair	Marginal	Subject tree that has an average vigour for its species. Small amount of twig dieback, minor structural defects that could be corrected.	7
Fair / Poor	Marginal/ Unsuitable	A tree with moderate to poor vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that may affect its survival considering construction impacts.	
Poor	Unsuitable	A tree in decline, epicormics growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated. And a tree in severe decline, dieback of scaffold branches and or trunk, mostly epicormic growth; extensive structural defects that cannot be abated.	24

4.0 SUMMARY OF FINDINGS

On September 27, 2021, Klimo & Associates Ltd. had conducted a site visit & visual inspection of all trees located on and off-site. A total of thirty-one (31) trees were identified and had consisted of three (3) different types of species. The identified trees were measured to have an average DBH of 12cm to 60cm and overall, the subject trees had ranged from being in poor, fair, to good in condition.

The majority of the identified trees were examined to be in conflict with the proposed subdivision as the subject trees had fallen within the limits of the construction process and of the high disturbance requirement areas pertaining to the main dwellings and of the site servicing & access requirements.

On-site (Subject site)	City (Trees on City lot)	Off-site (Privately owned trees)	Total Tree(s)	Total Hedge(s)	
4	22	5	31		
4	22		26		Remove
		5	5		Retain

Deciduous Tree(s)				Coniferous Tree(s)				Hedge(s)	
Common apple	3			Western hemlock	24	Western redcedar	4		
Total	3			Total	28			Total	

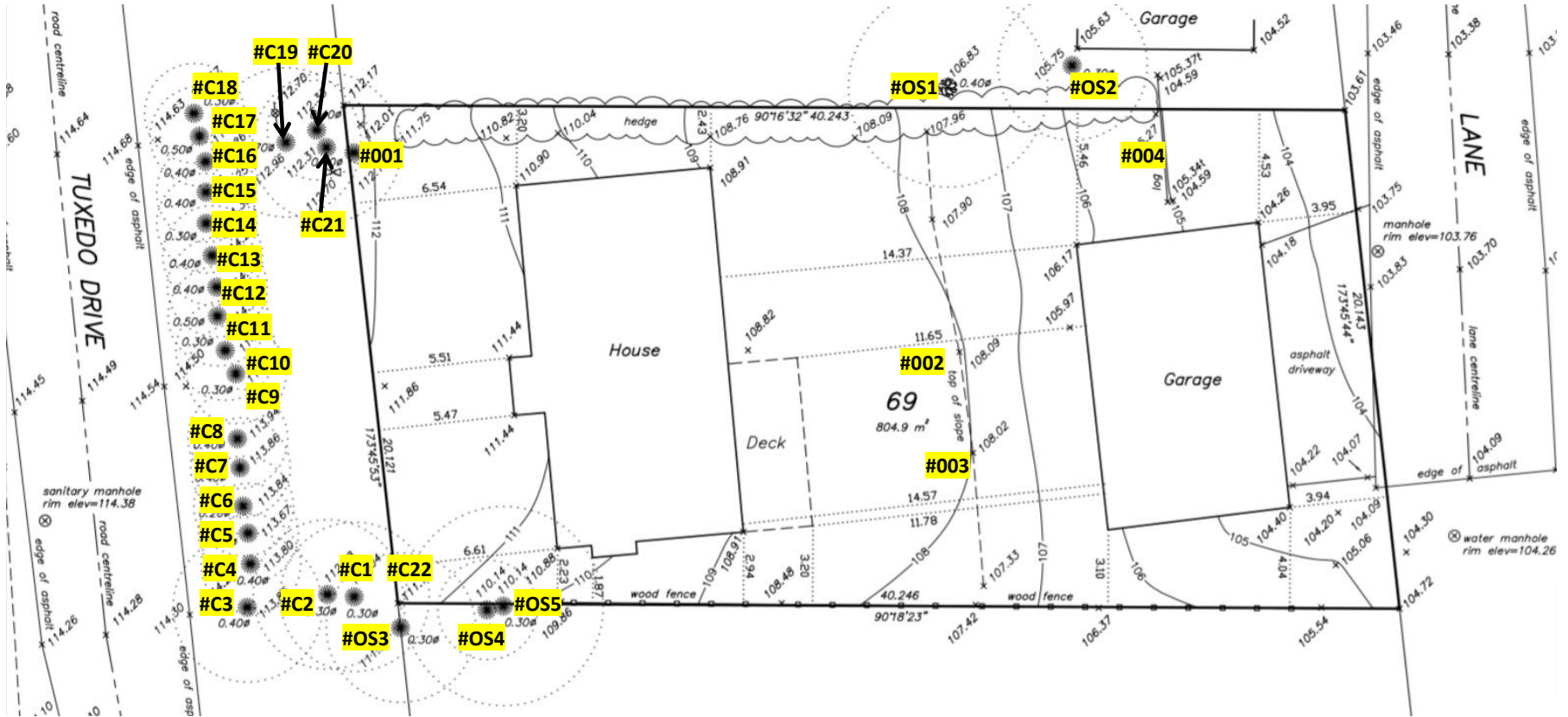
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5.0 SITE MAP



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6.0 ON-SITE TREE INVENTORY

Table 1 - On-site Tree Inventory												
Klimo & Associates Ltd.												
September 27, 2021												
1008 Tuxedo Dr, Port Moody												
ID#	Surveyed Y/N	On-site (ON) Off-site (OF) Off-site city (C)	Common name	Botanical name	DBH (cm)	LCR (%)	Canopy (Dia. M)	Condition	Comments	Retention Suitability	Retain / Remove	TPZ (m)
001	Yes	On-site	Western hemlock	<i>Tsuga heterophylla</i>	21	15	5	Single stemmed, medium, mature co- dominant and topped coniferous tree. Enlarged base. Limb attachments at 2m in height. Crown development has been pruned to clear utility lines. Subject tree is in fair to poor condition.	Subject tree will be in direct conflict with the proposed lot grading & site servicing requirements, and will be within the zone of the heaviest grading related requirements.	Marginal / Unsuitable	Remove	1.3
002	No	On-site	Common apple	<i>Malus domestica</i>	9/19	60	5	Bifurcated stemmed, small, mature deciduous fruiting tree. Loss of leading growth. Former limbs pruning marks along the first quarter of its main trunk. Crown growth has been shaped for landscaping. No signs of decay. Subject tree is in fair condition.	Subject tree will be in direct conflict with the proposed lot grading & building footprint, and will be within the zone of the heaviest grading related requirements.	Marginal	Remove	1.7
003	No	On-site	Common apple	<i>Malus domestica</i>	16/10	60	5	Single stem med, small, mature deciduous tree. Loss of leading growth. Former limbs have been pruned along the first quarter of its main trunk. Crown growth has been shaped for landscaping. No signs of decay. Subject tree is in fair condition.	Subject tree will be in direct conflict with the proposed lot grading & building footprint, and will be within the zone of the heaviest grading related requirements.	Marginal	Remove	1.6
004	No	On-site	Common apple	<i>Malus domestica</i>	11/13	70	5	Single stemmed, small, mature deciduous tree. Loss of leading growth. Former limbs have been pruned along the first quarter of its main stems. Crown growth has been shaped for landscaping. Decay process along the structure was observed. Subject tree is in fair condition.	Subject tree will be in direct conflict with the proposed lot grading & building footprint, and will be within the zone of the heaviest grading related requirements.	Marginal	Remove	1.5

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6.1 OFF-SITE TREE INVENTORY

Table 2 - Off-site Tree Inventory												
1008 Tuxedo Dr, Port Moody												
ID#	Surveyed Y/N	On-site (ON) Off-site (OF) Off-site city (C)	Common name	Botanical name	DBH (cm)	LCR (%)	Canopy (Dia M.)	Condition	Comments	Retention Suitability	Retain / Remove	TPZ (m)
OS1	Yes	Off-site	Western hemlock	<i>Tsuga heterophylla</i>	60	40	5	Single stemmed, medium, mature co-dominant coniferous tree. Enlarged base. Limb attachments at 2.2m in height. Crown development in contact with the neighboring tree. Ivy growth along the trunk. Subject tree is in fair condition.	Place Tree Protection barriers to protect its trunk, roots, and structure. Arborist supervision will be required during the site clearing work and excavation & construction for the new garage.	Marginal	Retain	3.6
OS2	Yes	Off-site	Western hemlock	<i>Tsuga heterophylla</i>	40	30	5	Single stemmed, small, mature and suppressed deciduous tree. Enlarged base. Limb attachments at 1.50m in height. Crown development has been pruned for landscaping towards the south. Ivy growth along the trunk. No signs of decay. Subject tree is in fair condition.	Place Tree Protection barriers to protect its trunk, roots, and structure. Arborist supervision will be required during the site clearing work and excavation & construction for the new garage.	Marginal	Retain	2.4
OS3	Yes	Off-site	Western hemlock	<i>Tsuga heterophylla</i>	12/5	40	5	Bifurcated stemmed, small, mature, co-dominant and topped coniferous tree. Enlarged base. Limb attachments at 2.2m in height. Crown development was observed to be shared with adjacent trees. No signs of decay. Subject tree is in fair condition.	Place Tree Protection barriers to protect its trunk, roots, and structure. Arborist supervision will be required during the site clearing work.	Marginal / Unsuitable	Retain	1.2
OS4	Yes	Off-site	Western redcedar	<i>Thuja plicata</i>	23	40	4	Single stemmed, medium, mature co-dominant and topped coniferous tree. Enlarged base. Limb attachments at 2m in height. Crown development has been pruned in order to clear utility lines. No signs of decay. Subject tree is in fair condition.	Place Tree Protection barriers to protect its trunk, roots, and structure. Arborist supervision will be required during the site clearing work and excavation & construction for the new dwelling.	Marginal	Retain	1.4
OS5	Yes	Off-site	Western hemlock	<i>Tsuga heterophylla</i>	30/23	40	5	Single stemmed, medium, mature, co-dominant coniferous tree. Enlarged base. Limb attachments at 2.2m in height. Crown development was observed to be shared with adjacent trees. No signs of decay. Subject tree is in fair condition.	Place Tree Protection barriers to protect its trunk, roots, and structure. Arborist supervision will be required during the site clearing work and excavation & construction for the new dwelling.	Marginal	Retain	3.2

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6.2 CITY TREE INVENTORY

Table 3 - City Tree Inventory												
1008 Tuxedo Dr, Port Moody												
ID#	Surveyed Y/N	On-site (ON) Off-site (OF) Off-site city (C)	Common name	Botanical name	DBH (cm)	LCR (%)	Canopy (Dia M.)	Condition	Comments	Retention Suitability	Retain / Remove	TPZ (m)
C1	Yes	City	Western redcedar	<i>Thuja plicata</i>	42	30	3	Single stemmed, medium, mature co- dominant & topped coniferous tree. Enlarged base. Limb attachments at 2m in height. Crown development was observed to have been pruned in order to clear utility lines. Subject tree is in fair to poor condition.	Subject tree was examined to be an unsuitable candidate for long term retention due to its poor overall structure and would fall towards the edge of the heaviest construction & high disturbance requirement areas.	Marginal / Unsuitable	Remove	2.6
C2	Yes	City	Western redcedar	<i>Thuja plicata</i>	59	60	3	Single stemmed, medium, mature co- dominant & topped coniferous tree. Enlarged base. Limb attachments from the base. Crown development has been pruned in order to clear utility lines. Subject tree is in fair to poor condition.	Subject tree was examined to be an unsuitable candidate for long term retention due to its poor overall structure and would fall towards the edge of the heaviest construction & high disturbance requirement areas.	Marginal / Unsuitable	Remove	3.6
C3	Yes	City	Western hemlock	<i>Tsuga heterophylla</i>	30/19 /18	40	3	Multi stemmed, small, mature and co- dominant & topped coniferous tree. Enlarged base. Limb attachments at 2 in height. Crown development has been pruned in order to clear utility lines. Subject tree is in fair to poor condition.	Subject tree was examined to be an unsuitable candidate for long term retention due to its poor overall structure and would fall towards the edge of the heaviest construction & high disturbance requirement areas.	Marginal / Unsuitable	Remove	4.1
C4	Yes	City	Western hemlock	<i>Tsuga heterophylla</i>	18/15 /14	40	4	Multi stemmed, small, mature co- dominant & topped coniferous tree. Enlarged base along with limb attachments that have developed. Crown development has been pruned in order to clear utility lines. Slight lean. Subject tree is in fair to poor condition.	Subject tree was examined to be an unsuitable candidate for long term retention due to its poor overall structure and would fall towards the edge of the heaviest construction & high disturbance requirement areas.	Marginal / Unsuitable	Remove	2.9
C5	Yes	City	Western hemlock	<i>Tsuga heterophylla</i>	26/20	40	5	Bifurcated stemmed, small, mature, co- dominant & topped coniferous tree. Enlarged base. Limb attachments from the base. Crown development has been pruned in order to clear utility lines. Subject tree is in fair to poor condition.	Subject tree was examined to be an unsuitable candidate for long term retention due to its poor overall structure and would fall towards the edge of the heaviest construction & high disturbance requirement areas.	Marginal / Unsuitable	Remove	2.8

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ID#	Surveyed Y/N	On-site (ON) Off-site (OF) Off-site city (C)	Common name	Botanical name	DBH (cm)	LCR (%)	Canopy (Dia M.)	Condition	Comments	Retention Suitability	Retain / Remove	TPZ (m)
C6	Yes	City	Western hemlock	<i>Tsuga heterophylla</i>	18/16 /22	40	5	Multi stemmed, small, mature, co-dominant & topped coniferous tree. Enlarged base. Limb attachments from the base. Crown development has been pruned in order to clear utility lines. Subject tree is in fair to poor condition.	Subject tree was examined to be an unsuitable candidate for long term retention due to its poor overall structure and would fall towards the edge of the heaviest construction & high disturbance requirement areas.	Marginal / Unsuitable	Remove	3.4
C7	Yes	City	Western hemlock	<i>Tsuga heterophylla</i>	14/19	40	5	Bifurcated, small, co-dominant & topped coniferous tree. Enlarged base along with limb attachments. Crown development has been pruned in order to clear utility lines. Subject tree is in fair to poor condition.	Subject tree was examined to be an unsuitable candidate for long term retention due to its poor overall structure and would fall towards the edge of the heaviest construction & high disturbance requirement areas.	Marginal / Unsuitable	Remove	2.0
C8	Yes	City	Western hemlock	<i>Tsuga heterophylla</i>	19/11 /13	40	3	Topped in order to clear overhead utility lines. Multi stemmed, medium, and mature coniferous tree. Enlarged base along with limbs attachment. Crown development was observed to be shared with adjacent trees. Subject tree is in fair to poor condition.	Subject tree was examined to be an unsuitable candidate for long term retention due to its poor overall structure and would fall towards the edge of the heaviest construction & high disturbance requirement areas.	Marginal / Unsuitable	Remove	2.6
C9	Yes	City	Western hemlock	<i>Tsuga heterophylla</i>	16/19 /16	40	4	Topped in order to clear overhead utility lines. Multi stemmed, small, mature, co-dominant coniferous tree. Limb attachments from the base. Crown development was observed to be shared with adjacent trees. Subject tree is in fair to poor condition.	Subject tree was examined to be an unsuitable candidate for long term retention due to its poor overall structure and would fall towards the edge of the heaviest construction & high disturbance requirement areas.	Marginal / Unsuitable	Remove	3.1
C10	Yes	City	Western hemlock	<i>Tsuga heterophylla</i>	20/21	40	3	Topped in order to clear overhead utility lines. Bifurcated stem, small, co-dominant & mature coniferous tree. Enlarged base along with limb attachments. Crown growth was observed to be shared with adjacent trees. Subject tree is in fair to poor condition.	Subject tree was examined to be an unsuitable candidate for long term retention due to its poor overall structure and would fall towards the edge of the heaviest construction & high disturbance requirement areas.	Marginal / Unsuitable	Remove	2.5
C11	Yes	City	Western hemlock	<i>Tsuga heterophylla</i>	18/11	50	5	Topped in order to clear overhead utility lines. Bifurcated stem, small, co-dominant & mature coniferous tree. Enlarged base along with limb attachments. Crown growth was observed to be shared with adjacent trees. Subject tree is in fair to poor condition.	Subject tree was examined to be an unsuitable candidate for long term retention due to its poor overall structure and would fall towards the edge of the heaviest construction & high disturbance requirement areas.	Marginal / Unsuitable	Remove	1.8

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ID#	Surveyed Y/N	On-site (ON) Off-site (OF) Off-site city (C)	Common name	Botanical name	DBH (cm)	LCR (%)	Canopy (Dia M.)	Condition	Comments	Retention Suitability	Retain / Remove	TPZ (m)
C12	Yes	City	Western redcedar	<i>Thuja plicata</i>	9/3	50	3	Topped in order to clear overhead utility lines. Bifurcated stem, small, co-dominant & mature coniferous tree. Enlarged base along with limb attachments. Crown growth was observed to be shared with adjacent trees. Subject tree is in fair to poor condition.	Subject tree was examined to be an unsuitable candidate for long term retention due to its poor overall structure and would fall towards the edge of the heaviest construction & high disturbance requirement areas.	Marginal / Unsuitable	Remove	1.2
C13	Yes	City	Western hemlock	<i>Tsuga heterophylla</i>	25/16 /15	40	3	Topped in order to clear overhead utility lines. Single stemmed, medium, mature co-dominant coniferous tree. Enlarged base. Limb attachments at 2m. Crown development was observed to be shared with adjacent trees. Subject tree is in fair to poor condition.	Subject tree was examined to be an unsuitable candidate for long term retention due to its poor overall structure and would fall towards the edge of the heaviest construction & high disturbance requirement areas.	Marginal / Unsuitable	Remove	3.4
C14	Yes	City	Western hemlock	<i>Tsuga heterophylla</i>	25/16 /15	40	5	Topped in order to clear overhead utility lines. Multi stemmed, small, mature co-dominant coniferous tree. Enlarged base along with limb attachments. Crown growth was observed to be suppressed and shared with adjacent trees. Subject tree is in fair to poor condition.	Subject tree was examined to be an unsuitable candidate for long term retention due to its poor overall structure and would fall towards the edge of the heaviest construction & high disturbance requirement areas.	Marginal / Unsuitable	Remove	3.4
C15	Yes	City	Western hemlock	<i>Tsuga heterophylla</i>	23/18 /10	40	6	Topped in order to clear overhead utility lines. Multi stemmed, small, mature co-dominant coniferous tree. Enlarged base along with limb attachments. Crown growth was observed to be suppressed and shared with adjacent trees. Subject tree is in fair to poor condition.	Subject tree was examined to be an unsuitable candidate for long term retention due to its poor overall structure and would fall towards the edge of the heaviest construction & high disturbance requirement areas.	Marginal / Unsuitable	Remove	3.1
C16	Yes	City	Western hemlock	<i>Tsuga heterophylla</i>	23/19 /4	60	6	Topped in order to clear overhead utility lines. Multi stemmed, small, mature co-dominant coniferous tree. Enlarged base along with limb attachments. Crown growth was observed to be suppressed and shared with adjacent trees. Subject tree is in fair to poor condition.	Subject tree was examined to be an unsuitable candidate for long term retention due to its poor overall structure and would fall towards the edge of the heaviest construction & high disturbance requirement areas.	Marginal / Unsuitable	Remove	2.8

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ID#	Surveyed Y/N	On-site (ON) Off-site (OF) Off-site city (C)	Common name	Botanical name	DBH (cm)	LCR (%)	Canopy (Dia M.)	Condition	Comments	Retention Suitability	Retain / Remove	TPZ (m)
C17	Yes	City	Western hemlock	<i>Tsuga heterophylla</i>	21/27	60	3	Topped in order to clear overhead utility lines. Bifurcated stemmed, small, mature and co-dominant coniferous tree. Enlarged base along with limb attachments at 3m in height. Crown growth was observed to be suppressed and shared with adjacent trees. Subject tree is in fair to poor condition.	Subject tree was examined to be an unsuitable candidate for long term retention due to its poor overall structure and would fall towards the edge of the heaviest construction & high disturbance requirement areas.	Marginal / Unsuitable	Remove	2.9
C18	Yes	City	Western hemlock	<i>Tsuga heterophylla</i>	30/19 /18	60	5	Topped in order to clear overhead utility lines. Multi stemmed, small, mature co-dominant coniferous tree. Enlarged base along with limb attachments. Crown growth was observed to be suppressed and shared with adjacent trees. Subject tree is in fair to poor condition.	Subject tree was examined to be an unsuitable candidate for long term retention due to its poor overall structure and would fall towards the edge of the heaviest construction & high disturbance requirement areas.	Marginal / Unsuitable	Remove	4.1
C19	Yes	City	Western hemlock	<i>Tsuga heterophylla</i>	17/18	40	3	Topped in order to clear overhead utility lines. Bifurcated stem, small, co-dominant & mature coniferous tree. Enlarged base along with limb attachments. Crown growth was observed to be shared with adjacent trees. Subject tree is in fair to poor condition.	Subject tree was examined to be an unsuitable candidate for long term retention due to its poor overall structure and would fall towards the edge of the heaviest construction & high disturbance requirement areas.	Marginal / Unsuitable	Remove	2.1
C20	Yes	City	Western hemlock	<i>Tsuga heterophylla</i>	28/15	40	5	Topped in order to clear overhead utility lines. Bifurcated stem, small, co-dominant & mature coniferous tree. Enlarged base along with limb attachments. Crown growth was observed to be shared with adjacent trees. Subject tree is in fair to poor condition.	Subject tree was examined to be an unsuitable candidate for long term retention due to its poor overall structure and would fall towards the edge of the heaviest construction & high disturbance requirement areas.	Marginal / Unsuitable	Remove	2.6
C21	Yes	City	Western hemlock	<i>Tsuga heterophylla</i>	17/41 /28	40	3	Topped in order to clear overhead utility lines. Multi stemmed, small, mature co-dominant coniferous tree. Enlarged base along with limb attachments. Crown growth was observed to be suppressed and shared with adjacent trees. Subject tree is in fair to poor condition.	Subject tree was examined to be an unsuitable candidate for long term retention due to its poor overall structure and would fall towards the edge of the heaviest construction & high disturbance requirement areas.	Marginal / Unsuitable	Remove	5.2

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September 27, 2021

ID#	Surveyed Y/N	On-site (ON) Off-site (OF) Off-site city (C)	Common name	Botanical name	DBH (cm)	LCR (%)	Canopy (Dia M.)	Condition	Comments	Retention Suitability	Retain / Remove	TPZ (m)
C22	Yes	City	Western hemlock	<i>Tsuga heterophylla</i>	30	40	3	Topped in order to clear overhead utility lines. Single stemmed, small, mature and co-dominant coniferous tree. Enlarged base along with limb attachments. Crown growth was observed to be shared and influenced by adjacent trees. Subject tree is in fair to poor condition.	Subject tree was examined to be an unsuitable candidate for long term retention due to its poor overall structure and would fall towards the edge of the heaviest construction & high disturbance requirement areas.	Marginal / Unsuitable	Remove	1.8

7.0 TREE RETENTION / REMOVAL RECOMMENDATIONS

A total of **fourteen (14) trees** have been found within the limits of the subdivision project. Based on the factors that include the pre-existing condition of the subject trees as detailed in the Tree inventory, and the proposed construction, the subject trees are proposed to be treated as follows.

- ❖ *(Please note: The current tree protection & removal recommendations are preliminary. As such, the final recommendations would be based upon the final building, civil, & lot grading plans and would be required to be updated within the Arborist report & Tree Management Plan)*

TREE RETENTION

Pursuant to the “City of Port Moody Tree Protection Bylaw, 2015, No. 2961”, the following tree(s) are recommended for Retention as detailed in the Tree Inventory and recommendations as noted below. Information regarding specific recommendations can be found below each of the categorized point and further referenced within the attached Tree Management Plan and within the body of the Arborist report.

City & Off-site Tree(s) that are recommended for Retention.

- For the duration of the subdivision project, **off-site trees #OS1, #OS2, #OS3, #OS4, and #OS5** has been recommended to be retained throughout the construction process. As the protected trees were examined to be situated near the limits of the proposed subdivision and of its related construction works, the subject trees will require the placement of Tree Protection Barriers in order to protect their trunks, roots, and structures. The placement of Tree Protection Barriers would be required to be placed along their drip lines or to their specified measurements as outlined in the Tree Inventory (*TPZ Column*) or as per the attached Tree Management Plan and left throughout the duration of the construction project.
- **Off-site plantings (Non Bylaw Sized)**
As several off-site trees and surrounding plantings were examined to be populating along the lengths of the northern and southern site boundary lines and were all examined to be of non-by-law sized, it would be the builder/developers responsibility to ensure that the subdivision and the proposed construction works does not adversely affect any of the retained off-site trees or any other neighboring plantings. As part of the subdivision, the off-site trees & plantings have been recommended to be respected and have measures to protect them throughout the construction process.

Arborist Supervision Requirements - Demolition Process

- **Demolition of the existing dwelling,**
As part of the demolition process, the existing garage encompassing within the **TPZ of tree #OS5** as well as its foundations has been proposed to be removed. In order to limit the amount of disturbance occurring within the TPZ of the subject tree, the existing structure located within its protective areas would have to be removed under Arborist supervision and no excavation machinery will be allowed to encroach into its TPZ throughout the demolition process.
- **Removal of trees, bushes, vegetation etc. within the TPZ(s) of the retained tree(s)**
Several sections of existing vegetation, on-site trees, and shrubs have been proposed to be removed due to conflicts with the proposed subdivision and to allow for the site clearing works to proceed. As the site clearing work (*includes the removal of existing landscaping features such as retaining wall, wooden ties etc.*) would encroach into the **TPZ(s) of trees #OS1, #OS2, #OS3, #OS4 and #OS5**, all work occurring within their protected areas are required to be completed under Arborist supervision.
 - **General site clearing methodology,**
When removing vegetation within the TPZ(s) of retained trees, the removal work is required to be performed by hand and no excavation machinery or any other heavy equipment would be allowed to encroach into their TPZ(s) throughout the clearing process. Larger stumps of the removed shrubs are recommended to be either left in situ or grinded out. (*Please note: the remaining stumps cannot be pulled out by heavy machinery in order to ensure the protection of the retained trees*)

Arborist Supervision Requirements - Main Dwelling Excavation Requirements

- **Excavation requirements for the main dwelling,**
Minor encroachment of the excavation process for the main dwelling is expected to encroach into the **TPZ(s) of trees #OS4 and #OS5**. Due to the minor encroachment, Arborist supervision will be required during the excavation process and in order to limit the amount of disturbance occurring within the TPZ(s) of the subject trees, the line of excavation to be remediated in order to avoid the desiccation of roots (*If roots are exposed & by following further remedial measures as outlined by the project post excavation*).
- **Construction requirements for the garage,**
Encroachment of the excavation & construction process for the garage is expected to encroach into the **TPZ(s) of trees #OS1 and #OS2**. Due to the encroachment, Arborist supervision will be required during the excavation process along with the installation of forms of the garage and of its eastern foundation line.
The proposed foundations of the new garage would mirror within the footprint of the existing garage and as the new garage has been proposed to have a "*Slab on Grade foundation*", the natural grades located beyond its footprint would be left intact and no major excavation or any other grading works would be encroached into the native CRZ(s) of the off-site trees.
 - **Root Pruning methodology (During excavation)**
If roots are exposed during the excavation process within the TPZ, Root pruning may be performed by the project Arborist while using sharp, appropriate tools, namely bypass pruners (*loppers*) or a saw and pruning cuts must be made at 90 degrees to the direction of the root. This minimizes the surface area exposed to pathogens and encourages healthy new root growth from the end of the cut root or for proper wound closure. (*Further remedial measures may be required depending upon the post completion of the excavation works*)

Management of Trees & Protection Requirements

- **Tree Removals**
During the Removal and/or pruning of existing trees as identified on the landscape plan/Tree Management Plan, shall be undertaken or supervised by a certified arborist and performed in accordance with relevant Best Management Practices produced by ISA and ANSI A-300 Pruning Standards and shall comply with all relevant City of Port Moody Tree Bylaw.
- **Staging and storage of materials on site discussion (General for all Trees)**
During the construction process, no storage or staging of materials, equipment, or debris can be placed within the TPZ of the protected Trees and or within their TPB enclosure. The proposed construction will require the storage and staging of its materials within the back yard area and will not be required to be placed towards any other areas within the property or near the protected Trees. In order to limit the potential disturbance within the TPZ of the protected Trees, no heavy equipment would be allowed to encroach, park, or traverse through their TPZ(s).
- **Removal of surrounding invasive growth / Site Clearing work**
When clearing through the TPZ(s) of the retained trees, all clearing work as well as the grade preparation works are required to be performed by hand and no excavation machinery or any other heavy equipment would be allowed to encroach into their TPZ(s) throughout the clearing process. Larger stumps of removed vegetation are recommended to be either left in situ or grinded out. (*Please note: the remaining stumps cannot be pulled out by heavy machinery in order to ensure the protection of the retained trees*)
- **General Landscaping Methodology within TPZ(s)**
General landscaping work is proposed and may occur within the TPZ of a few on-site trees. During the landscaping process, no fill and or soil can be deposited within its TPZ and any type of landscaping requiring extensive areas of poured concrete is not acceptable. Permeable surfaces can be placed on the original grade for hardscapes, all to be supervised and guided by an onsite Arborist.
 - As part of the landscaping process, a new wooden fence may be constructed along the lengths of the site boundary lines. The excavation for the main post holes will have to either be placed outside of the trees TPZ(s) or have the individual post holes excavated individually by hand. The new fencing is required to be installed without the use of continuous footings through the TPZ(s) of the retained trees.
 - Ensuring any fill within protected root zone of existing trees does not exceed 4" (10cm) depth of sandy loam will be required and also during the removal and/or pruning of existing trees as identified on the landscape Tree Management Plan, shall be undertaken only by a qualified arborist certified by the International Society of Arboriculture (ISA) and in accordance with relevant Best Management Practices produced by ISA. Tree work shall comply with all relevant City of Port Moody Tree Bylaws.

TREE REMOVAL

Pursuant to the “*City of Port Moody Tree Protection Bylaw, 2015, No. 2961*”, the following tree(s) are recommended for removal as per the following sections or as detailed in the report.

On-site & City Tree(s) that recommended for Removal,

➤ **Conflicts with the proposed building footprint,**

On-site tree #001, #002, #003, and #004 will be in direct conflict with the proposed subdivision as the subject trees would fall towards the edge of the proposed building footprint or would be located within an area requiring the heaviest excavation & grading requirements. The subject trees would be impacted and become structurally destabilized during the works as the subject trees fall within an area requiring the heaviest grade disturbances related to the dwellings and of its perimeter construction related requirements.

- **Removal of on-site non-bylaw sized trees**

Several other on-site plantings & non bylaw sized trees located within the limits of the site has been recommended for removal due to conflicts with the site access and of the proposed subdivision. In combing their stems, none of the individual trees or mature shrubs had been identified to be “protected” as categorized within the City of Port Moody Tree Bylaw.

- **Removal of hedges**

An on-site hedge will be in direct conflict with the proposed subdivision as sections of the hedging would fall towards the edge or would be in direct conflict with the proposed subdivision and would be in conflict with the high disturbance requirements related to the construction works occurring within the limits of the site.

- ***As a portion of the on-site hedge was examined to be spanning within the limits of the neighbor's property, the neighbor's authorization may be required for the hedges removal.***

➤ **Species unsuitable for long term retention,**

City trees #C1, #C2, #C3, #C4, #C5, #C6, #C7, #C8, #C9, #C10, #C11, #C12, #C13, #C14, #C15, #C16, #C17, #C18, #C19, #C20, #C21, #C22, and on-site tree #001 were observed to be unsuitable candidates for long term retention as determined by their poor overall structures & health. The repetitive clearing of their overall crowns in order to conform to the desired sized and clear the overhead utility lines had resulted in the trees to become potentially weakened and have mutilated their overall development.

Select city trees would also be will be in direct conflict with the proposed development as the subject trees would restrict site access, fall towards the edge of the proposed entrances, and would be located within an area requiring the heaviest excavation & site servicing requirements.

- ❖ ***As trees #C1, #C2, #C3, #C4, #C5, #C6, #C7, #C8, #C9, #C10, #C11, #C12, #C13, #C14, #C15, #C16, #C17, #C18, #C19, #C20, #C21, and #C22, were examined to be situated within the limits of the city's property, the City of Port Moody's (Parks) authorization would be required for their removal.***

8.0 SITE PHOTOS



Photo 1 - Facing towards the frontage of the lot and of city trees #C1 - #C22



Photo 2 - Facing towards the frontage of the lot and of city trees #C1 - #C22

City Trees #C1 - #C22 - Photos



Photo 3 - Facing towards city trees #C1 - #C22



Photo 4 - Facing towards off-site trees #OS3, #OS4, #OS5, and city trees #C1 - #C8

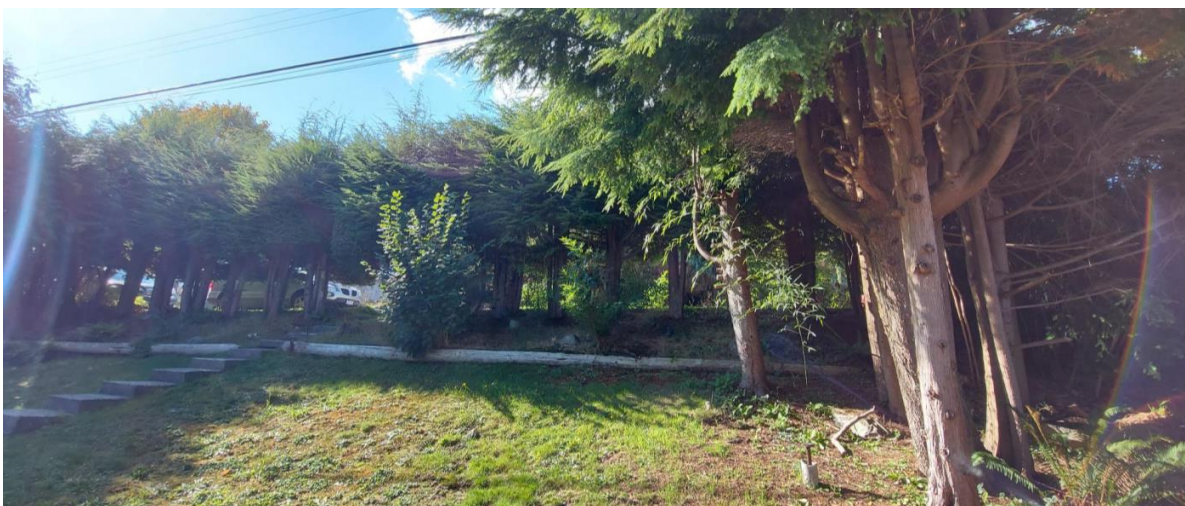


Photo 5 - Facing towards on-site trees #001 and of city trees #C9 - #C21

On-site Trees #002, #003, #004 & Off-site Trees #OS1 & #OS2 - Photos



Photo 6 - Facing towards on-site trees #002, #003, and off-site trees #OS1 and #OS2 within the distant



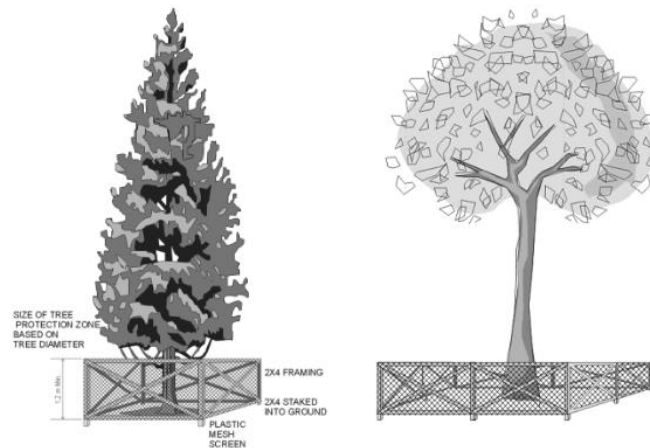
Photo 7 - Facing towards on-site tree #004 and of the rear yard area

9.0 TREE PROTECTION BARRIER

Tree Protection Barrier Summary		
Tree number (species)	DBH(cm)	Minimum tree protection barrier Radial span (m)
OS1	60	3.6
OS2	40	2.4
OS3	12/5	1.2
OS4	23	1.4
OS5	30/23	3.2

All trees identified above will require tree protection barriers to protect and prevent the tree trunk, branches and roots being damaged by any construction activities/operations. Prior to any construction activity on site, tree protection fences must be constructed at the specified distance from the tree trunks. The protection barrier or temporary fencing must be at least 1.2 m in height and constructed of 2 by 4 lumber with orange plastic mesh screening. Structure must be sturdy with vertical posts driven firmly into the ground. This must be constructed prior to excavation or construction and remain intact throughout the entire period of construction. Further standards for fencing construction can be found at: *City of Port Moody Tree Protection Bylaw, 2015, No. 2961*

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10.0 TREE REPLACEMENT PLAN

Outlined in the "City of Port Moody Tree Protection Bylaw, 2015, No. 2961", the requirement for replacement Trees will be required based upon the trees being cut or removed. Two (2) trees are to be planted for each permit-sized tree removed (2:1 ratio).

On-Site, City, & Off-site Trees (Including city trees within proposed lanes)	Number of Trees
Protected Trees Identified	31
Protected Trees to be Removed	26
Protected Trees to be Retained	5
Total Replacement Trees Required:	
On-site trees requiring 2 to 1 replacement ratio	4 Trees
4 X one (1) = 4	
City trees requiring X to X replacement ratio	
22 X TBD () =	
Total Replacement Trees required	4
Replacement Trees Proposed	4
Replacement Trees for Cash in leu	

Tree Replacement Species		
Planting(s) should be scheduled for the late winter/ early spring or early fall		
Quantity	Name	Species
2	Persian ironwood	<i>Parrotia persica</i>
2	Flowering dogwood	<i>Cornus florida</i>

Please see map for location Note: Planting cannot be within 3 meters of another significant tree

General Tree Planting Methodology

Replacement trees must meet plant condition and structure requirements as stated in "BC Landscape Standard" of the BCSLA/BCLNA and "Canadian Standards for Nursery Stock" of the CNTA. Also, the Replacement trees must be planted and maintained according to the requirements as stated in the "BC Landscape Standard" of the BCSLA.

It is important to locate your new plantings in accordance with the species' growing habits or tendencies. It is crucial to avoid planting your trees alongside buildings in which root ingress into drainage systems can occur and this can result in costly remedial work, also it is good practice not to plant your tall growing trees under power lines or utility lines as this can lead to pruning that may grossly adulterate the overall form or shape of the tree. Planting trees in the right location is the key to sustaining a balanced urban forest.

The proposed replacement Trees are to be a minimum size of 6cm caliper if deciduous, which is measured at 15 cm above the ground, or 3 m tall if coniferous at the time of planting (*trunk width measured at 15 centimetres above the ground*) At least 1.0 metre away from any site boundary line, at least 3.0 metres away from any principle building or any accessory building or any other structure on or adjacent to the site that may adversely affect the tree and; at least 2.5 metres away from any other tree on or adjacent to the site including driveway or any other hardscape or underground service/utility lines.

11.0 CONCLUSIONS

Based on our findings, a total of thirty-one (31) trees have been identified on/off-site. A total of twenty-six (26) city/on-site trees have been recommended for removal due to conflicts with the proposed subdivision and as the subject trees and hedge had fallen within the constructions high disturbance requirement areas relating to its site servicing and of other construction related activities occurring within the limits of the site.

A total of five (5) off-site trees have been recommended for retention with the retained off-site trees having the requirement of erecting Tree Protection Barriers due to their close proximity towards the proposed construction working limits. Also, in order to ensure the off-site trees and of their protection, Trigger points have been identified on the Tree Management Plan requiring Arborist supervision when working inside of their TPZ(s) during a few of the construction milestones.

Thank you for choosing Klimo & Associates Ltd. Any further questions can be forwarded to Francis Klimo at (604)358-5562 or by email at klimofrancis@gmail.com

Regards,



Francis Klimo

ISA Certified Arborist #PN-8149A

ISA Certified Tree Risk Assessor (TRAQ)

BC Wildlife Danger Tree Assessor #7193

Considered at the Regular Council Meeting of December 13, 2022

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BUILDING BETTER COMMUNITIES

ATTN: Andrei Pop, Development Planner
100 Newport Drive
Port Moody, BC V3H 5C3
BY EMAIL: apop@portmoody.ca

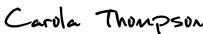
October 19, 2022

Dear Andrei Pop,

RE: Tree Replanting Commitment Letter

I, Carola Thompson of CityState Consulting Group, the applicant of the property located at 1008 Tuxedo Drive, Port Moody, BC (the "Property") have applied to the City of Port Moody to rezone and subdivide the Property, and I hereby irrevocably agree and covenant to implement all measures necessary for the planting of three (3) replacement trees for each new lot created byway of subdivision. A formal replanting plan will be provided by our arborist at the detailed design stage.

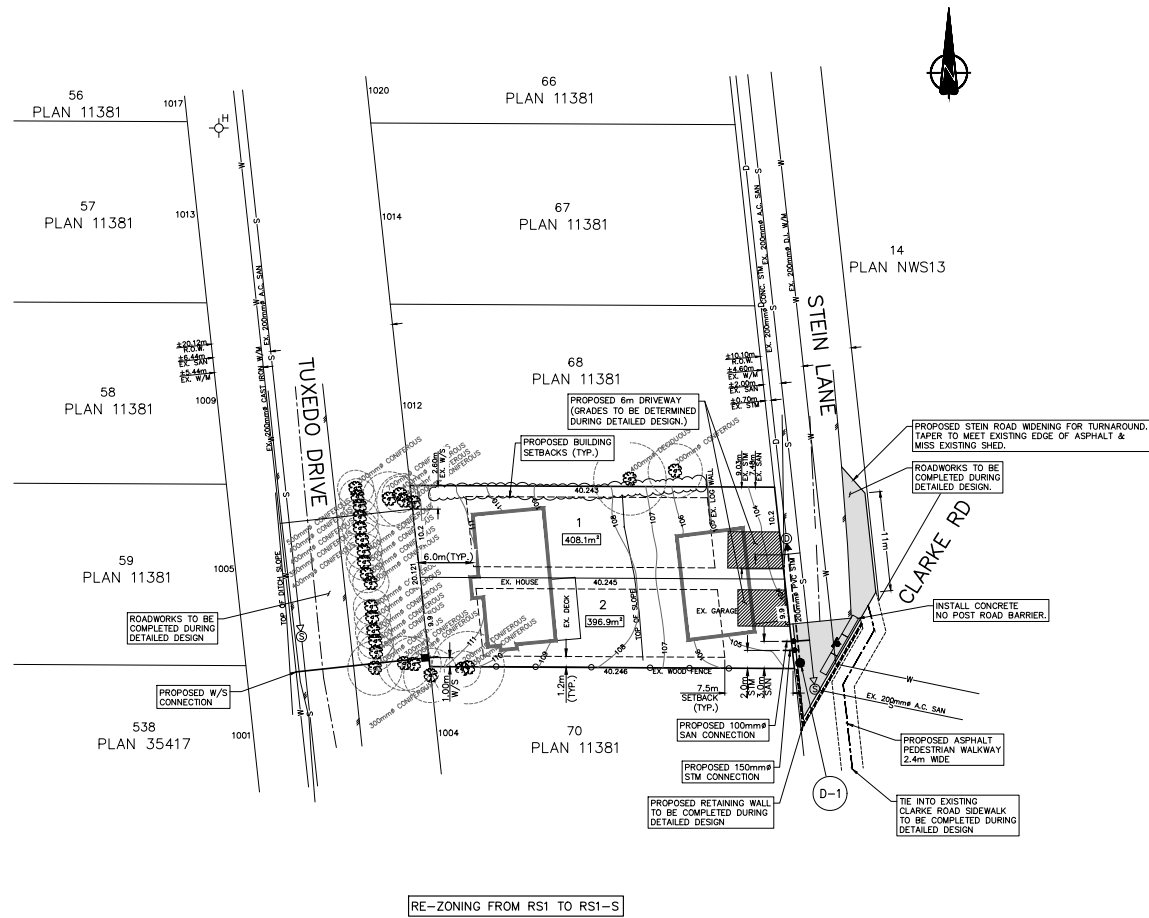
I HEREBY AGREE TO THE TERMS OF THIS LETTER OF COMMITMENT AS STATED ABOVE

DocuSigned by:

0A6EA4AFE1A0494...

Carola Thompson
Senior Planner, CityState Consulting Group

Considered at the Regular Council Meeting of December 13, 2022

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- NOTES:
1. PROPOSED 2 LOT SUBDIVISION (RS1 TO RS1-S).
 2. TO BE APPROVED BY CITY AND ALL OTHER GOVT. AGENCIES
 3. LOT LAYOUT TO BE FINALIZED BY B.C.L.S.

LEGEND:	
	EXISTING TREE
	EX. FIRE HYDRANT
	BUILDING SETBACK
	AREA OF NEW ASPHALT
	PROPOSED RETAINING WALL
	PROPOSED ASPHALT PEDESTRIAN WALKWAY
	EXISTING CONTOURS

INFORMATION SHOWN ON THIS DRAWING REGARDING EXISTING UTILITIES IS COMPILED FROM DIVERSE SOURCES, AND MAY NOT BE COMPLETE OR ACCURATE. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXPOSE AND CONFIRM THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AND ADVISE THE ENGINEER OF ANY POTENTIAL CONFLICTS.

LEGAL DESCRIPTION: LOT 69, PLAN NWP11381, DISTRICT 1, N.W.D. BENCHMARK DESCRIPTION: ELEVATIONS DERIVED FROM CONTROL MONUMENT 804-3197, ELEVATION 111.646 METRES.

APPLICANT/AGENT:		ENGINEER:				PROJECT NO: 100429		SHEET NO: 1 OF 1		City of Port Moody	
CITYSTATE CONSULTING GROUP LTD. ATT: CAROLA ALDER/AIDAN SHIRLEY TELEPHONE: (778) 242-8221 E-MAIL: CAROLA@CITYSTATE.CA/AIDAN@CITYSTATE.CA		 202-2692 CLEARBROOK ROAD, ABBOTSFORD, B.C. V2T 2Y8 TELEPHONE (604) 776-0222 Evertex Engineering		PERMIT TO PRACTICE No. 1000729		DATE: 2022-04-14		City of Port Moody Engineering Department Reviewed for compliance with City standards.		CONCEPTUAL SITE SERVICING PLAN 1008 TUXEDO DRIVE, PORT MOODY	
						DWN BY: R.V.		By:..... Date:.....			
						DESIGN: P.M.		<input type="checkbox"/> Released for construction			
						SCALE HORIZ: 1:250		<input type="checkbox"/> Revise as noted			
						SCALE VERT: -					