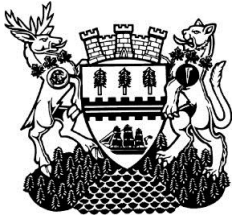


Considered at the Regular Council Meeting of June 27, 2023

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City of Port Moody

Report/Recommendation to Council

Date: June 27, 2023

Submitted by: Community Development Department – Development Planning Division

Subject: Rezoning (RS1-S) – 3330-3340 Henry Street

Purpose

To present for Council consideration a rezoning application to facilitate the subdivision of two properties at 3330-3340 Henry Street, which would allow for four lots to be created.

Recommended Resolution(s)

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 82, 2023, No. 3411 (3330-3340 Henry Street) (RS1-S) be read a first and second time as recommended in the report dated June 27, 2023, from the Community Development Department – Development Planning Division regarding Rezoning (RS1-S) – 3330-3340 Henry Street;

AND THAT Bylaw No. 3411 be referred to a Public Hearing.

Background

The City has received a rezoning application for 3330-3340 Henry Street to rezone the two existing single-family lots to facilitate a subdivision which would create four lots. Before the subdivision application can be considered by the Approving Officer, it will be necessary for the current properties to be rezoned from the Single Detached Residential (RS1) to the Single Detached Residential – Small Lot (RS1-S) zone, as set out in draft Bylaw No. 3411 (**Attachment 1**).

Discussion

Subject Site

The subject site is located in the Moody Centre neighbourhood along Henry Street, west of Viewmount Drive (**Attachment 2**) and is approximately 1,843 m² (19,838 ft²) in size. There is currently a single-family dwelling located on 3330 Henry Street, which would be required to be removed to accommodate the proposed subdivision.

Official Community Plan (OCP)

The OCP designates the subject site for Single Family Low Density uses (**Attachment 3**), which is consistent with the proposed RS1-S rezoning. Small lot subdivisions are supported in the OCP's Housing chapter; specifically, section 8.6 "Demands for New Forms of Housing" provides

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policy guidance 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 redeveloping neighbourhoods.”

Zoning

As noted above, the subject property is currently zoned Single Detached Residential (RS1) (**Attachment 4**).

Neighbourhood Context

The surrounding properties are composed of single-family dwellings to the east, west and south, and townhouses are located to the north of the subject property.

Proposed Subdivision

As noted above, the application to rezone the subject properties from RS1 to RS1-S will facilitate a future subdivision to create four side-by-side lots. For illustration purposes, a preliminary site plan is included as **Attachment 5**. This plan shows a proposed lot configuration and is subject to change prior to subdivision approval by the Approving Officer. As shown in the following table, the proposed lots would comply with the minimum lot width and areas requirements of the RS1-S zone.

Regulation	RS1-S requirement	Lot A – proposed	Lot B - proposed	Lot C - proposed	Lot D - proposed
Lot Width	9 m (30ft)	10.37 m (34.02 ft)	10.37 m (34.02 ft)	10.37 m (34.02 ft)	11.94 m (39.17 ft)
Lot Area	325 m ² (3,498 ft ²)	444.68 m ² (4786.49 ft ²)	444.68 m ² (4786.49 ft ²)	444.68 m ² (4786.49 ft ²)	511.91 m ² (5,510.15 ft ²)

Servicing Improvements

The applicant will need to update the Henry Street frontage of the subject property in accordance with the Development Servicing Bylaw No. 2831 requirements. As part of the related subdivision servicing works, Henry Street will have a new sidewalk, boulevard, street trees and street lighting installed.

Tree Removal

As per the revised arborist report prepared by Froggers Creek Tree Consultants Ltd., dated May 19, 2023, there are 13 on-site trees, 20 neighbouring trees and two city trees that could be impacted by the proposed construction. Twelve (12) on-site trees are proposed for removal and will be replaced with twelve (12) replanted trees on the subject property, and one on-site tree (#663) will be retained.

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. The applicant has agreed to provide a cash-in-lieu contribution for any replacement trees that cannot be planted on-site. The arborist report and letter from the applicant is included as **Attachment 6**.

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Step Code

The City's BC Energy Step Code Rezoning Applications Policy encourages applicants to achieve a building Step Code standard higher than what is prescribed under the Building Bylaw. At this time, the applicant has noted that they cannot commit to meeting a higher step code level but will achieve the minimum Step 3 as required by the Bylaw.

Implementation

To facilitate the proposed subdivision, draft Bylaw No. 3411 would rezone the subject property from RS1 to RS1-S. If the rezoning bylaw is adopted, the Approving Officer will then be in a position to consider the subdivision plan.

Other Option(s)

1. THAT the rezoning application, as presented in the report dated June 27, 2023, from the Community Development Department – Development Planning Division regarding Rezoning (RS1-S) – 3330-3340 Henry Street, be revised.
2. THAT the rezoning application, as presented in the report dated June 27, 2023, from the Community Development Department – Development Planning Division regarding Rezoning (RS1-S) – 3330-3340 Henry Street (CityState Consulting) be denied.

Financial Implications

In accordance with the City's Community Amenity Contribution (CAC) Program, the applicant has volunteered a CAC of \$12,000 to offset the financial burden that residential development imposes on the City to fund new facilities and/or amenities. Submission of the CAC would be made to the City prior to Council consideration of final adoption of the Zoning Amendment Bylaw, No. 3411.

Communications and Civic Engagement Initiatives

City of Port Moody Development Approval Procedures Bylaw, 2011, No. 2918 exempts RS1-S (Small Lot) rezoning applications from the requirement to seek the Land Use Committee'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 residents within the notification area, an ad placed in the local newspaper, and a decal placed on the application notification sign 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 Community Development by planning for a variety of housing types to meet community needs.

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Attachment(s)

1. Draft Zoning Amendment Bylaw No. 82, 2023, No.3411 – 3330-3340 Henry Street (RS1-S).
2. Location Map - 3330-3340 Henry Street.
3. OCP Map - 3330-3340 Henry Street.
4. Zoning Map - 3330-3340 Henry Street.
5. Preliminary Site Plan – 3330-3340 Henry Street.
6. Revised Arborist Report May 19, 2023 - 3330-3340 Henry Street.

Report Author

Gur Boparai
Development Planner

Considered at the Regular Council Meeting of June 27, 2023

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Report Approval Details

Document Title:	Rezoning (RS1-S) – 3330-3340 Henry Street (CityState Consulting).docx
Attachments:	<ul style="list-style-type: none"> - Attachment 1 - Draft Zoning Amendment Bylaw No. 82, 2023, No. 3411 - 3330-3340 Henry Street (RS1-S).pdf - Attachment 2 - Location Map - 3330-3340 Henry Street.pdf - Attachment 3 - OCP Land Use Designation Map - 3330-3340 Henry Street.pdf - Attachment 4 - Zoning Map - 3330-3340 Henry Street.pdf - Attachment 5 - Preliminary Site Plan - 3330-3340 Henry Street.pdf - Attachment 6 - Revised Arborist Report May 19 2023 - 3330-3340 Henry Street.pdf
Final Approval Date:	Jun 15, 2023

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

Kate Zanon, General Manager of Community Development - Jun 13, 2023 - 3:03 PM

Stephanie Lam, City Clerk and Manager of Legislative Services - Jun 14, 2023 - 3:34 PM

Lindsay Todd, Manager of Communications and Engagement - Jun 14, 2023 - 5:55 PM

Paul Rockwood, General Manager of Finance and Technology - Jun 15, 2023 - 12:41 PM

Paul Rockwood, General Manager of Finance and Technology, for Tim Savoie, City Manager - Jun 15, 2023 - 3:17 PM

Considered at the Regular Council Meeting of June 27, 2023

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Attachment 1



City of Port Moody

Bylaw No. 3411

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to allow for a small lot subdivision at 3330-3340 Henry Street.

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. 82, 2023, No. 3411 (3330-3340 Henry Street) (RS1-S)".

2. Amendments

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

Lot 102, District Lot 233, Group 1, New Westminster District Plan 43226
PID: 006-718-698

Lot 101, District Lot 233, Group 1, New Westminster District Plan 43226
PID: 006-718-655

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 ____, 2023.

Read a second time this ___ day of ____, 2023.

Read a third time this ___ day of ____, 2023.

Adopted this ___ day of ____, 2023.

Considered at the Regular Council Meeting of June 27, 2023

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Attachment 1

M. Lahti
Mayor

S. Lam
City Clerk

I hereby certify that the above is a true copy of Bylaw No. 3411 of the City of Port Moody.

S. Lam
City Clerk

Considered at the Regular Council Meeting of June 27, 2023

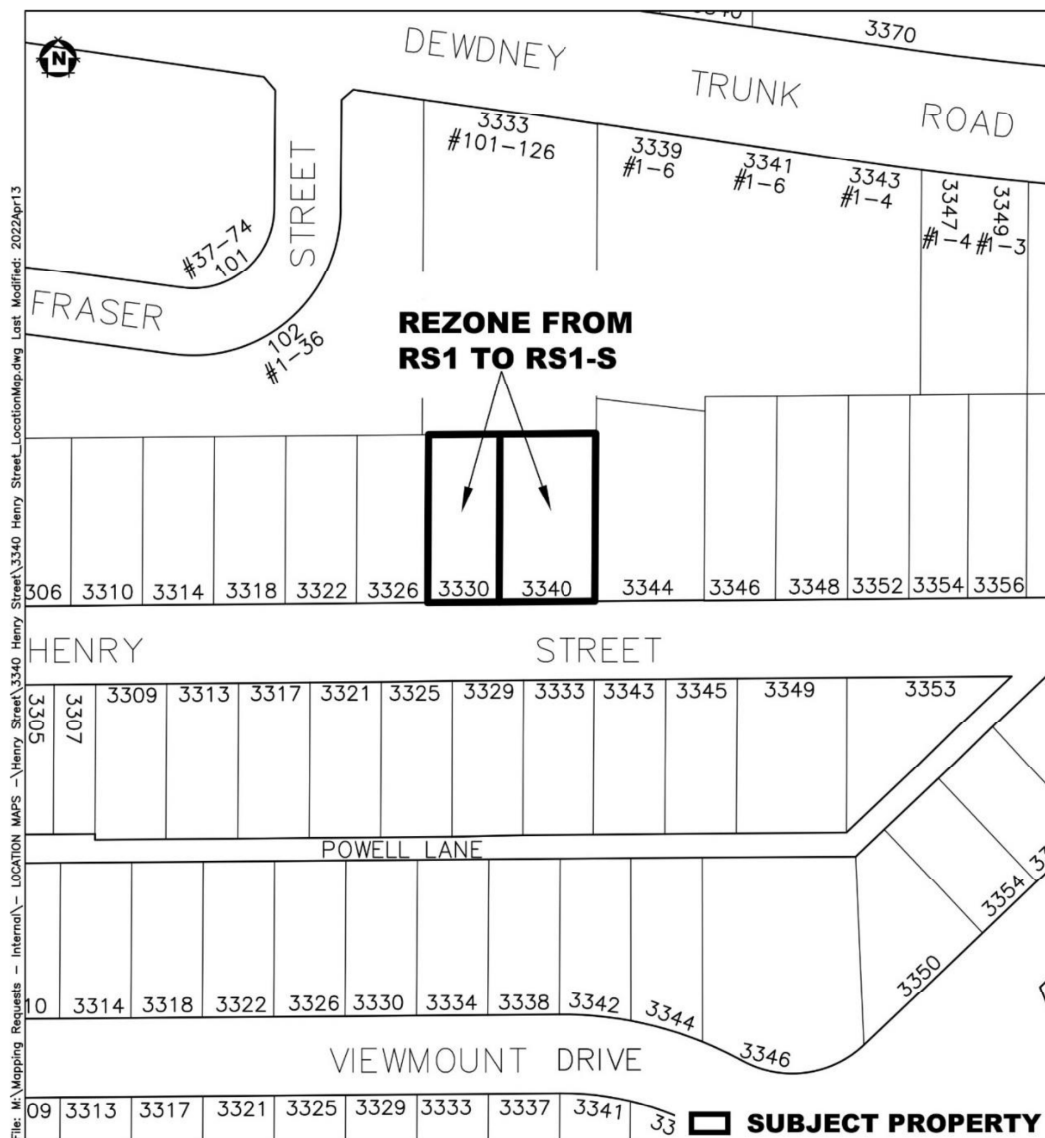
463

Attachment 1

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. 82, 2023, No. 3411 (3330-3340 Henry Street) (RS1-S).

Corporate Officer



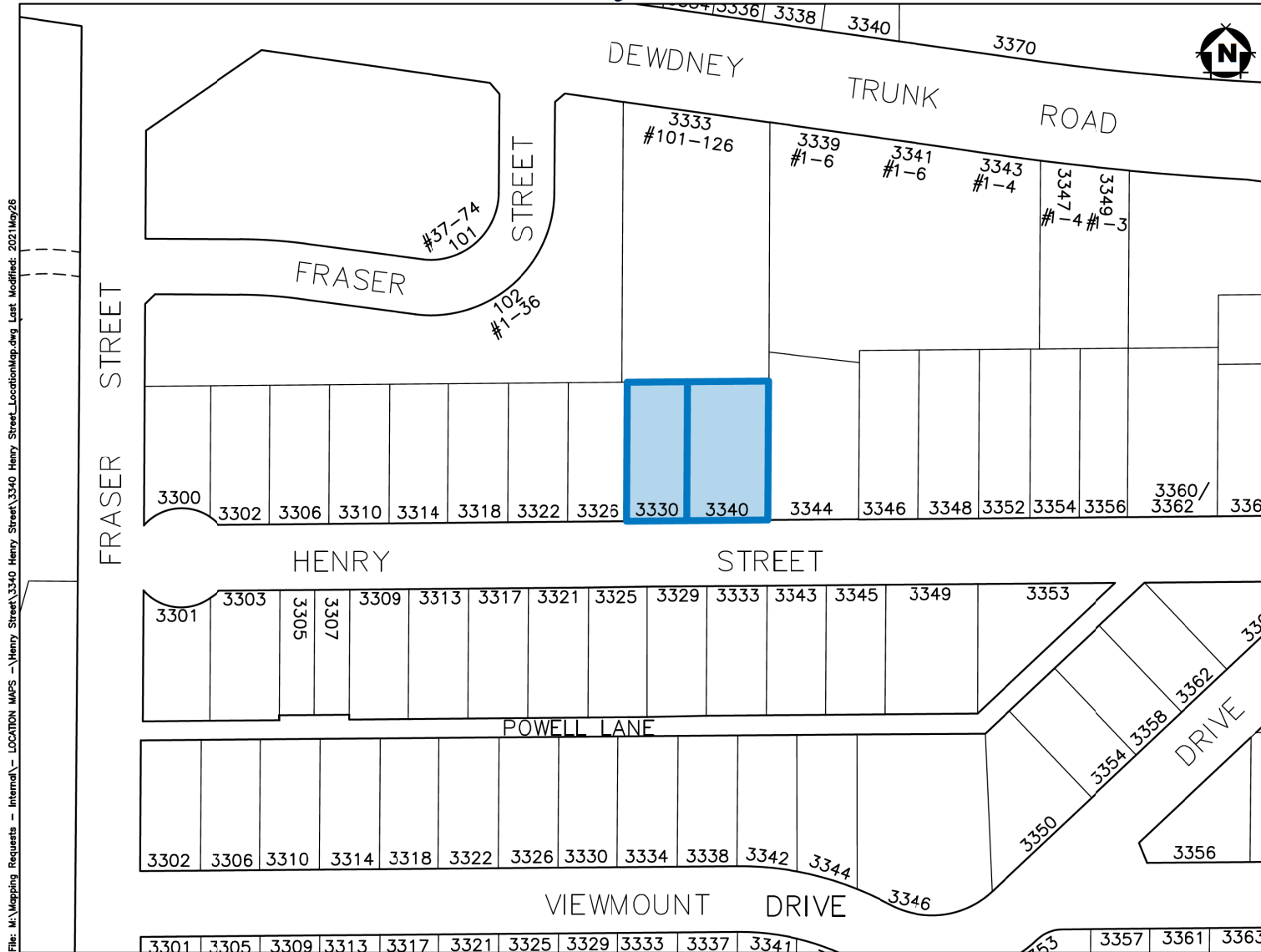
Considered at the Regular Council Meeting of June 27, 2023

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Attachment 2

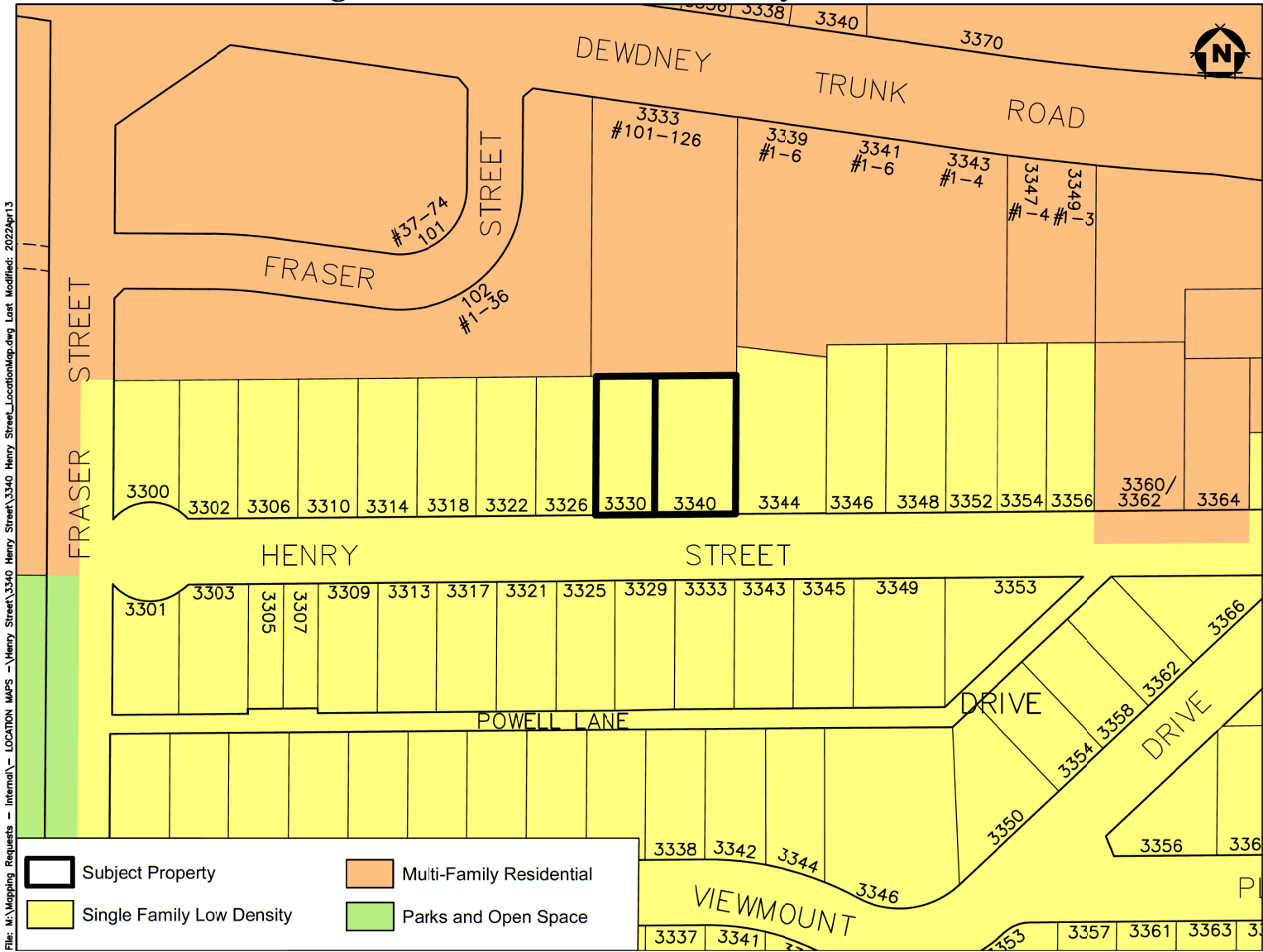
LOCATION MAP - 3330 & 3340 Henry Street

 **SUBJECT PROPERTY**



Considered at the Regular Council Meeting of June 27, 2023

OCP Land Use Designations - 3330 & 3340 Henry Street



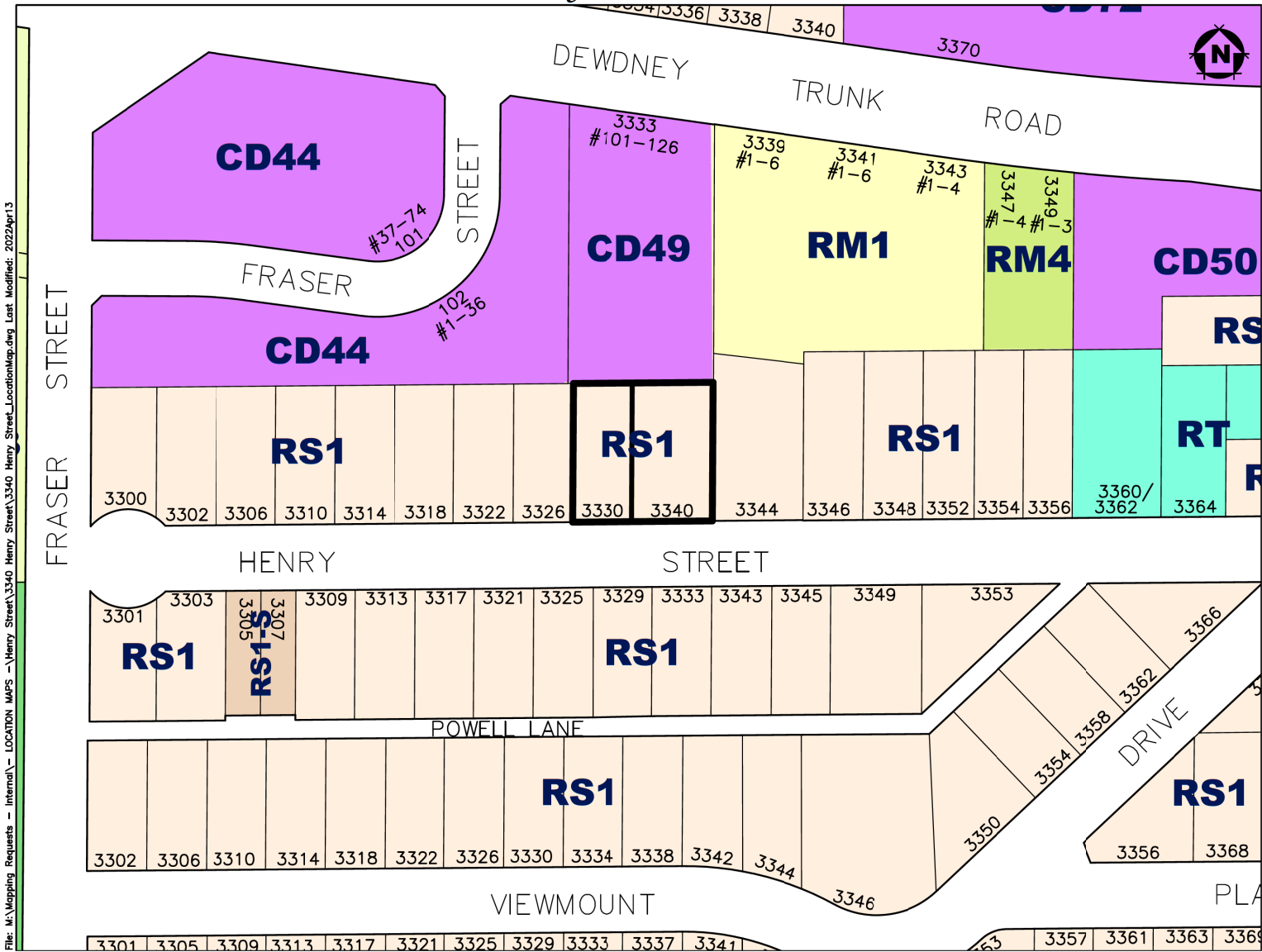
Considered at the Regular Council Meeting of June 27, 2023

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Attachment 4

ZONING MAP - 3330 & 3340 Henry Street

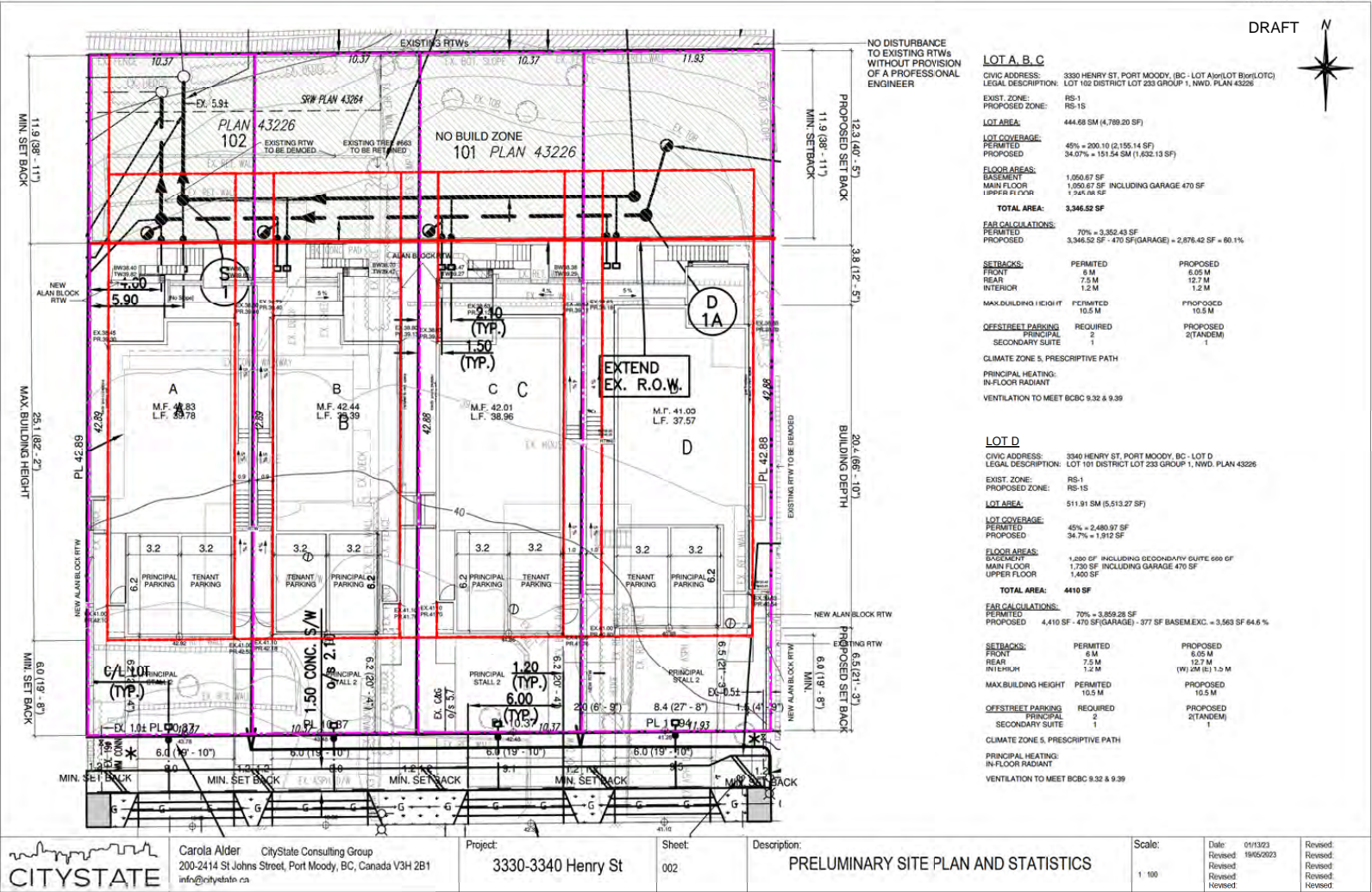
 **SUBJECT PROPERTY**



Considered at the Regular Council Meeting of June 27, 2023

Attachment 5

DRAFT



Considered at the Regular Council Meeting of June 27, 2023

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Attachment 6


**Froggers Creek
Tree Consultants Ltd.**

7763 McGregor Avenue Burnaby BC, V5J4H4
Telephone: 604-721-6002 glenn@froggerscreek.ca

City of Port Moody
100 Newport Drive Box 36
Port Moody, BC
V3H 3E1

May 19, 2023

RE: 3330 and 3340 Henry Street, Port Moody

Revised Tree Report for services

The City of Port Moody is requiring that tree 663 be retained. The excavation for the sanitary main will be well inside the minimum protection zone of the tree, it could undermine the tree and roots that provide structural support for the tree will likely be cut. The tree is within 7.5m of the neighbouring property. The tree is about 15m tall. I have been told by the Engineers the sanitary services cannot be moved any further away from the tree.

TREE PRESERVATION SUMMARY

12	On-site "Protected Trees" ¹
20	Off-site trees that could be impacted
2	City trees that could be impacted

OBSERVATIONS

I visited the site on June 24, 2021 and multiple times in 2022 to assess the trees. I have done a basic visual assessment of only the onsite trees. I have assessed the trees for trunk size (DBH), crown radius (CR), height (Ht), health and apparent structural condition. This information is recorded in the inventory in the Appendix.

There are 13 onsite trees, 20 neighbouring trees and 2 city trees that could be impacted by the proposed construction. One of the trees is shared with the neighbour to the north. Tree 557 to 661 are part of a cedar hedge, there are 5 trees in the hedge that have no stems that are 10cm or larger. See attached pictures.

DISCUSSION

To help determine the protection area required for the trees I have calculated out their minimum Tree Protection Zones (MPZ)². The Minimum Tree Protection Zone is exactly half the diameter of the Critical Root Zone as defined by the ISA and ASCA. As this distance is reduced to allow the retention of more trees **there can be no excavation** or grade changes that impact significant roots required inside this distance if the tree is to be considered for retention. Excavation inside this distance could destabilize a taller tree. The Protection Zones are calculated in the inventory and shown on the drawing as a black dashed circle around the tree.

Tree Removals

12 onsite trees are proposed for removal, they will either be impacted the development of the 4 lots or are not suitable for retention.

¹ Protected Trees – the City of Port Moody considers all trees with a single trunk diameter of 10cm and greater to be protected.

² MPZ- The City of Vancouver has accepted 6 times the diameter of the trunk as the Minimum Protection Zone required during construction.

Considered at the Regular Council Meeting of June 27, 2023

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Attachment 6

**Froggers Creek Tree Consultants Ltd.**

I provided a report for this property in March 2022 and September 2022. I have provided multiple reports, assessment and risk assessments recommending the removal of the 4 native trees growing along the top of the retaining wall. The 4 tree's close proximity to the edge of the retaining wall along with the aggressive root growth from the trees cannot be a good thing for the structural integrity of the retaining wall.

Tree Retention

The City is requiring tree 663 be retained. The tree will need to be protected. I recommend an Arborist be onsite to document the impact to the tree during the excavation. If large support roots have to be cut the tree may become hazardous putting workers at risk requiring immediate removal (Worksafe BC requirements). If the Arborist is not onsite the work will not be documented and the Arborist will have no way of knowing how severe the impact to the tree is.

Neighbouring Trees

There are 20 neighbouring trees and one shared tree. The retaining wall along the east property line contains the neighbouring trees, removal of this retaining wall would be critical to eight of the trees. The retaining wall is proposed to be retained with a new retaining wall being built inside of it. Tree #691 is a shared alder growing at the top of a retaining wall on the north property line. The tree is shared with the neighbour. The tree is at risk of failing. I am recommending this tree be removed with the permission of the owners of the tree. All other neighbouring trees will be protected. See protection measures below.

City Trees

There are 2 City trees that will be impacted. Tree 671 will be retained, tree 667 is in poor health and condition and is not suitable for retention. See protection measures below:

Replacement Trees

There are 13 trees being removed. The city will require 26 replacement trees. I have recommended 3 replacement trees per lot. I am recommending the following 12 replacement trees and they are shown on the drawing.

REPLACEMENT TREES		
QTY	Type	Size
2	Serbian Spruce	3m
2	Paperbark Maple	7cm
2	Saucer Magnolia	7cm
3	Katsura Tree	7cm
3	Nootka Cypress	3m

Drawings

A Tree Protection Drawing is attached as Appendix 3. The drawing plots onsite trees proposed for retention, removal, their canopies, Protection Zones, protection fencing and replacement trees in relation to the proposed layout.

Tree Protection Fencing

I am recommending robust tree protection fencing around the following trees:

TREE PROTECTION FENCING				
Minimum Radial Distance from trunk				
#	Type	DBH	Metres	Feet
663	Grand fir	30cm	1.8m	5.9ft
671	Pyramid cedar	15/15/10cm	1.8m	5.9ft
672	Hazelnut	8/7/7cm	1.3m	4.3ft
683	Excelsa cedar	40cm	2.4m	7.9ft
684	Excelsa cedar	50cm	3.0m	9.8ft
685	Excelsa cedar	40cm	2.4m	7.9ft
686	Excelsa cedar	45cm	2.7m	8.9ft
687	Excelsa cedar	45cm	2.7m	8.9ft

3330/40 Henry St, Port Moody

May 19, 2023

Considered at the Regular Council Meeting of June 27, 2023

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Attachment 6



Froggers Creek Tree Consultants Ltd.

A tree protection fencing dimension drawing is included in the Tree Preservation Drawing in the Appendix 4. A Tree Protection Fencing detail is attached as Appendix—1.

Protection Measures

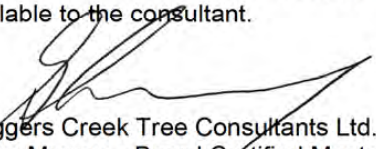
The following protection measures are recommended to minimize the impact to the trees:

- No access by vehicles or personnel is permitted within the fenced-off areas. Storage of materials is also not permitted inside this area.
- In the eventuality that the site supervisor requires access to the tree protection area, the Project Arborist should be consulted beforehand.
- Services (gas, sewer, septic, water, electrical) should be dug outside the protected areas of the retained trees.
- The Project Arborist should be consulted before any grade changes are performed within the protected areas. This includes landscape grade changes that take place after construction.
- The retained trees may need to be pruned for clearance. This work should be performed by a qualified Arborist under the direct supervision of the arborist with the permission of the owner of the tree.
- The arborist should be onsite during excavation within 3' of any protection zone.
- The Project Arborist should be responsible for inspecting and re-assessing the trees following completion of the project.
- No equipment is permitted inside the protection areas, this includes bobcats, mini excavators, trucks, etc. unless soil protection measures are put in place (see above). The arborist should be consulted beforehand.
- The grade in the protection areas should be limited to the addition of a maximum of 4" of well drained sandy loam topsoil (no clay).
- Any proposed permanent fences within the protection areas will need to be carefully aligned as to minimize the impact to the trees. The holes for the posts will need to be hand dug.
- The hardscape areas within the protection areas; sidewalks, play areas, benches etc. should be installed without any excavation under the supervision of the arborist.
- Retaining walls cannot be built within the protection zones of the trees.

End Report.

CERTIFICATION:

This report and the opinions expressed within it have been prepared in good faith and to accepted arboricultural standards within the scope afforded by its terms of reference and the resources made available to the consultant.


Froggers Creek Tree Consultants Ltd.
Glenn Murray – Board Certified Master Arborist
I.S.A. Certification # PN-0795
Certified Tree Risk Assessor #0049

May 19, 2023

Considered at the Regular Council Meeting of June 27, 2023

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Attachment 6



Froggers Creek Tree Consultants Ltd.

View from the road



East property line (tree 667)



3330/40 Henry St.

May 19, 2023

Considered at the Regular Council Meeting of June 27, 2023

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Attachment 6



Froggers Creek Tree Consultants Ltd.

East property line (3 pictures)



Considered at the Regular Council Meeting of June 27, 2023

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Attachment 6



Froggers Creek Tree Consultants Ltd.

Tree 657 to 661 (hedge)



Tree 668



Tree 663 (centre)



3330/40 Henry

May 19, 2023

Considered at the Regular Council Meeting of June 27, 2023

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Attachment 6



Froggers Creek Tree Consultants Ltd.

Tree 669, 670 and 691



Tree 664



Tree 665



Considered at the Regular Council Meeting of June 27, 2023

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Attachment 6



Froggers Creek Tree Consultants Ltd.

ASSUMPTIONS AND LIMITING CONDITIONS

1. This report and the opinions expressed within it have been prepared in good faith and to accepted arboricultural standards within the scope afforded by its terms of reference and the resources made available to the consultant. The report provides no undertakings regarding the future condition or behavior of the trees reviewed within it. Tree hazard and condition assessments are not an exact science. Both qualities can and do change over time and should be reappraised periodically.
2. This assessment was limited to a level 2 basic visual assessment of all onsite protected trees and a limited (level 1) visual assessment of all others. A level 3 Advanced Assessment has not been completed. No core samples were taken. No tissue samples have been cultured or analyzed by plant pathologists. No root or root crown excavations were undertaken. No aerial reconnaissance was attempted, beyond that made possible by binoculars.
3. Any legal description provided to the consultant/appraiser is assumed to be correct. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
4. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.
5. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the information provided by others.
6. The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
7. Loss or alteration of any part of this report invalidates the entire report.
8. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.
9. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser—particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initiated designation conferred upon the consultant/appraiser as stated in his qualification.
10. The Arborist is not responsible for the future stability of trees that were retained beyond his control.

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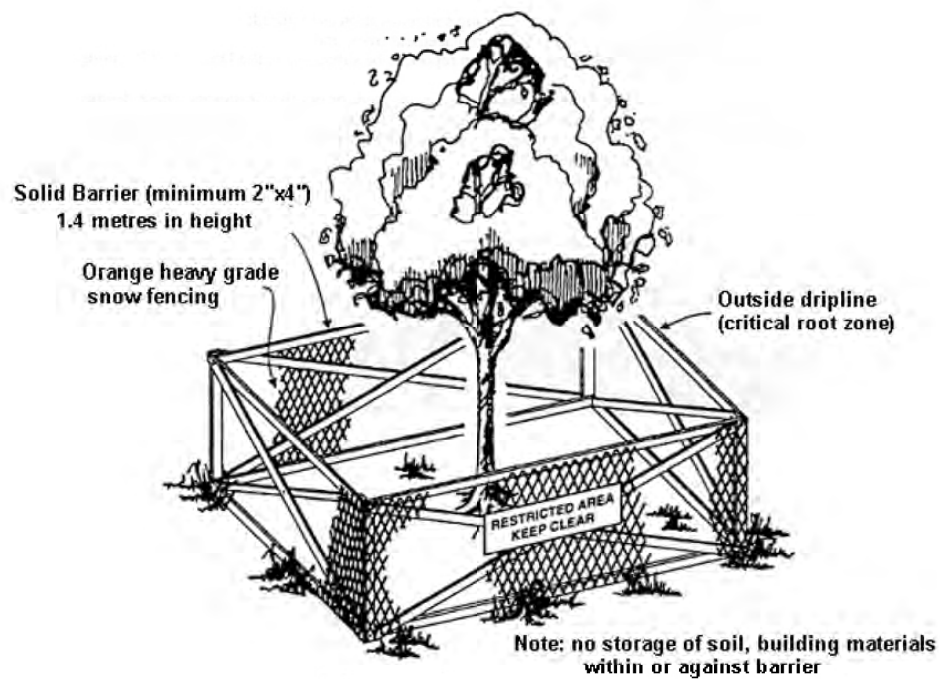
Attachment 6



Froggers Creek Tree Consultants Ltd.

Appendix 1

Tree Protection Fencing Detail



Considered at the Regular Council Meeting of June 27, 2023

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Attachment 6



Froggers Creek Tree Consultants Ltd.

May 19, 2023

APPENDIX 2 TREE INVENTORY

ON-SITE TREES

#	Type	Action	Reason	VAL	DBH	MPZ	CR	Health	Structural Condition
657	Pyramid Cedar	Remove	Grading, not suitable for retention	Low	10/10cm	1.2m	2m	Fair	Growing as a hedge
658	Pyramid Cedar	Remove	Grading, not suitable for retention	Low	10/10cm	1.2m	2m	Fair	Growing as a hedge
659	Pyramid Cedar	Remove	Grading, not suitable for retention	Low	10/8cm	1.1m	2m	Fair	Growing as a hedge
660	Pyramid Cedar	Remove	Grading, not suitable for retention	Low	10/10cm	1.2m	2m	Fair	Growing as a hedge
661	Pyramid Cedar	Remove	Grading, not suitable for retention	Low	12cm	0.7m	2m	Fair	Growing as a hedge
662	Shore pine	Remove	Within driveway	Mcd	17cm	1.0m	2m	Fair	
663	Grand fir	Retain	Will be impacted	High	30cm	1.8m	4m	Fair	
664	Purple plum	Remove	Within driveway	Low	35/35/20cm	5.4m	4m	Declining	Major decay
665	Purple plum	Remove	Within driveway	Low	23cm	1.4m	3m	Declining	Major decay
668	Bigleaf maple	Remove	Not suitable	Low	65cm	3.9m	6m	Poor	Topped; decay in trunk
669	Red alder	Remove	Not suitable	Low	25/20/20cm	3.9m	3m	Poor	Major decay
670	Red alder	Remove	Not suitable	Low	35cm	2.1m	3m	Poor	Ivy; leaning
691	Red alder	Remove	Not suitable	Mcd	28cm	1.7m	3m	Fair	Tree appears to be shared

CITY TREES

667	Hawthorne	Remove	Not suitable	Low	15cm	0.9m	2m	Poor	
671	Pyramid cedar	Retain		Mcd	15/15/10cm	1.8m	1m	Fair	

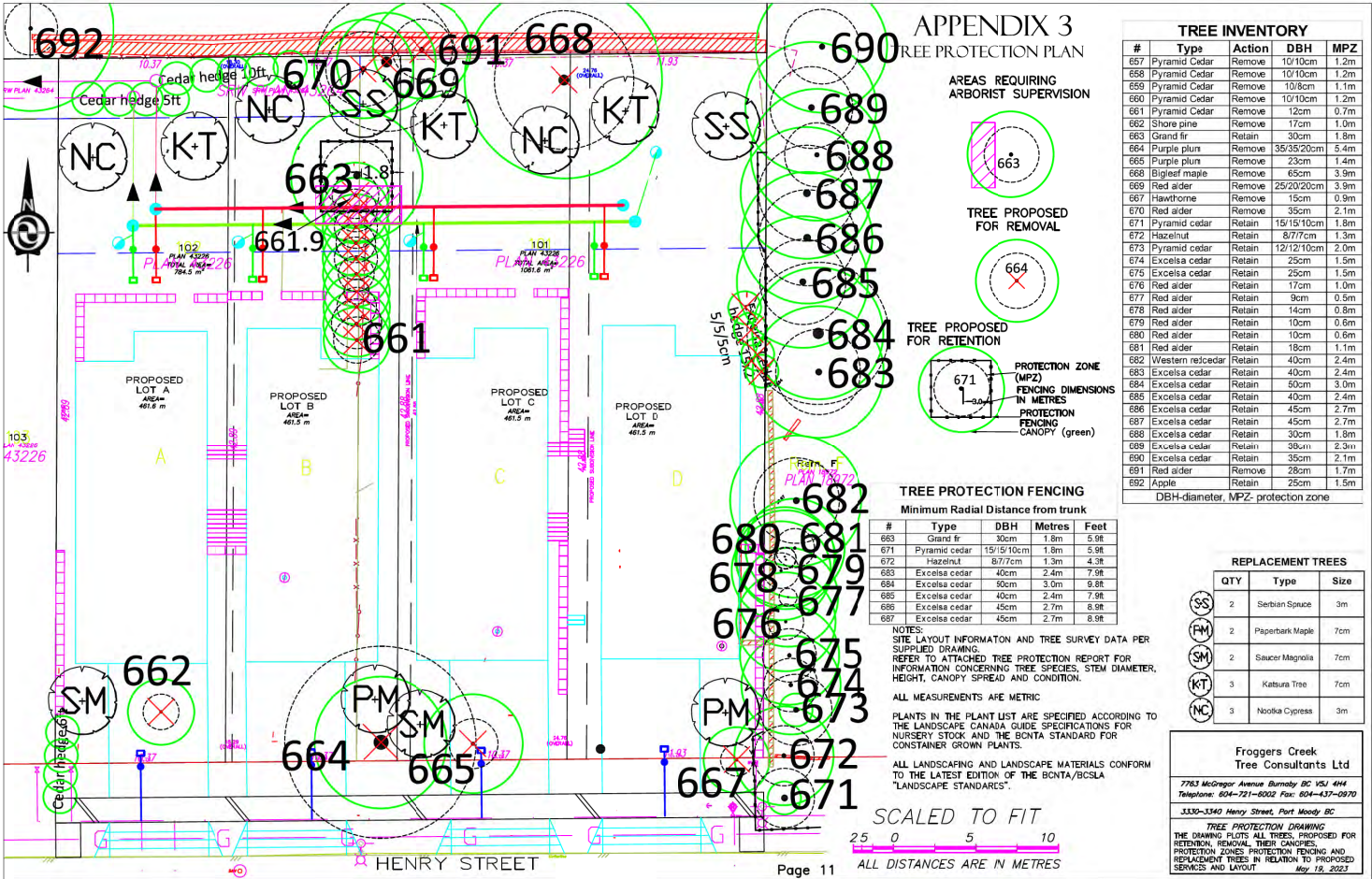
OFF-SITE TREES

672	Hazelnut	Retain		Low	8/7/7cm	1.3m	3m	Declining	2m below grade, retaining wall
673	Pyramid cedar	Retain		Mcd	12/12/10cm	2.0m	1m	Fair	2m below grade, retaining wall
674	Excelsa cedar	Retain		Mcd	25cm	1.5m	3m	Fair	2m below grade, retaining wall
675	Excelsa cedar	Retain		Mcd	25cm	1.5m	3m	Fair	2m below grade, retaining wall
676	Red alder	Retain		Mcd	17cm	1.0m	3m	Fair	2m below grade, retaining wall
677	Red alder	Retain		Mcd	9cm	0.5m	3m	Fair	2m below grade, retaining wall
678	Red alder	Retain		Mcd	14cm	0.8m	3m	Fair	2m below grade, retaining wall
679	Red alder	Retain		Mcd	10cm	0.6m	3m	Fair	2m below grade, retaining wall
680	Red alder	Retain		Mcd	10cm	0.6m	3m	Fair	2m below grade, retaining wall
681	Red alder	Retain		Mcd	18cm	1.1m	3m	Fair	2m below grade, retaining wall
682	Western redcedar	Retain		Mcd	40cm	2.4m	4m	Fair	2m below grade, retaining wall
683	Excelsa cedar	Retain		Mcd	40cm	2.4m	4m	Fair	
684	Excelsa cedar	Retain		Mcd	50cm	3.0m	4m	Fair	
685	Excelsa cedar	Retain		Mcd	40cm	2.4m	4m	Fair	
686	Excelsa cedar	Retain		Mcd	45cm	2.7m	4m	Fair	
687	Excelsa cedar	Retain		Mcd	45cm	2.7m	4m	Fair	
688	Excelsa cedar	Retain		Mcd	30cm	1.8m	4m	Fair	
689	Excelsa cedar	Retain		Mcd	38cm	2.3m	4m	Fair	
690	Excelsa cedar	Retain		Mcd	35cm	2.1m	4m	Fair	
692	Apple	Retain		Mcd	25cm	1.5m	5m	Fair	Canopy leaning into property

Considered at the Regular Council Meeting of June 27, 2023

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Attachment 6



Considered at the Regular Council Meeting of June 27, 2023

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Attachment 6

Appendix 6 - Cash-in-Lieu Payment for Tree Removal Letter

CityState™

BUILDING BETTER COMMUNITIES

Mr. Gur Boparai, Development Planner
Planning Division
City of Port Moody
Second Floor, 100 Newport Drive
Port Moody, BC V3H 5C3

June 9, 2023

Dear Mr. Boparai,

RE: Tree Removal Assurance Letter for Applications REZ00024; SA000041 (3330-3340 Henry Street)

On behalf of the owners, CityState is the applicant for Rezoning and Subdivision applications for the properties at 3330 and 3340 Henry Street. Our current proposal includes the removal of 13 trees as defined in City of Port Moody Tree Protection Bylaw, 2015, No. 2961 ("the Bylaw"). Section 6.2(d)(viii) of the Bylaw requires the "replanting of two (2) or more Replacement Trees for each one (1) Tree removed." Further, section 8.1(b) of the Bylaw requires that the applicant "provide to the City a security in the form of cash or a letter of credit in the amount of [\$720] ... for each one (1) Replacement Tree." In its current form, our application includes the replanting of 12 replacement trees—12 short of the requirement of 24. Prior to Rezoning adoption, the applicant covenants to have paid Tree Replacement Securities ("cash-in-lieu payment") in the sum of \$720 per required replacement tree not planted on-site.

Any questions about this matter or the subject applications can be directed to carola@citystate.ca or david@citystate.ca.

Sincerely,



Carola Alder
Managing Partner, CityState Consulting Group