

PUBLIC HEARING BINDER

2646 Violet Street



**NORTH VANCOUVER
DISTRICT**


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	Location Map and Aerial Map
	Proposed Subdivision Site Plan dated March 23, 2016
	Arborist Assessment Report dated March 22, 2016
3. Public Input	

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>June 27, 2016</u>
<input type="checkbox"/> Committee of the Whole	Date: _____


 Dept
 Manager


 GM/
 Director


 CAO

The District of North Vancouver REPORT TO COUNCIL

June 10, 2016
 File: 08.3060.20/019.16

AUTHOR: Kevin Zhang, Community Planner

SUBJECT: Bylaw 8185 (Rezoning Bylaw 1343): Subdivision of 2646 Violet Street

RECOMMENDATION:

THAT "The District of North Vancouver Rezoning Bylaw 1343 (Bylaw 8185)" to amend the District of North Vancouver Zoning Bylaw be given FIRST reading;

AND THAT "The District of North Vancouver Rezoning Bylaw 1343 (Bylaw 8185)" is referred to a Public Hearing.

REASON FOR REPORT:

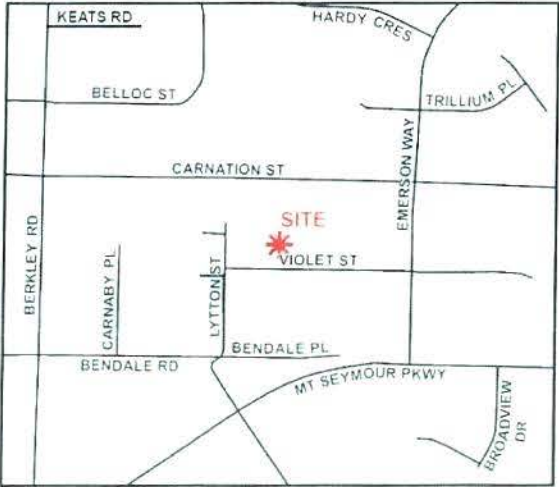
The proposed subdivision requires an amendment to the Zoning Bylaw to establish specific lot size regulations for the subject property.

SUMMARY:

The applicant proposes to subdivide the property located at 2646 Violet St into two single family lots, each 10.3 m (33.8 ft) in width. As the resulting lots do not meet minimum area and width requirements of the Single Family Residential 6000 Zone (RS4), a rezoning (Bylaw 8185) is required to amend the Special Minimum Lot Sizes section of the Zoning Bylaw.

BACKGROUND:

The subject property is designated Residential Level 2: Detached Residential (RES2) in the Official Community Plan which allows for detached housing with secondary suites.

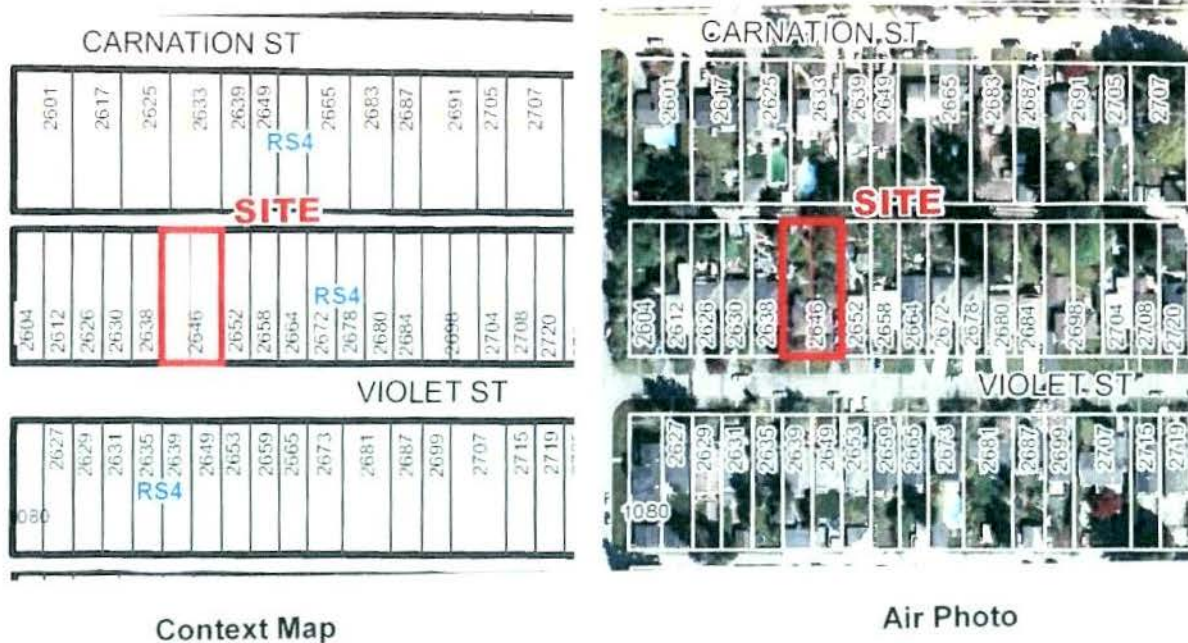


The subject property was included within potential Small Lot Infill Area (SLIA) 24b in the 1983 Small Lot Infill Area Policy Report. The area was not adopted as a Small Lot Infill Area prior to cancellation of the Policy in 1989. Since 1989, rezoning and subdivisions within potential SLIA's have been considered on a case by case basis having regard to adjacent lot patterns and neighbourhood input.

ANALYSIS:

Site and Surrounding Area:

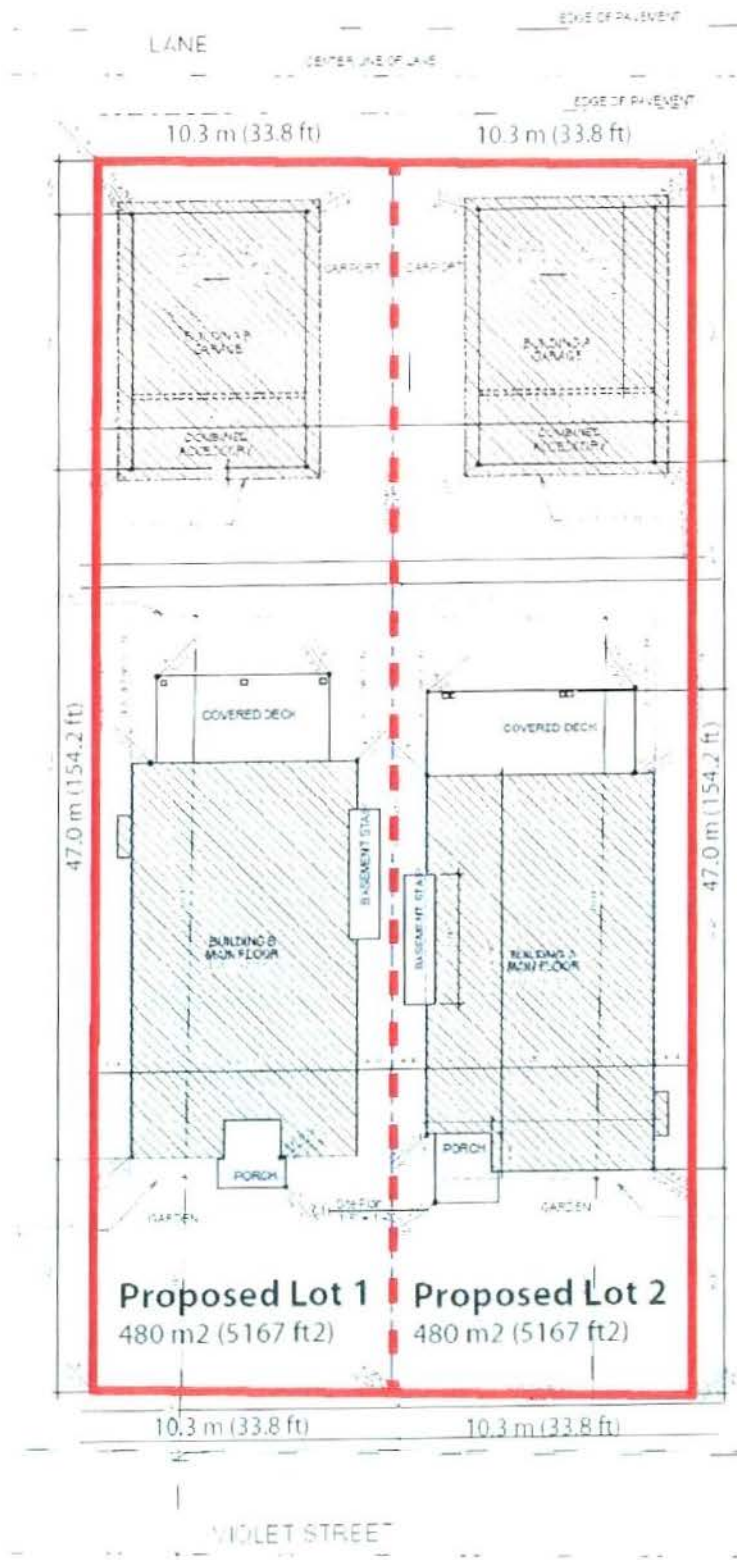
The site and surrounding lots are zoned Single Family Residential 6000 Zone (RS4) as seen in the following context map. The property slopes slightly downwards towards Violet St to the south. There is an open lane at the north (rear) of the property.



Proposal:

As indicated in the maps above, the subject property is the only 20.9 m (68.7 ft) wide lot on the north side of this block. Subdivision of this property would achieve consistency with the majority of the existing lots on both sides of Violet Street.

The subdivision plan on the next page illustrates the proposed subdivision and the proposed locations of houses and garages.



Proposed Subdivision Plan with Proposed Building Footprints

Zoning

The property is currently zoned RS4 (Single Family Residential 6000 Zone).

	RS4 ZONE	PROPOSED LOTS
Lot Width	15 m (49 ft)	10.3 m (33.8 ft)
Lot Depth	34 m (111 ft)	47.0 m (154.2 ft)
Lot Area	550 m ² (5,920 ft ²)	480 m ² (5167 ft ²)

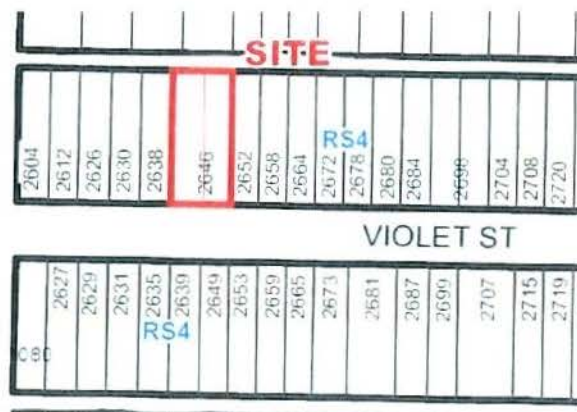
To proceed with this proposal, Section 310 of the Zoning Bylaw (Special Minimum Lot Size Regulations) will need to be amended to establish specific minimum lot size regulations as the proposed lots do not comply with the minimum RS4 zone lot area requirements outside of adopted small lot infill areas (SLIAs).

Parking and Access:

Currently, the subject property is accessed via a driveway from Violet Street. Both proposed subdivided lots are intended be accessed from the existing lane. As a result, this proposal will add an additional street parking spot along its frontage. Three parking spots are proposed on each lot which will accommodate a secondary suite in each new house. The suite parking will not be tandem.

Lot Pattern:

As seen in the adjacent map, the proposed lots are consistent with the lot pattern on the north side of the 2600-block of Violet Street and are generally in keeping with the surrounding properties in the area.



Covenants:

In accordance with the Approving Officer's best practices, the following Section 219 Restrictive Covenants will be registered on proposed Lot 1 and Lot 2 through the subdivision process:

- Green Building - Each house to be built in accordance with the Green Building Policy;
- Stormwater Management - Each lot to implement and maintain proper stormwater management onsite; and
- Design – Each lot to include a distinct house design.

Engineering:

The Engineering Department has reviewed the proposal and is satisfied with the proposed design.

Tree Removal and Replanting:

The District arborist has reviewed an arborist report submitted by the applicant and deemed the report as a fair assessment of the tree resources and general impact. One onsite large-diameter tree and twelve non-protected trees are proposed to be removed, with replanting requirements defined by the District's Tree Protection Bylaw as a condition for Building Permit. All boulevard trees are proposed to be retained. The applicant will be required to submit tree protection plans at the Building Permit stage and obtain neighbour consent for tree/hedge/shrub loss at the perimeter of site.

Development Permit Areas:

The subject property is not within any Development Permit Areas.

Notification:

Fifty information letters were sent out to neighbouring owner and occupants. This letter was also sent to the Seymour Community Association to inform them of the application. Five responses received: one was in support based on perceived increased affordability of smaller homes, two were opposed citing street parking concerns, and two noted satisfaction with answers to their clarification questions.

Both proposed lots are proposed to have two-car garages and a carport accessed from the lane. There will be no driveways fronting Violet Street (there is currently a driveway), which will create additional street parking along the frontage.

Conclusion:

The proposed Zoning Bylaw amendment will facilitate subdivision of the subject property to create two lots in keeping with the prevailing lot pattern on the block. The subdivision is an opportunity to implement development best practices and green building design. The proposal is now ready for Council's consideration.

Options:

The following options are available for Council's consideration:

1. "The District of North Vancouver Rezoning Bylaw 1343 (Bylaw 8185)" to amend the District of North Vancouver Zoning Bylaw 3210, 1965 be given FIRST reading and be referred to a Public Hearing; or
2. "The District of North Vancouver Rezoning Bylaw 1343 (Bylaw 8185)" to amend the District of North Vancouver Zoning Bylaw 3210, 1965 be defeated at FIRST reading.

Respectfully submitted,



Kevin Zhang
Community Planner

Attachments:

1. The District of North Vancouver Rezoning Bylaw 1343 (Bylaw 8185)

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev. _____	<input type="checkbox"/> Clerk's Office _____	External Agencies:
<input type="checkbox"/> Development Services _____	<input type="checkbox"/> Communications _____	<input type="checkbox"/> Library Board _____
<input type="checkbox"/> Utilities _____	<input type="checkbox"/> Finance _____	<input type="checkbox"/> NS Health _____
<input type="checkbox"/> Engineering Operations _____	<input type="checkbox"/> Fire Services _____	<input type="checkbox"/> RCMP _____
<input type="checkbox"/> Parks _____	<input type="checkbox"/> ITS _____	<input type="checkbox"/> NVRC _____
<input type="checkbox"/> Environment _____	<input type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch _____
<input type="checkbox"/> Facilities _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other _____
<input type="checkbox"/> Human Resources _____	<input type="checkbox"/> Real Estate _____	

The Corporation of the District of North Vancouver

Bylaw 8185

A bylaw to amend District of North Vancouver Zoning Bylaw 3210, 1965

The Council for The Corporation of the District of North Vancouver enacts as follows:

1. Citation

This bylaw may be cited as "The District of North Vancouver Rezoning Bylaw 1343 (Bylaw 8185)".

2. Amendments

2.1 District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:

- a) Part 3A Subdivision regulations is amended by adding a new row to the table in Section 310 Special Minimum Lot Sizes as follows:

Legal Description	Location	Area (m ²)	Width (m)	Depth (m)
LOT B BLOCK 4 DISTRICT LOT 580 PLAN 3045	2646 Violet Street	480 m ²	10.3 m	47 m

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

The Corporation of the District of North Vancouver

Bylaw 8185

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READ a first time June 27th, 2016

PUBLIC HEARING held

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk



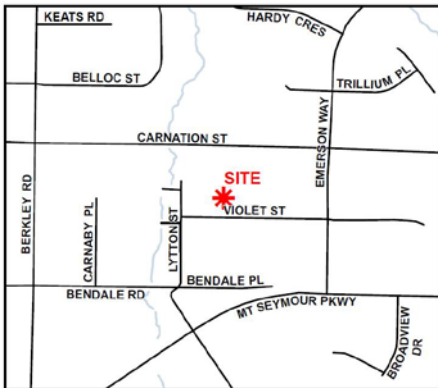
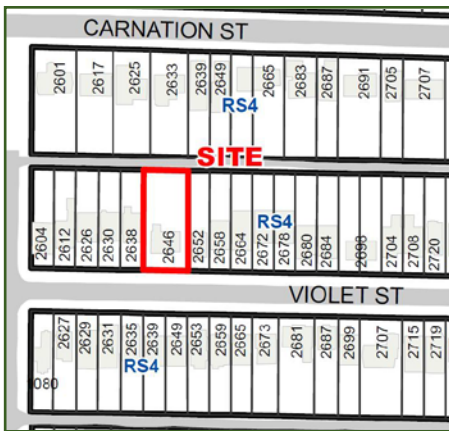
PUBLIC HEARING

2646 Violet Street Two Lot Subdivision

What: A Public Hearing for Bylaw 8185, a proposed amendment to the Zoning Bylaw, to enable a two lot subdivision at 2646 Violet Street.

When: 7 pm, Tuesday, July 19, 2016

Where: Council Chambers, District of North Vancouver Municipal Hall, 355 West Queens Road, North Vancouver, BC



What changes?

Bylaw 8185 proposes to amend the District's Zoning Bylaw by adding new special minimum lot sizes to the Subdivision Regulations to allow for the creation of two single-family residential lots.

When can I speak?

We welcome your input Tuesday, July 19, 2016, at 7 pm. You can speak in person by signing up at the hearing, or you can provide a written submission to the Municipal Clerk at input@dnv.org or by mail to Municipal Clerk, District of North Vancouver, 355 West Queens Road, North Vancouver, BC, V7N 4N5, before the conclusion of the hearing.

Please note that Council may not receive further submissions from the public concerning this application after the conclusion of the public hearing.

Need more info?

Relevant background material and copies of the bylaw are available for review at the Municipal Clerk's Office or online at dnv.org/public_hearing from June 28 to July 19. Office hours are Monday to Friday 8 am to 4:30 pm, except statutory holidays.

Who can I speak to?

Kevin Zhang, Community Planner, at 604-990-2321 or zhangk@dnv.org



Vision:

To rezone our family property at 2646 Violet Street, North Vancouver, BC, V7H 1H1, and build two custom, modern, family homes.

Description:

Currently, there is a family owned, single dwelling property that sits on a lot size: 68.9 feet by 155.0 built in 1951. My father bought this property in 1974 and the family has lived in it since. Over the span of 40 years, we have seen an incredible amount of growth in our area including rezoning and the redevelopment of single large lots into two moderate size, modern, family homes. The neighbour climate has changed for the better with a mix of older and younger families. Given my fathers career as a horticulturalist, our garden is one that is admired and his expertise are called upon by our neighbours for advise on how to landscape. Needless to say, we have a well established relationship with our neighbours.

Intent:

As a family, we are looking to first re-zone the land with intent to subdivide the lot into 2 equal parts for plans to design and build two new houses. While there is an obvious split down the property for two homes, when the house was purchased it was not zoned as two lots, rather one lot at approx. 70 feet. Myself, as the author of this request and my husband will play a majority role in the financing of the two homes with the intent, that my parents will live in one home and we the other. The land with two new dwellings, will continue to belong to the "Rajabali's." The proposed houses will meet all the stipulated legal and building requirements including appearance, lane access, tree retention and suite zoning.

Initial Inquiry:

As discussed with Kathleen Larsen, Community Planner at the district of North Vancouver, we have met the requirements for the preliminary application including:

- **Trees:** we are committed to retaining trees and have taken into account existing and mature vegetation as part of the subdivision design (**Appendix A**).
- **Steep Slopes and Environmental Concerns:** No concerns related slopes or environment. Our property sits well on the street accessing sewage, water and electricity from the front of Violet Street.
- **Zoning:** Our lot meets the specifics for the minimum lot area, depth and width for each new lot. We commit that both houses will be compatible with siting, scale and good neighbour practices of appearance.
- **Neighbour Character:** We understand an Approving Officer must ensure our plans align with adjacent property owners.
- **Servicing:** We understand we are responsible as part of our build, to ensure all hydro, telephone, cable, and gas will meet the requirements outlaid by the district.
- **Park Dedication-** N/A

We are now submitting for our re-zoning and subdivision application.

Challenges:

We understand street parking has been highlighted as an issue, we will commit to parking regulations imposed by our neighbours (and the district) by ensuring that all cars park via lane way access for the main house and suite access. We will limit suite rental as the intent is for our families to habitat the houses. However, we commit to ensuring that we meet all requirements for future decisions. We are also aware that construction is disruptive. We commit to being proactive in informing and engaging our neighbours of our plans from demolition to completion. We commit to the majority of construction to be completed in the workday/weekday hours.

Project Team:

We have confirmed agreements with Pooya Merrikh, with Buildya Development Ltd. They come with over 25 years of experience with multi-family custom made houses. www.buildya.com

Financing:

We have secured financing with Vancity.

Roadmap:

Once approved by the district (understanding a town hall input session is required) we hope to demolish by late spring 2016 with a completion goal of 8-10 months.

Package:

Included in the preliminary application is the following:

1. Completed application form;
2. A current title search along with copies of any charges (excluding mortgages);
3. Application fee;
4. Owners' signature(s) or written authorization for an agent to act on the owners' behalf (for properties with multiple owners, all owners must sign);
5. A written description of the proposal;
6. Context photos of the site; and,
7. Detailed plans as noted in the attached brochures and application form, including:
 - Draft Plan of Subdivision prepared by a registered Professional BC Land Surveyor, including topographical survey information and lot dimensions;
 - Plan showing rear driveway access, parking, and building footprint;
 - Tree Survey;
 - Arborist Report and Tree Retention Plan;
 - Siting plan showing each new home/parking structure and driveways. Note that proposed new houses must be sized and sited to comply with the zoning regulations for the RS4 zone; and,
 - An electronic copy of all plans and information submitted.
 - Residential Underground Storage Tank (RUST) Report

Thank you in advance for your time and consideration. Please do not hesitate to contact us for further clarification.

Best Regards,
Yasmine

Contact information:

Yasmine Roulleau de La Roussière

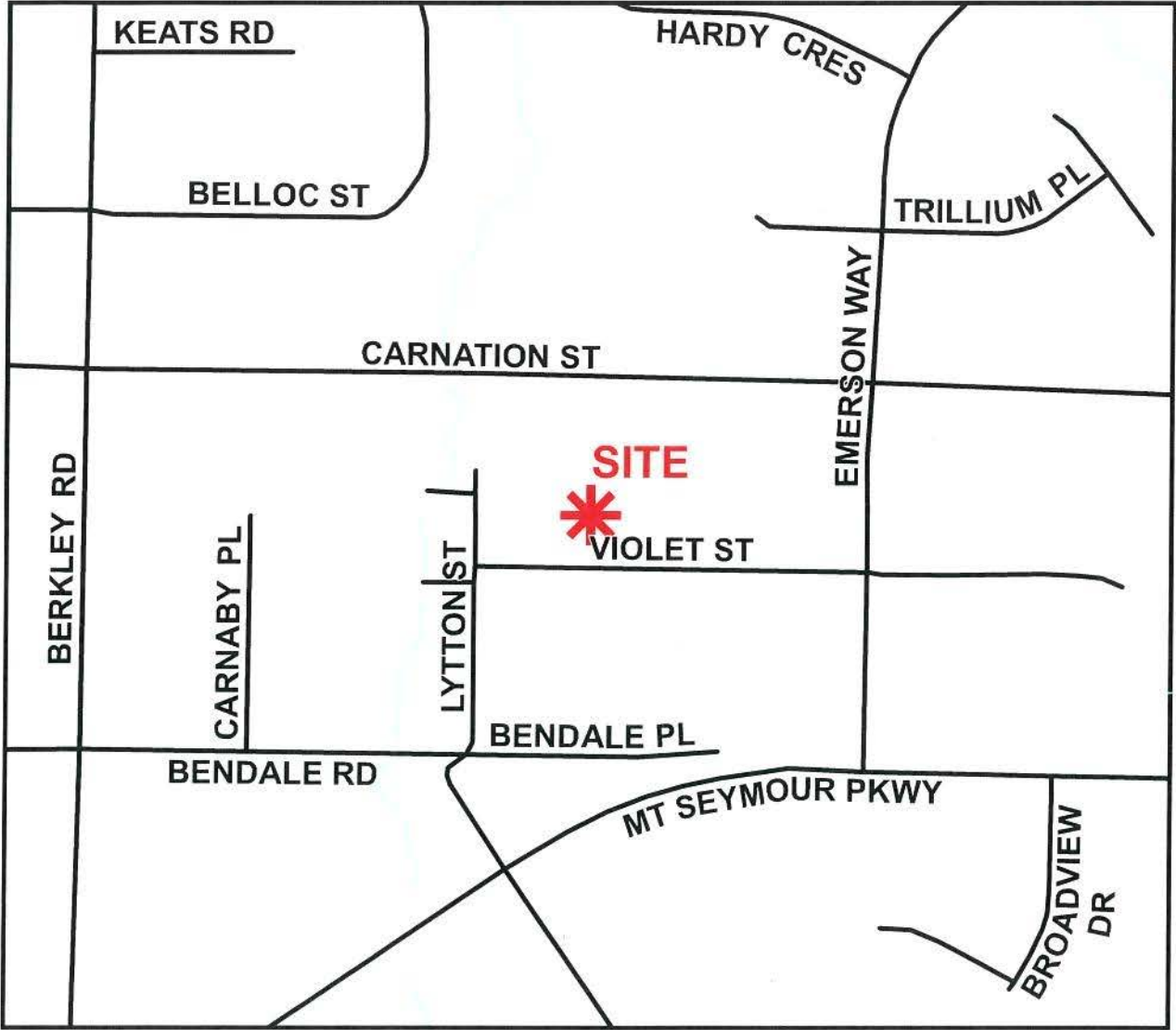
yasmineroulleau@gmail.com

604.880.4844

Geoffroy Roulleau de La Roussière

groulleau@gmail.com

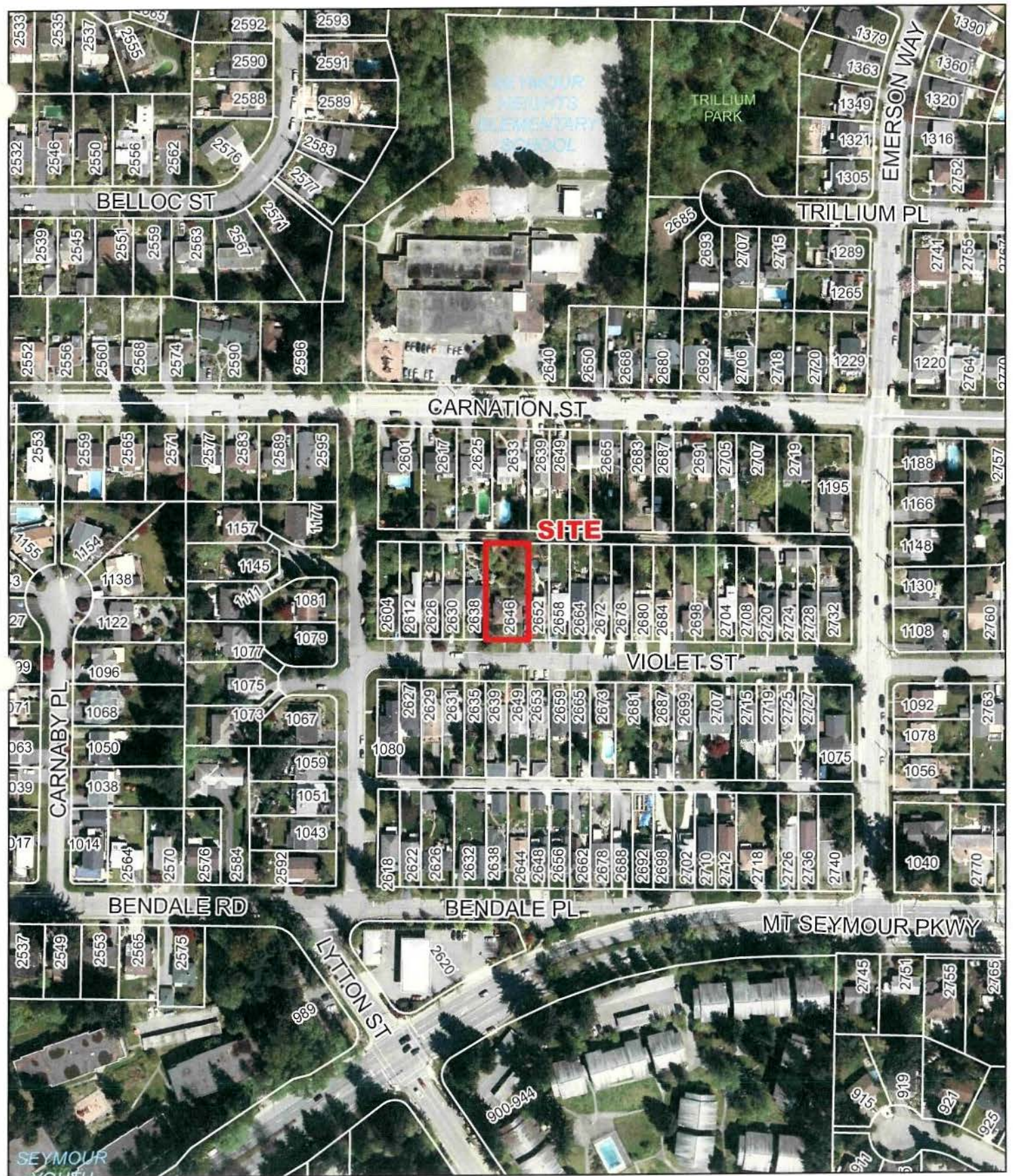
604.340.1986



**2646 Violet St
LOCATION MAP**



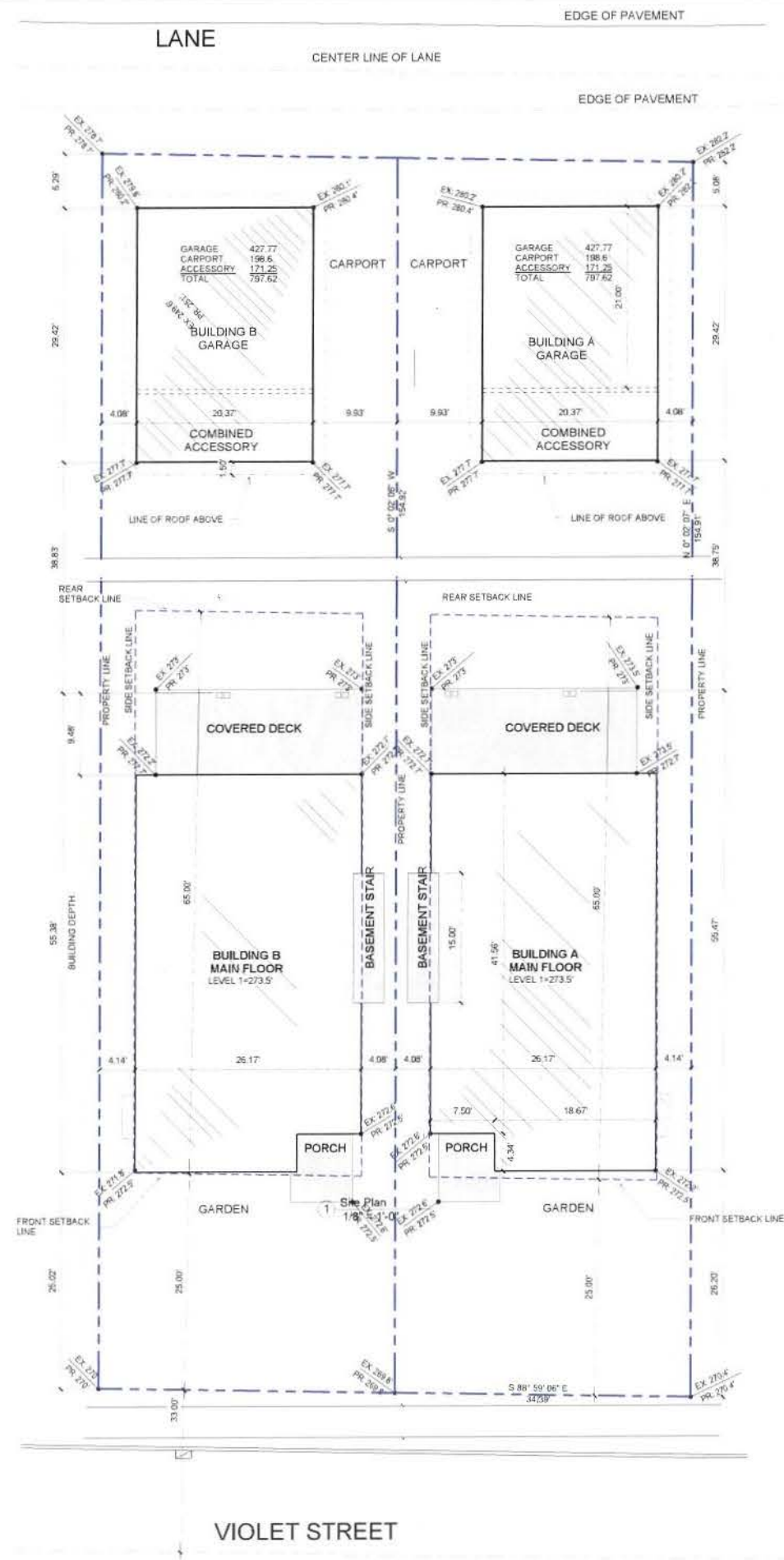
Published: April 6, 2016



2646 Violet St AERIAL MAP



Published: April 6, 2016



PROPOSED SUBDIVISION PLAN OF LOT B
 BLOCK 4 DISTRICT LOT 580 GROUP 1 NWD
 PLAN 3045

ISSUED FOR SUBDIVISION
 MARCH 23, 2016

NOTE:
 ALL WORK SHALL COMPLY WITH 2012
 EDITION OF THE BRITISH COLUMBIA
 BUILDING CODE

1	3045-23	ISSUED FOR SUBDIVISION	AF
CONSULTANT			
PROJECT			
VIOLET STREET 2646 VIOLET STREET, NORTH VANCOUVER, B.C.			
DRAWING TITLE			
SITE PLAN			
DRAWING ISSUE			
ISSUED FOR SUBDIVISION			
PROJECT NO.	PLT DATE	DRAWN	AF
15134	MAR 21 2016	REVIEWED	AF
SCALE		1/8" = 1'-0"	
DRAWING NO.			REVISION
A0			1



Defined Treescapes
Consultants of Arboriculture
1-2230 West 3rd Avenue
Vancouver, BC V6K 1L4 Canada
Tel. 604-230-9591
Email. info@definedtreescapes.ca
www.definedtreescapes.ca

Arborist Assessment Report

2646 Violet Street, DNV, BC – Proposed Rezoning

Prepared for:

Buildya Development Ltd.
Site: 2646 Violet Street, DNV, BC
V7H 1H1
(778) 892-2220

Prepared by:

Defined Treescapes
1-2230 West 3rd Ave, Vancouver, BC
V6K 1L4
604-230-9591

Consulting Arborist: Sean M. Kitchen
ISA Certified Arborist PN 6090A
ISA Tree Risk Assessment Qualified (2017)

Dated this 22nd day of March, 2016

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Introduction

Defined Treescapes has been asked by Buildya Development Ltd. to assess and report on all significant specimen trees within and adjacent to the proposed rezoning and possibly sub development site located at 2646 Violet Street, DNV, BC. The initial scope of the project is to rezone the current RS4 zoning so that sub-development of said property will be possible. The survey plan that was provided to us denotes the proposed sub development approximate location(s), the existing significant trees and boundary lines. The information within this arborist assessment report dated March 22, 2016 (DT File: 136) should serve as a baseline for current observable site conditions for the purpose of rezoning and sub development.

Photos and the collection of data have been taken and are used herein and/or kept on file for reference. Significant trees have been identified, measured and assessed, with those details compiled herein and on the attached documents. Our recommendations are prepared with consideration of Best Management Practices for managing existing trees.

The author is a consulting arborist and Certified Tree Risk Assessor. We reference standards and best management practices and apply them using our extensive experience. A ground based Visual Tree Assessment (VTA) was undertaken to identify tree health issues or structural defects, and the severity thereof, to the extent that is possible and practical.

Observation

On March 22, 2016, Defined Treescapes visited the site proposed rezoning/sub development site to assess all significant trees either within the 2646 property envelope, or any significant neighboring trees that are within 2m of the boundary line(s). We observed and inventoried one district tree located at the southern boulevard and adjacent to the proposed rezoning/sub-development envelope(s)

We observed several trees and shrubs throughout the entire 2646 property envelope; however, we only observed one large diameter tree located at the NW corner. All other specimens were tagged and inventoried, but are all under 75.00cm and are not protected. We did not include three suppressed specimen trees (Tree Tag #075, #069, #070) because they are in poor structural health and are under 10cm DBH. They have been tagged but not inventoried.

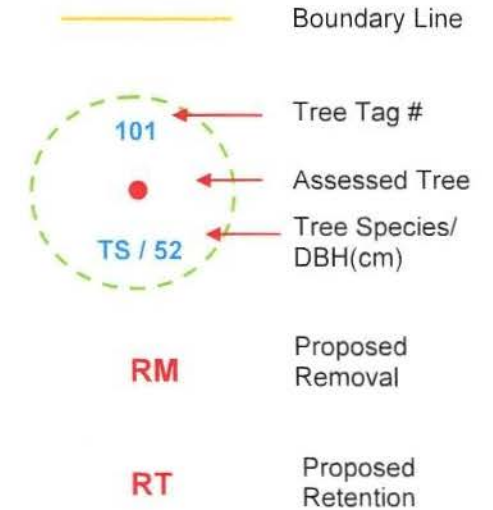
We observed one eastern neighboring Japanese maple that is within 2m of the proposed 2646 rezoning/sub-development property. This specimen is in good health with no significant defects.

Most all trees are in good to fair condition with the exception of some which are either in decline or has significant structural issues. Defined Treescapes chose to inventory all trees since this will provide the district with an accurate tree survey for rezoning and sub development purposes. Individual tree conditions have been itemized and can be found on page 4 and within the inventory chart.

Observation (Tree location and data)



Legend



NOTES

- The complete tree inventory can be found on page 4 of this report. This comprehensive inventory will include tree tag #, species, DBH, height, canopy diameter, condition and subsequent recommendation(s).
- This plan only assumes, and does not certify the accuracy of locations or dimensions of buildings, property lines, easements, sewer, gas, water, or power. Please refer to the original drawings from those professionals for accuracy.

COMMON TREE CODE LIST			
CODE	QTY	BOTANICAL NAME	COMMON NAME
GF	1	<i>Picea abies</i>	Norway Spruce
JM	1	<i>Acer palmatum</i>	Japanese Maple
MP	3	<i>Acer ssp.</i>	Maple ssp.
DW	2	<i>Cornus ssp.</i>	Dogwood ssp.
PE	1	<i>Pyrus ssp.</i>	Pear ssp.
AS	1	<i>Sorbus aucuparia</i>	Mountain Ash
MG	1	<i>Magnolia grandiflora</i>	Evergreen Magnolia
HL	1	<i>Ilex ssp</i>	Holly ssp.
CH/PL	2	<i>Prunus ssp.</i>	Cherry ssp.
AP	3	<i>Malus ssp.</i>	Apple ssp.

PART 3 TREE PROTECTION DURING DEVELOPMENT

Application

7. This part applies to retained trees during development of the lands on which they are located.

Requirement for Tree Protection Barrier

8. A person performing work on lands containing one or more retained trees shall:

- a) install a tree protection barrier around any retained tree or group of retained trees at the drip line of the outermost tree, the outside boundary of the critical root zone of the outermost tree, or 5 metres from the stem of the outermost tree, whichever is greatest;
 - b) ensure that such tree protection barrier is constructed of chain link or plywood fastened to solid wood or equivalent framing with railings along the tops, sides and bottom, or is constructed of materials otherwise satisfactory to the Environmental Protection Officer;
 - c) display signage indicating that the area within the tree protection barrier is a “protection zone,” and stating that no encroachment, storage of materials or damage to trees is permitted within the “protection zone;”
 - d) arrange for inspection by the Environmental Protection Officer before any work commences, and refrain from commencing work until the Environmental Protection Officer has approved the tree protection barrier; and
 - e) ensure that the tree protection barrier remains in place until written approval of its removal is received from the Environmental Protection Officer.
9. No work is permitted within the “protection zone” referred to in section 11(c) except in accordance with plans and procedures authorized by a tree permit.

REZONING APPLICATION

Tree Survey, Arborist Report, and Tree Retention Plan, as advised by preliminary application summary letter (6 copies)

Tree Inventory

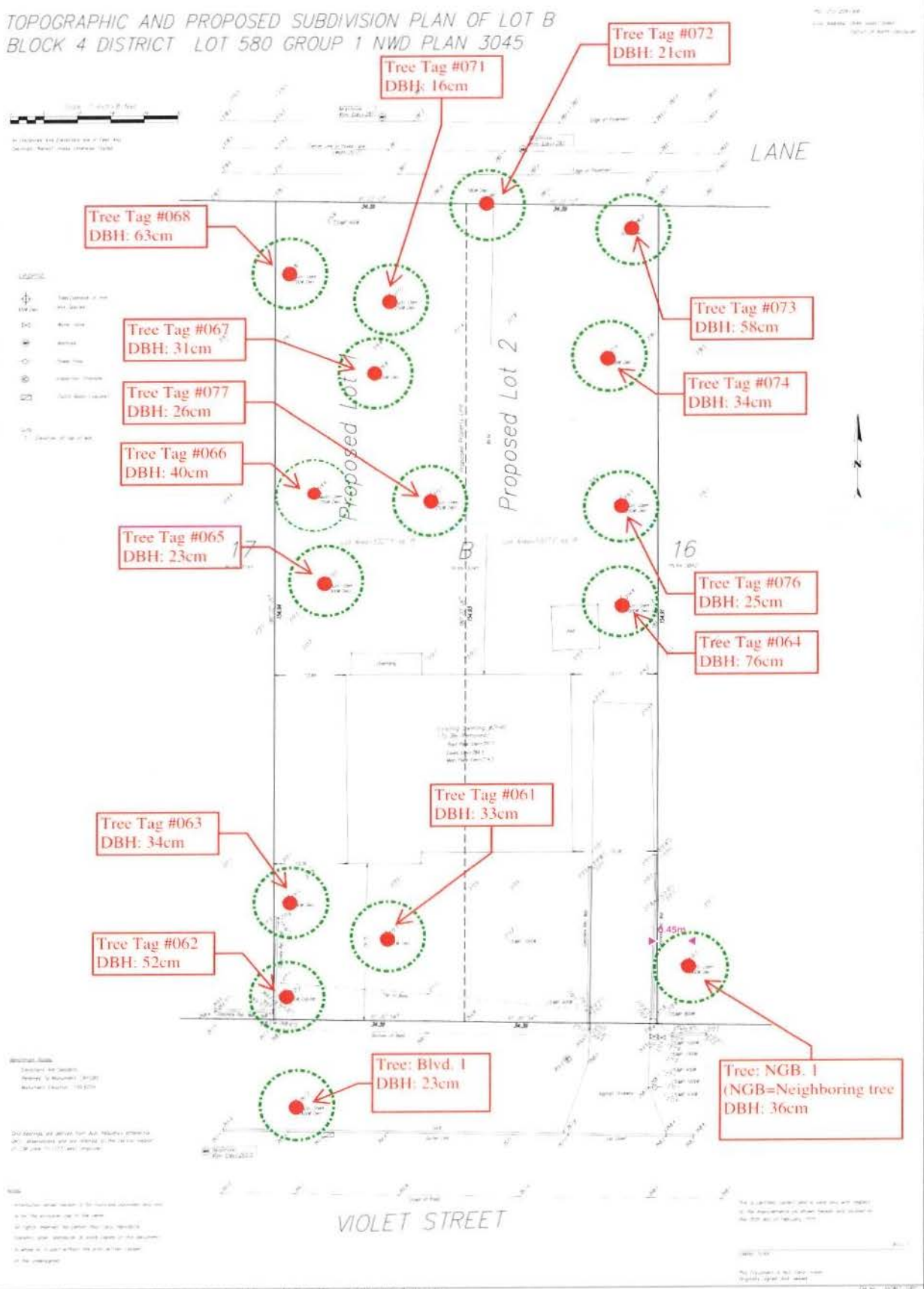
All site trees and any neighboring specimens within two meters of boundary lines were assessed, including: species, diameter at breast height (dbh), estimated height and general health and condition. Subsequent recommendations were made for retention or removal.

Tree #	Species	DBH (cm)	Height (m)	Minimum TPF (If Retained)	Condition and Recommendation
Blvd.1	Maple	23.37cm	2.5m	1.2m	Poor. Declining upper canopy. <u>Recommend: Retain and Protect</u>
NGB.1	Maple	23.16cm	4.5m	1.2m	Good. No significant defects. <u>Recommend: Retain and Protect</u>
061	Dogwood	33.05cm	7m	1.8m	Poor. Undersized . Previous failures. Poor structure. <u>Recommend: Remove</u>
062	Spruce	52.39cm	27m	3m	Good. Undersized . No significant defects. <u>Recommend: Retain pending development</u>
063	Plum	34.92cm	6m	1.8m	Good. Undersized . No significant defects. <u>Recommend: Retain pending development</u>
064	Cherry	76.88cm	10m	4.5m	Good. No significant defects. <u>Recommend: Retain pending development</u>
065	Apple	23.41cm	3m	1.2m	Poor. Undersized . Previous failure. Topped <u>Recommend: Remove</u>
066	Pear	40.76cm	5.5m	2.4m	Good. Undersized . No significant defects. <u>Recommend: Retain pending development</u>
067	Magnolia	31.24cm	7m	1.8m	Good. Undersized . No significant defects. Previous failures. <u>Recommend: Retain pending development</u>
068	Dogwood	63.17cm	18m	3.6m	Fair. Undersized . No significant defects. Co-dom <u>Recommend: Retain pending development</u>
071	Holly	16.33cm	7m	1.2m	Fair. Undersized . No significant defects. <u>Recommend: Retain pending development</u>
072	Maple	21.57cm	13m	1.2m	Good. Undersized . No significant defects. <u>Recommend: Retain pending development</u>
073	Maple	58.26cm	28m	3.3m	Good. Undersized . No significant defects. <u>Recommend: Retain pending development</u>
074	Apple	34.67cm	9m	1.2m	Good. Undersized . No significant defects. <u>Recommend: Retain pending development</u>
076	Ash	25.28cm	10m	1.2m	Fair. Undersized . Previously topped. Declining. Co dom <u>Recommend: Remove</u>
077	Apple	26.49cm	5m	1.2m	Good. Undersized . No significant defects. <u>Recommend: Retain pending development</u>

NOTE: District of North Vancouver Tree Protection Bylaw No. 7671 states that a significant/large diameter tree is one with a DBH measured at 1.3m above existing grade greater than 75.00cm.

Site Plan (Mark up)

TOPOGRAPHIC AND PROPOSED SUBDIVISION PLAN OF LOT B
BLOCK 4 DISTRICT LOT 580 GROUP 1 NWD PLAN 3045



Discussion

Based upon the site conditions that we observed on March 22, 2016, there is only one large diameter tree within the 2646 Violet Street property envelope. All other trees are in good to fair condition but are all under 75.00cm. Although we did observe one neighboring tree within or near 2m of the boundary line(s), this neighboring specimen is also undersized. This specimen will however require tree protection during any proposed development. We have provided a minimum distance requirement for each individual inventoried tree to aid the district and the developer(s) in the future.

It is important to note that we are unaware of historical replacement trees, and this is why we chose to inventory even the small diameter trees. We also assumed that this site will be sub developed and that a complete and comprehensive tree survey plan would benefit both the District and the prospective lot developer(s).

We are confident that if rezoning, sub development and/or subsequent development occurs at this site, there should be no significant issues with tree protection, retention or replacement within the 2646 Violet property envelope or the adjacent and neighboring properties.

End Report



Sean Kitchen
Defined Treescapes
ISA Certified Arborist PN6090A
ISA Tree Risk Assessment Qualified (TRAQ)

NOT CERTIFIED WITHOUT ORIGINAL OR E SIGNITURE

Assumptions and 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 two visual tree evaluation only. The inner tissue of the trunk, limbs and roots, as well as the majority of the root systems of trees are hidden within the tree and the ground. Also, trees have adaptive growth strategies that can effectively mask defects. Tree assessment is limited to relying on the outward signs of defect and health issues that are indicators of the presence of defects. We use our training, experience and judgement; however it is possible that certain defects are not able to be identified. Defined Treescapes cannot guarantee that a tree is free of defect. No root or core samples were taken.
3. This report only provides an assessment of the specimen tree(s) mentioned in this report. No other tree(s) on the property or neighboring properties have been assessed or provided a risk rating.
4. 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.
5. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.
6. 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.
7. 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.
8. Loss or alteration of any part of this report invalidates the entire report.
9. Upon receipt of payment on account in full, this report is the property of the client.
10. 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.