



ISA Member

ARBORIST REPORTS, STUMP CHIPPING, TREE REPLACEMENT

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Arborist Report

Date of Report: November 23, 2012 **Client Name:** Synthesis Design
962 Montroyal Blvd., North Vancouver
File # 12-089.1
Date of Site Review: November 23, 2012 **Site Address:** Same
Weather: Rain, low to Moderate winds **Arborist:** Sean Wightman
ISA Certified Arborist #PN 2013
Certified Tree Risk Assessor #052

Purpose: Burley Boys enterprises LTD. has been contracted to provide a tree retention outline for the significant trees on properties adjacent to the proposed sub-division at 962 Montroyal. This includes the three Western red cedar (*Thuja plicata*) trees located on the district boulevard in front of 958 Montroyal, and a cypress / laurel hedge located on the west neighbour's property, along the property line. The property at 962 Montroyal is proposed to be subdivided. Plans include the retention of the three trees and the hedge detailed within this report.

This report is intended to accompany a development permit for the subdivision of the property at 962 Montroyal Blvd., North Vancouver.

It should be noted that there is a row of 7 cedar trees along the property line on the property at 958 Montroyal which are to be removed as approved by the property owner. For that reason, they are not detailed in this report.

Observations: The three trees in question are located on District blvd in front of the property east of 962 Montroyal blvd. They have grown in a tight grouping near the property line. Their general condition is noted as being "fair"; they have been previously topped, and have had the south side of their canopies pruned for clearance to the hydro lines which run along the street. The trees are not individually tagged, but they are referred to by numbers on the provided site and survey plans. They are referred to below in Appendix A by these same numbers.

The proposed subdivision has driveway access to the eastern lot along its west property line. Aside from the removal of an existing driveway adjacent to all three trees, there is to be no excavations or proposed change to the grade within the CRZ's of these trees.

Provided the tree retention outline is strictly adhered to throughout the development, there should be no structural roots damaged or lost by excavations; no adverse affects to the trees' future health or stability are expected.

There is a proposed parking pad located inside the tree protection fencing for trees #1-3. Provided that the grade is not lowered, and the proposed permeable paving surface is used with Arborist supervision to its installation, there is to be no expected adverse affects to the future health, stability or sustainability of these trees.

Tree retention outline: A tree preservation fence must be constructed around the root areas of all trees that are to be retained. Wherever possible, the radius of the tree preservation fence should extend as far as the drip line of the tree's canopy. If this is not possible, the fence should be located no closer than the determined CRZ for each individual tree. This will ensure that critical root zone for each tree is protected and will help reduce the amount of soil compaction to the root areas.

Some of the trees are to have driveways installed within their determined CRZ's. Provided that the grade is not lowered at all, and a permeable surface such as driveway pavers is used these trees can be retained. **The tree preservation fences should be installed at the CRZ for the duration of the construction and hardscape, then moved to the proposed driveways' edges after all heavy construction is complete and heavy machinery is off-site.**

Should any excavations be required inside the determined critical root zone of any trees to be retained, a certified arborist must be on site to assess and document the roots being affected and mitigate appropriately.

If any roots are expected to be uncovered, damaged or cut, it is recommended that a certified arborist be retained to supervise the excavations and mitigate any damaged roots accordingly.

Heavy machines should be kept out of the drip line of all trees on the property. Designated roadways for machines to move through the property may prove beneficial. Construction materials, particularly concrete should not be stored inside the root zones. Waste concrete should not, under any circumstances, be disposed of inside root zones. This includes hosing down of tools used to mix or spread concrete. Any large roots (over 15cm) exposed by excavation should have broken ends sawn off cleanly.

Arborist supervision: Any excavations or grade changes near or inside of any tree's CRZ should be supervised by an arborist to identify, document and mitigate any damaged roots. This should include the removal of the existing black top driveway which is located within the CRZ's of trees 1, 2 and 3. It is expected that this black top can be removed without causing any significant damage the future health or sustainability of these trees.

Limitations:

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This report does not imply or in any other way infer that other trees on neighboring sites are sound and healthy. The inherent characteristics of trees or parts of trees to fall due to environment conditions and internal problems are unpredictable. Defects are often hidden within the tree or

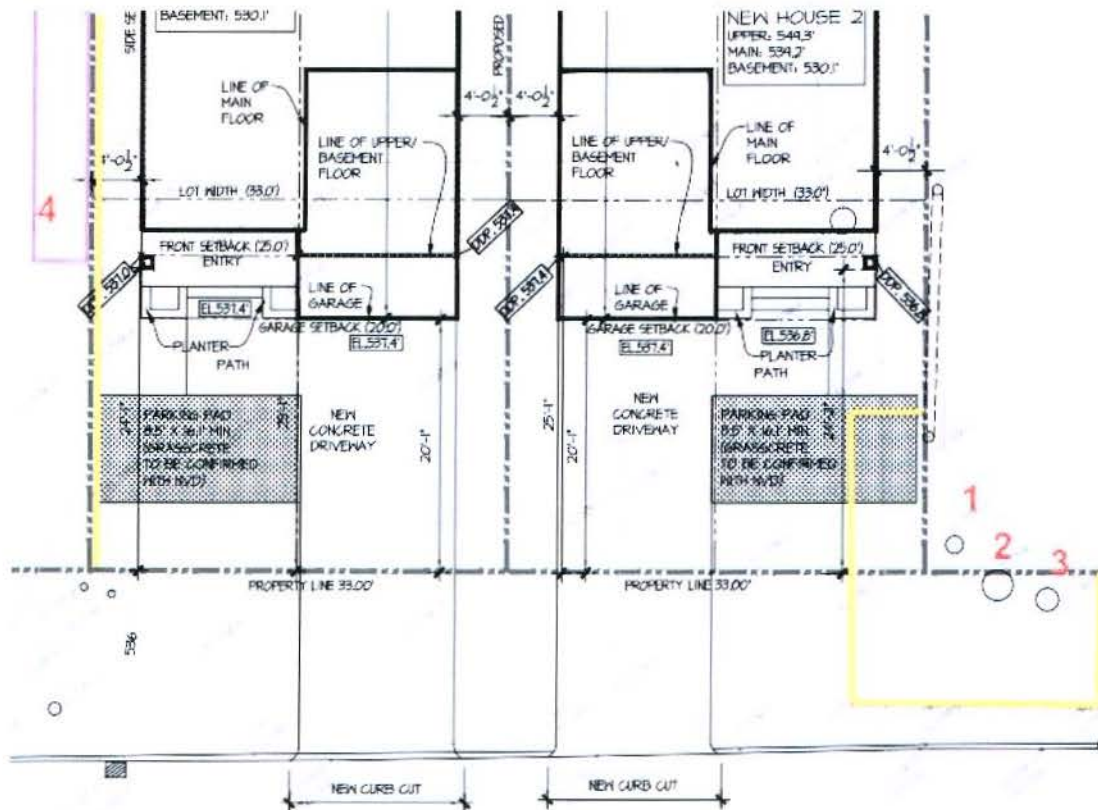
underground. The project arborist has endeavored to use his skill, education and judgment to assess the potential for failure, with reasonable methods and detail.

It is the owner's responsibility to maintain the trees to reasonable standards and to carry our recommendations for mitigation suggested in this report.

Appendix A: Details of trees assessed.

Tree #	Species	DBH	Health and Condition	CRZ	Remove or Retain?	Comments
1	Cedar	47cm	Fair	3m	Retain	Follow tree retention outline. A tree protection barrier should be installed around the group of 3 trees. It should be located no closer than the CRZ of any individual tree And must remain in place during the entire construction process.
2	Cedar	71cm	Fair	3.5m	Retain	
3	Cedar	41cm	Fair	3m	Retain	
4	Cypress / Laurel hedge	AV. 25cm	Good - Fair	1.5m	Retain	Tree protection fencing along property line

Images: Site plan. Location of tree protection fencing show as yellow lines. These fences must remain in place during the entire heavy construction period which includes all excavations, hardscape construction and any use of heavy machinery on the site.



Trees 1, 2 and 3 (nearest to street). Smaller trees seen in the left of the image are to be removed with confirmation from property owner.



West Neighbour's hedge (Tree #4). Tree protection fencing to run along property line.

