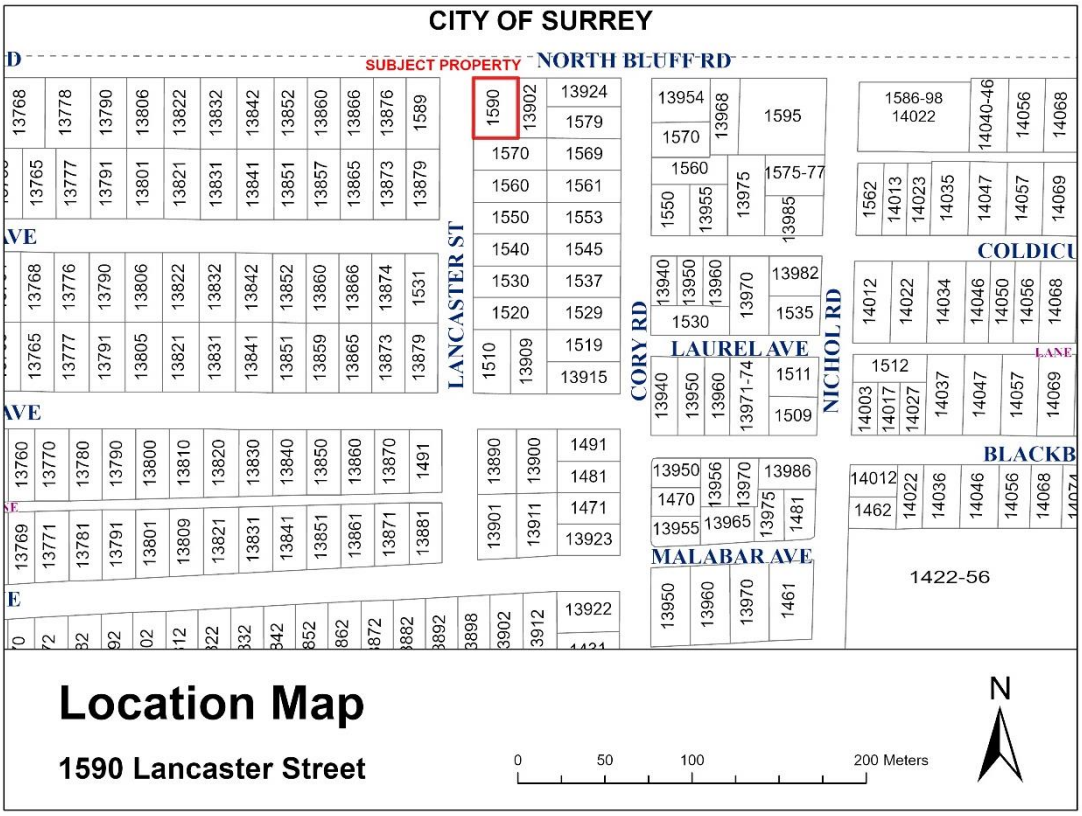
ATTACHMENT A

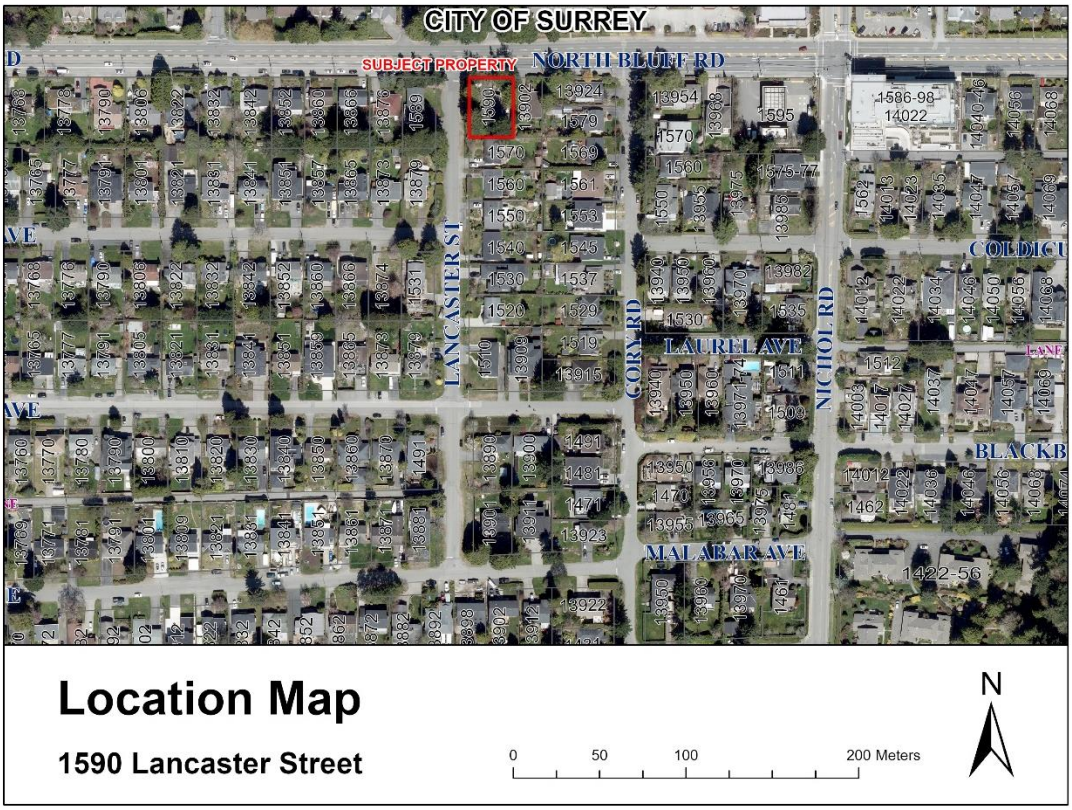
1590 Lancaster Street

(City File: 22-038)

- Location Map and Ortho Map (illustrating the location and context of the property)
- Topographic Survey
- Applicant's Design Rationale
- Architectural Drawings and Renderings
- Arborist Report

ATTACHMENT A





TOPOGRAPHIC SITE PLAN OF PARCEL "A"
(EXPLANATORY PLAN 36486) LOTS 46 AND 47 SECTION 9
TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 26130

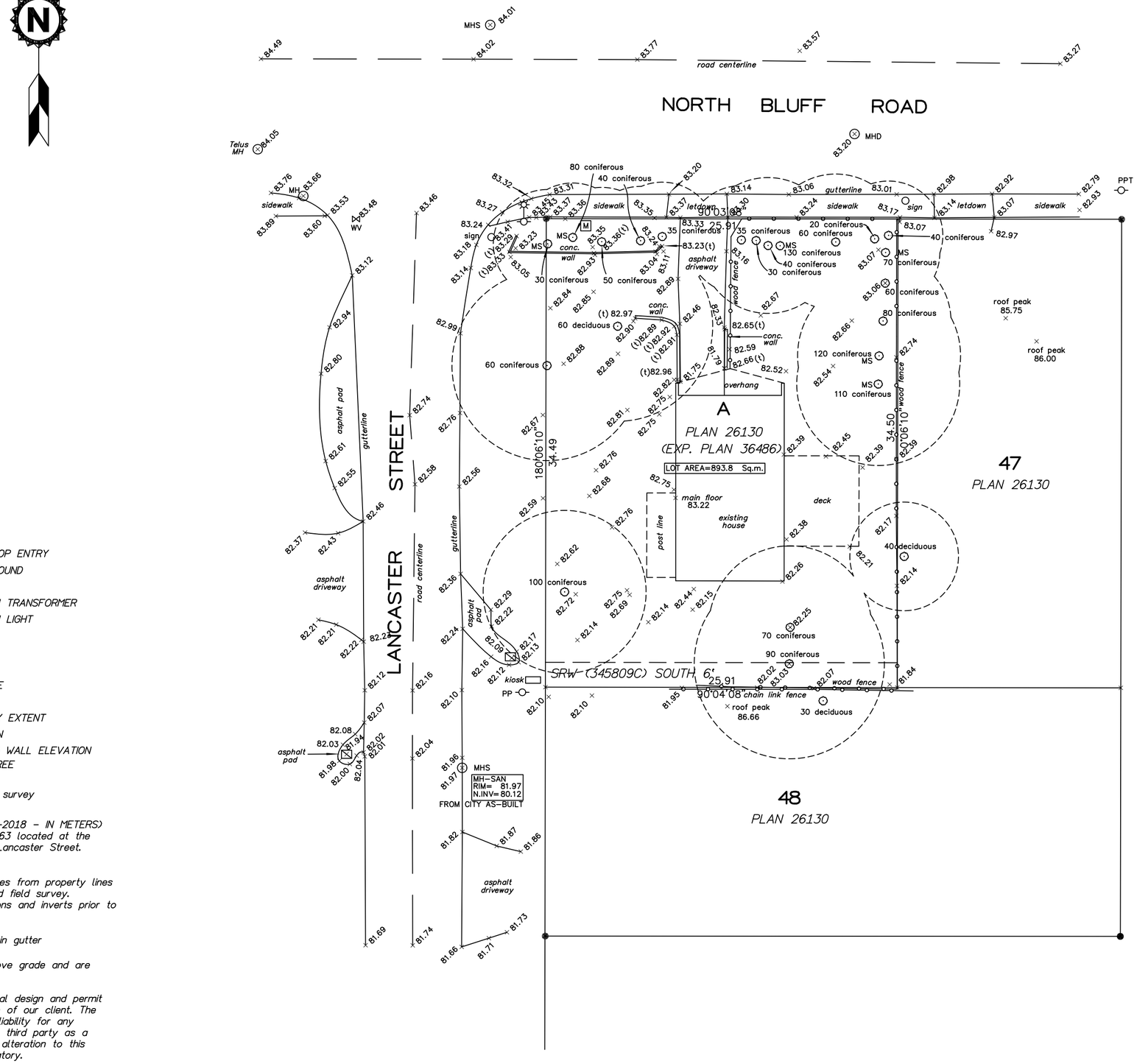
CIVIC ADDRESS:

1590 Lancaster Street, White Rock
P.I.D. 004-750-187

SCALE 1 : 250

2.5 0 5 10

ALL DISTANCES ARE IN METRES



LEGEND

H	*DENOTES FIRE HYDRANT*
	DENOTES CATCH BASIN – TOP ENTRY
CB	*DENOTES CATCH BASIN – ROUND*
PP	*DENOTES UTILITY POLE*
PPT	*DENOTES UTILITY POLE WITH TRANSFORMER*
	DENOTES UTILITY POLE WITH LIGHT
WV	*DENOTES WATER VALVE*
M	*DENOTES WATER METER*
	DENOTES GUY WIRE
MHS	*DENOTES SANITARY MANHOLE*
MHD	*DENOTES STORM MANHOLE*
	DENOTES TREE AND CANOPY EXTENT
×	*DENOTES GROUND ELEVATION*
(t)	*DENOTES TOP OF RETAINING WALL ELEVATION*
MS	*DENOTES MULTI-STEMMED TREE*

Lot dimensions are derived from Field survey

Elevations are Geodetic (CVD28 GVRD-2018 – IN METERS) Derived from Control Monument 88H3863 located at the intersection of Blackburn Avenue and Lancaster Street. Elevation = 78.490m

Invert elevations and offsets of services from property lines are derived from municipal records and field survey. Contractor to verify all service locations and inverts prior to construction.

Spot elevations along curb are taken in gutter

Tree diameters are taken at 1.4m above grade and are shown in cm.

This Plan was prepared for architectural design and permit purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

CERTIFIED CORRECT
DATED THIS 5TH DAY OF APRIL, 2022

_____ *BCLS*
Finny Philip

ELEVATE LAND SURVEYING
FILE: 22-1804-SITE

www.elevatelandsurveying.com
finny@elevatelandsurveying.com
604-385-5571

Attachment A

CHRISTOPHE VAISSADE DESIGNS

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Port Coquitlam, BC V3C 0G5

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Website: www.cvdesigns.ca

DESIGN RATIONALE FOR TRIPLEX DESIGN FOR 1590 LANCASTER STREET, WHITE ROCK

The proposed triplex development at 1590 Lancaster Street responds to the challenges of environmental sustainability and visual appeal by implementing a combination of following design strategies.

Tree preservation:

- The proposed driveway location allows for the retention of all of the trees along North Bluff Road while still providing access to the homes.
- New trees will be proposed surrounding the property to promote privacy and visual appeal from North Bluff Road, and Lancaster Street.

Water conservation:

- Permeable pavers have been proposed for all parking pads and walkway areas to promote storm water flow to lane and on-site drainage.
- Drought resistant planting which requires less water.
- Low flow shower heads and dual flush toilets to allow for water conservation inside the house.
- Hot water and boiler on demand for hot water system which uses less water.

Neighborhood context:

- The archetype of the buildings is Traditional Craftsman which is consistent with the surrounding neighborhood.
- Roof style uses a combination of gables and hip roofs which is consistent with the surrounding neighborhood.
- A lower 4/12 roof slope for the main portion of the upper roofs has been used to limit the shadowing of neighboring properties.
- The exterior finishes uses a combination of horizontal and wall shingle siding with window trims, asphalt shingle roofing and base trims which is consistent with the “Craftsman” style of home and the surrounding neighborhood.

Variety in design:

- Strategic articulated wall faces on the front of the buildings will enhance the visual appeal and limit long wall massings.
- Gable roofs will be used on the front facade to enhance the individuality of the units.
- A variety of color choices will assist in differentiating the three units of the triplex.

Landscaping:

- The proposed project incorporates landscaping elements on all sides of the property.
- The front yard consists of a single access point for cars and a single permeable paving stone walkway to maximize live landscaping where possible and promote natural drainage.
- The northwest corner features hedging yews to give privacy from North Bluff Road and Lancaster St.
- Boxwoods will be strategically placed around walkways and landscaped areas.
- Drought resistant grass will be used on the North and South sides as well as in the rear yards.

In summary the proposed development incorporates all features discussed above helping to demonstrate how the development will be compliant with the duplex /triplex guidelines for the City of White Rock.

Sincerely,

Christophe Vaissade

Attachment A

1590 LANCASTER STREET, SURREY BC

DRAWING INDEX

SHEET NO.	CONTENTS
A1.1	COVER SHEET
A1.2	SITE PLAN
A1.3	LANDSCAPE PLAN
A2.1	FLOOR PLANS
A2.2	FLOOR PLANS
A2.3	FLOOR PLANS
A3.1	ELEVATIONS
A3.2	ELEVATIONS

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1590 LANCASTER STREET
WHITE ROCK, BC

REV.	DATE	REMARKS

CLIENT :

PROJECT :
1590 LANCASTER STREET, WHITE ROCK

CONTENT :
COVER SHEET

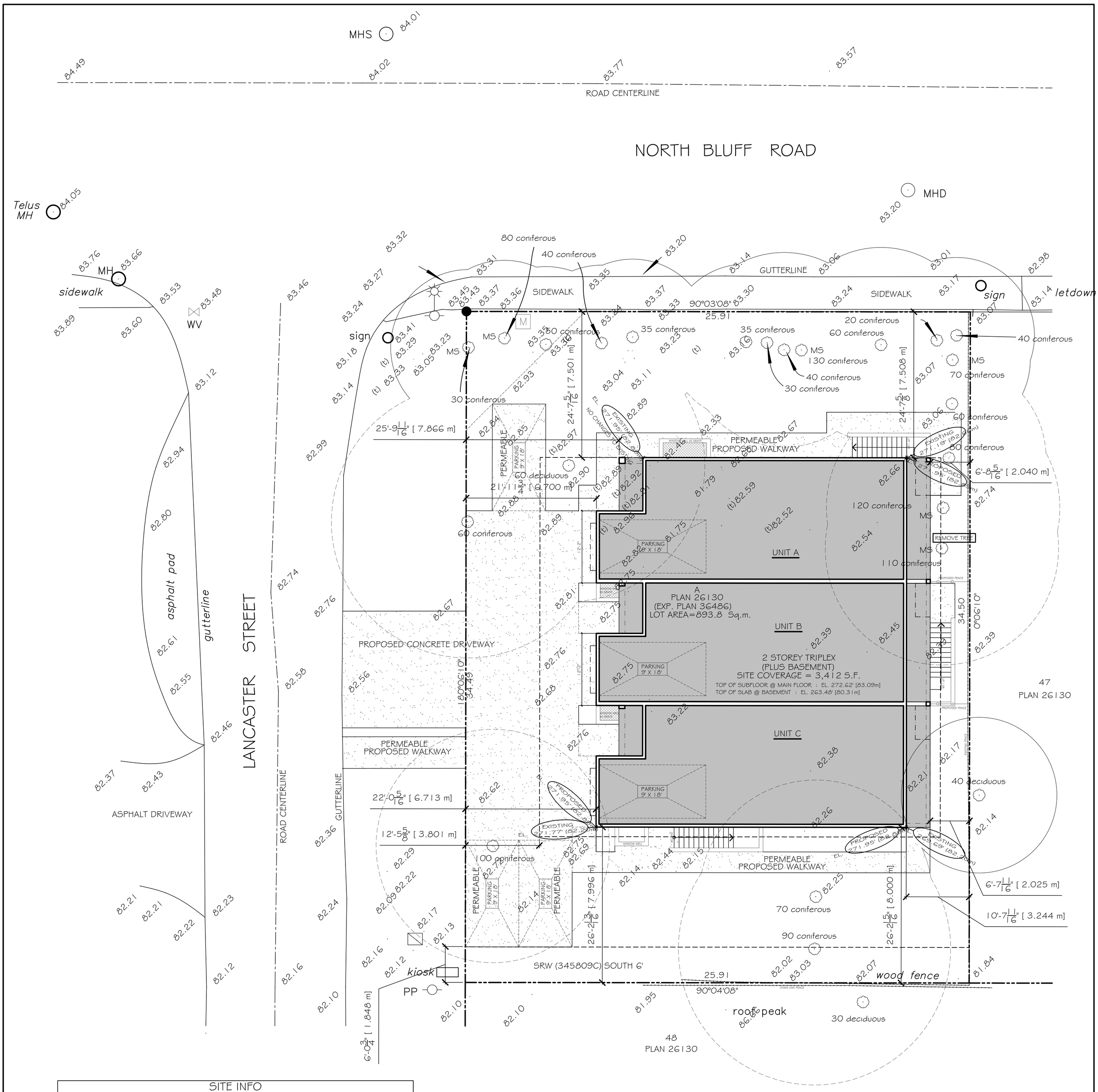
DATE :
AUG 2022

SCALE :
1/4" = 1'-0"

PROJECT No. :

SHEET No. :
A - 1.1

REVISION :



SITE INFO		
LEGAL DESCRIPTION:	SEC 9/ NWD/ PL NWP26130/ TWP 1	
PID:	004-750-187	
CIVIC ADDRESS:	1590 LANCASTER STREET, WHITE ROCK BC	
ZONE:	RS-1 TO RT-2	
LOT AREA	9,620.78 S.F	
	778.8m ²	
	PERMITTED	PROPOSED
SITE COVERAGE AREA (45%)	4,329.35 S.F.	3412 S.F.
FLOOR AREA (60%)	5,772.47 S.F.	5462 S.F.
MAIN FLOOR AREA		2349 S.F.
UPPER FLOOR AREA		3113 S.F.
GARAGE AREA		709 S.F.
BASEMENT FLOOR AREA		3058 S.F.
FRONT YARD SETBACK	7.5m	7.50m
RIGHT SIDE SETBACK	3.8m	6.70m
LEFT SIDE SETBACK	1.5m	2.02m
REAR YARD SETBACK	7.5m	7.99m
EXISTING GRADE	(271.95'+271.77'+269.69' +271.19')/4	271.15' [82.64m]
BUILDING HEIGHT	7.7m	7.69m
DWELLING UNITS		3
PARKING SPACES		6 [3 IN GARAGES]

GENERAL NOTES

1. THESE DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE B.C. BUILDING CODE 2018.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND WILL BE RESPONSIBLE FOR SAME.
3. ALL WORK SHALL CONFORM TO THE B.C. BUILDING CODE (2018) AND ALL LOCAL MUNICIPAL CODES AND BY-LAWS.
4. CONTRACTOR OR BUILDER TO VERIFY ROUGH OPENINGS OF ALL DOORS, WINDOWS, FITTINGS, APPLIANCES, AND BUILT-IN EQUIPMENT PRIOR TO CONSTRUCTION.
5. SLOPE FINISHED GRADE AWAY FROM THE BUILDING MINIMUM 1/4" / 1'-0" TO PROVIDE ADEQUATE DRAINAGE.
6. CONCRETE STRENGTH SHALL CONFORM TO 9.3.1.6. B.C. BUILDING CODE 2018 CONFIRM WITH STRUCTURAL ENGINEER.
7. ARCHITECTURAL CONCRETE TO BE WELL VENTILATED, CLEAR OF ANY HONEYCOMB AND TO HAVE A SMOOTH EVEN TEXTURED FINISH
8. CONCRETE SLABS TO BE SEALED IN ACCORDANCE WITH SUBSECTION 9.13.4.7 OF THE B.C. BUILDING CODE (2018 EDITION).
9. ROOF TRUSS MANUFACTURER TO PROVIDE SHOP DRAWINGS SEALED BY A REGISTERED PROFESSIONAL ENGINEER PRIOR TO INSTALLATION.
10. ROOF VENTING SHALL BE 1/300 OF INSULATED CEILING SPACE. VENTS SHALL BE UNIFORMLY DISTRIBUTED.
11. WALL PLATES SHALL BE #2 OR BETTER KD SPRUCE. ALL B/U TO RESIDENTIAL STANDARDS OF THE CURRENT B.C.B.C. CONFIRM WITH STRUCTURAL ENGINEER.
12. FRAMING TO BE ANCHORED WITH 1/2" DIA. ANCHOR BOLTS @ 4'-0" O.C. MAXIMUM OR ANCHOR STRAPS @ 4'-0" O.C. POSTS TO BE ANCHORED WITH METAL POST ANCHORS. CONFIRM WITH STRUCTURAL ENGINEER.
13. DIMENSIONS SHOWN TO THE OUTSIDE OF BUILDING FACE ARE TO THE OUTSIDE FACE OF WALL SHEATHING.
14. DOUBLE FLOOR JOISTS UNDER ALL PARALLEL PARTITIONS. PLACE JOISTS TO SUIT PLUMBING, HEATING, ETC.
15. LINTELS TO BE 2 - 2" X 10" WITH DOUBLE PLATE ON TOP UNLESS NOTED OTHERWISE.
16. ALL WOOD IN CONTACT WITH CONCRETE TO BE DAMP PROOFED WITH 50# BUILDING FELT.
17. FASTEN ALL GYPSUM WALL BOARD (G.W.B.) IN CONFORMANCE WITH SUB SECTION 9.29.5 OF THE B.C. BUILDING CODE (2018 EDITION).
18. 9.29.5.8.(1) - B.C.B.C. 2018 - FOR SINGLE-LAYER GYPSUM BOARD APPLICATION, NAILS SHALL BE SPACED NOT MORE THAN 180 mm O.C. ON CEILING SUPPORTS AND NOT MORE THAN 200 mm APART ALONG VERTICAL WALL SUPPORTS, EXCEPT THAT NAILS MAY BE SPACED IN PAIRS ABOUT 50 mm APART EVERY 300 mm ALONG SUCH WALL OR CEILING SUPPORTS.
19. 9.29.5.9 B.C.B.C. 2018 - WHERE SINGLE-LAYER GYPSUM BOARD IS APPLIED WITH DRYWALL SCREWS, THE SCREWS SHALL BE SPACED NOT MORE THAN 300 mm O.C. ALONG SUPPORTS, EXCEPT ON VERTICAL WHERE THE SUPPORTS ARE NOT MORE THAN 400 mm O.C.
20. PRE-FAB. GAS FIREPLACE INSTALLED TO MANUFACTURER'S SPECIFICATIONS AND TO THE REQUIREMENTS OF THE CANADIAN GAS ASSOCIATION. INSTALL NON-COMBUSTIBLE HEARTH TO MEET THE REQUIREMENTS OF SUBSECTION 9.22.5 OF THE B.C. BUILDING CODE (2018 EDITION). FINISH MATERIALS AS PER OWNER'S SPECIFICATIONS.
21. PROVIDE ATTIC ACCESS HATCHES AS PER ARTICLE 9.19.2 OF THE B.C. BUILDING CODE (2018 EDITION). ALL HATCHES TO BE MINIMUM 21.5" X 23.25" (545 mm X 590 mm)
22. ELECTRICAL, PLUMBING AND VENTILATION MUST COMPLY WITH ALL RELEVANT CODES AND REGULATIONS IN ALL RESPECTS.
23. EVERY EFFORT HAS BEEN MADE TO CAREFULLY PREPARE THESE DRAWINGS AND AVOID MISTAKES, HOWEVER, THE POSSIBILITY OF HUMAN ERROR DOES EXIST AND THEREFORE THE BUILDING CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, MATERIALS AND CONDITIONS SHOWN ON THE STRUCTURAL NOTES AND FLOOR PLANS AND ASSUME RESPONSIBILITY FOR ALL. BY USING THE PLANS HE ACCEPTS THAT RESPONSIBILITY.
24. THE SCOPE OF THIS HOME DESIGN DOES NOT ALLOW FOR SITE CONDITIONS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OF THE RESIDENCE. IT IS HIGHLY ADVISED THAT THE CONTRACTOR AND/OR OWNER ENGAGE THE SERVICES OF A PROFESSIONAL STRUCTURAL ENGINEER TO FULLY ASSES THE ABILITY OF THE STRUCTURE TO HANDLE ALL THE LOADS TO WHICH IT MAY COME IN CONTACT WITH. THE DESIGNER HAS NEITHER THE LEGAL ABILITY OR THE RESPONSIBILITY TO COUNSEL THE OWNER IN THIS REGARD.

SITE PLAN -
1590 LANCASTER STREET, WHITE ROCK BC

DATE : AUG 2022
SCALE : 1/8" = 1'-0"
PROJECT No. :
SHEET No. : A1.2
REVISION :

CLIENT :

PROJECT : 1590 LANCASTER STREET, WHITE ROCK

CONTENT : SITE PLAN

REV.	DATE	REMARKS

1590
LANCASTER STREET
WHITE ROCK, BC

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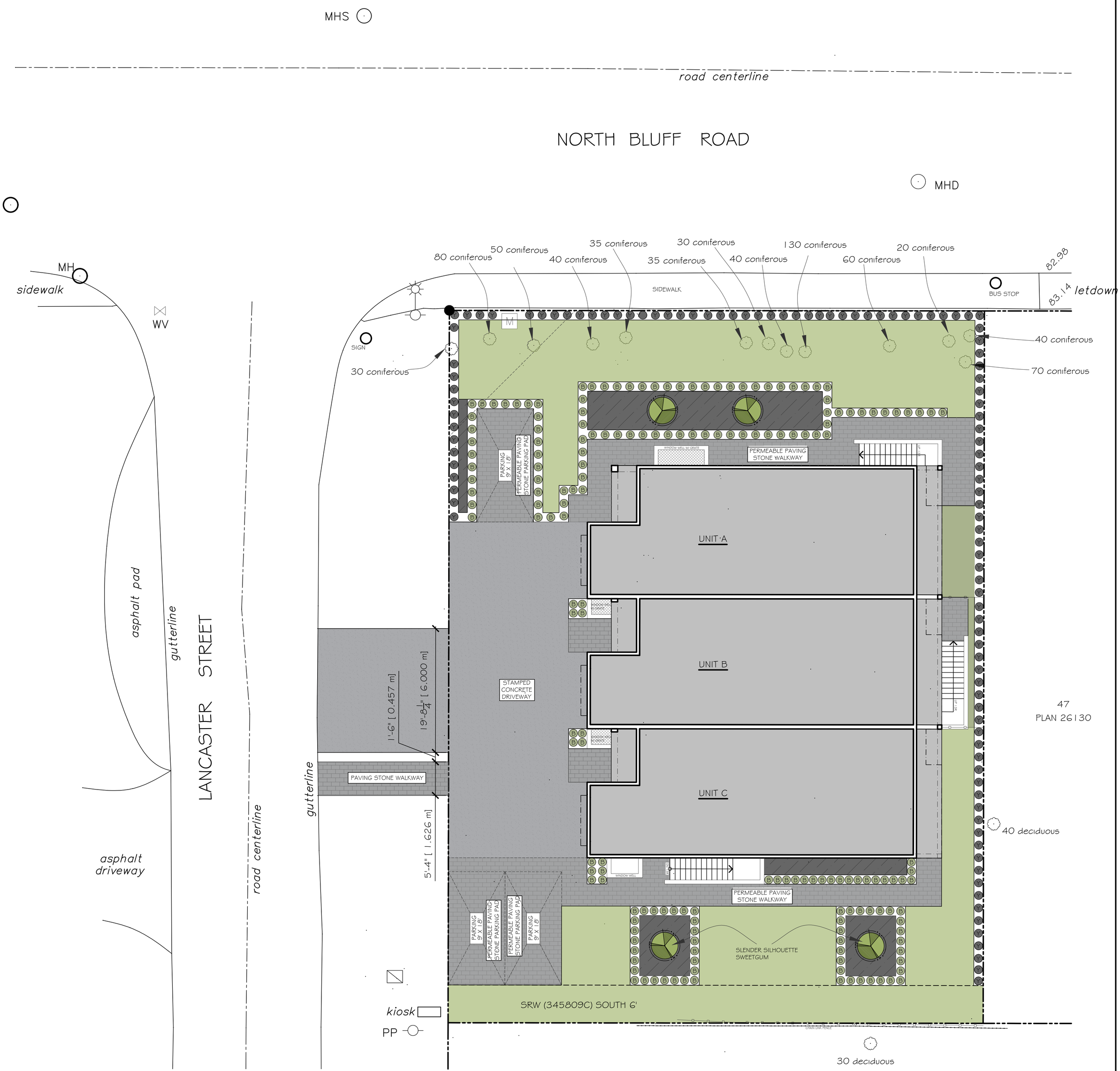
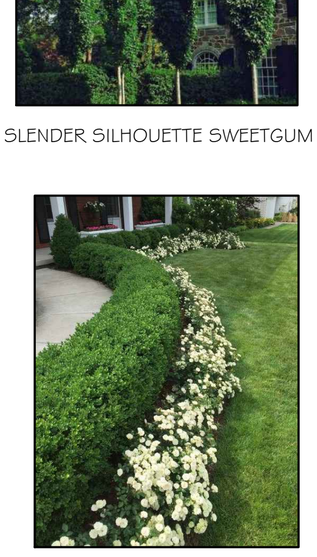


LANDSCAPE PLAN -
1590 LANCASTER STREET, WHITE ROCK BC

HEDGING YEWS

SLENDER SILHOUETTE SWEETGUM

ACER PALMATUM 'BLOODGOOD'
"BLOODGOOD JAPANESE MAPLE"



BOXWOODS - BUXUS

EXISTING TREE

HEDGING YEWS

BOXWOODS

BRICK/STONE PERMEABLE PAVERS

HATCHED AREA INDICATES
3/4 CRUSHED ROCK

HATCHED AREA INDICATES
DESERT PLANTING BED WITH ROCKS

HATCHED AREA INDICATES
SOD OR DROUGHT RESISTANT GRASS

DATE : AUG 2022
SCALE : 1/8" = 1'-0"
PROJECT No. :
SHEET No. : A1.3
REVISION :

CLIENT :

PROJECT :
1590 LANCASTER STREET, WHITE ROCK

CONTENT :
LANDSCAPE PLAN

REV.	DATE	REMARKS

1590
LANCASTER STREET
WHITE ROCK, BC

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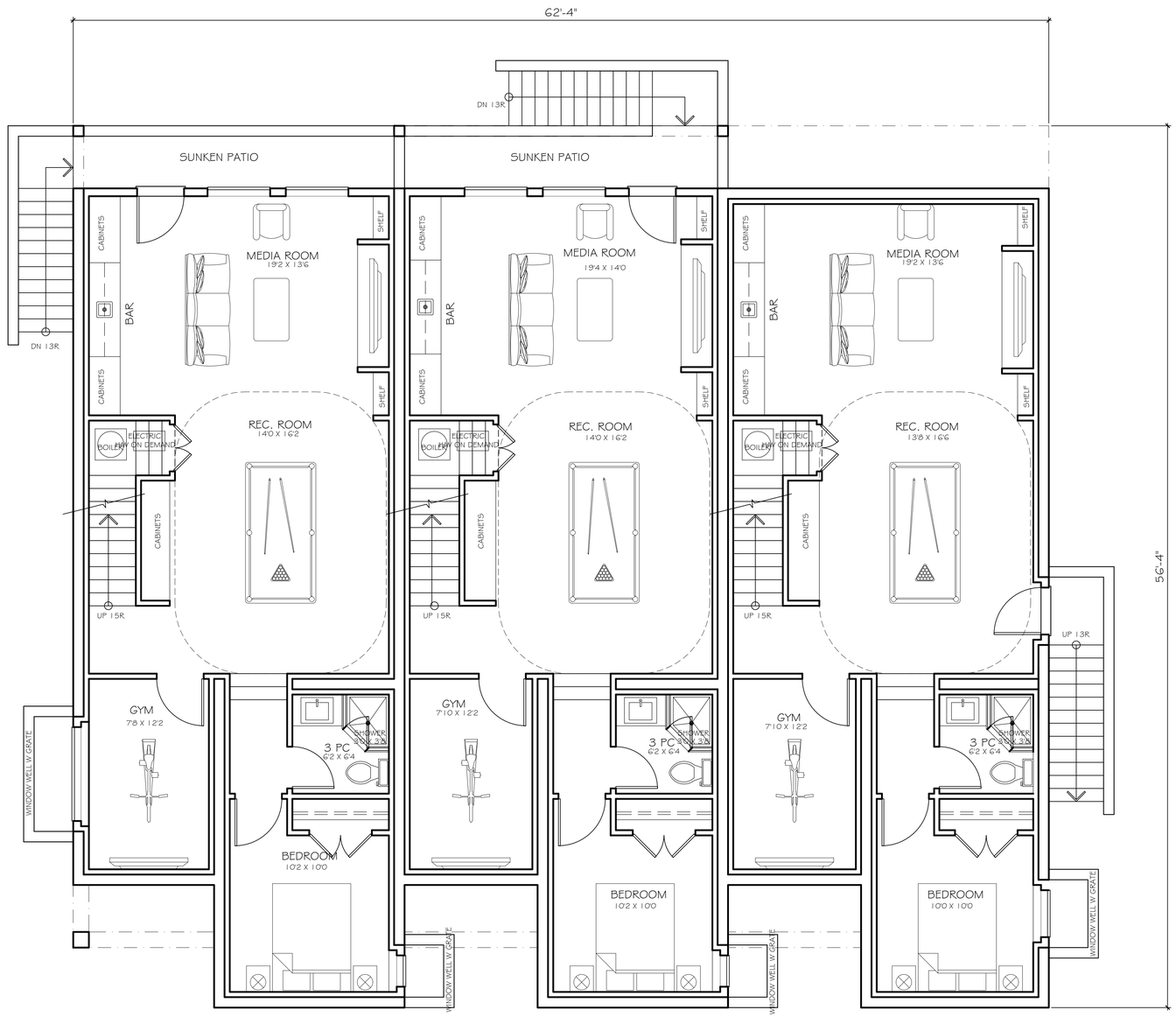

BASEMENT FLOOR PLAN

BASEMENT FLOOR AREA 3058 S.F.

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1590 LANCASTER STREET
WHITE ROCK, BC

REV.	DATE	REMARKS

CLIENT :

PROJECT : 1590 LANCASTER STREET, WHITE ROCK

CONTENT : FLOOR PLANS

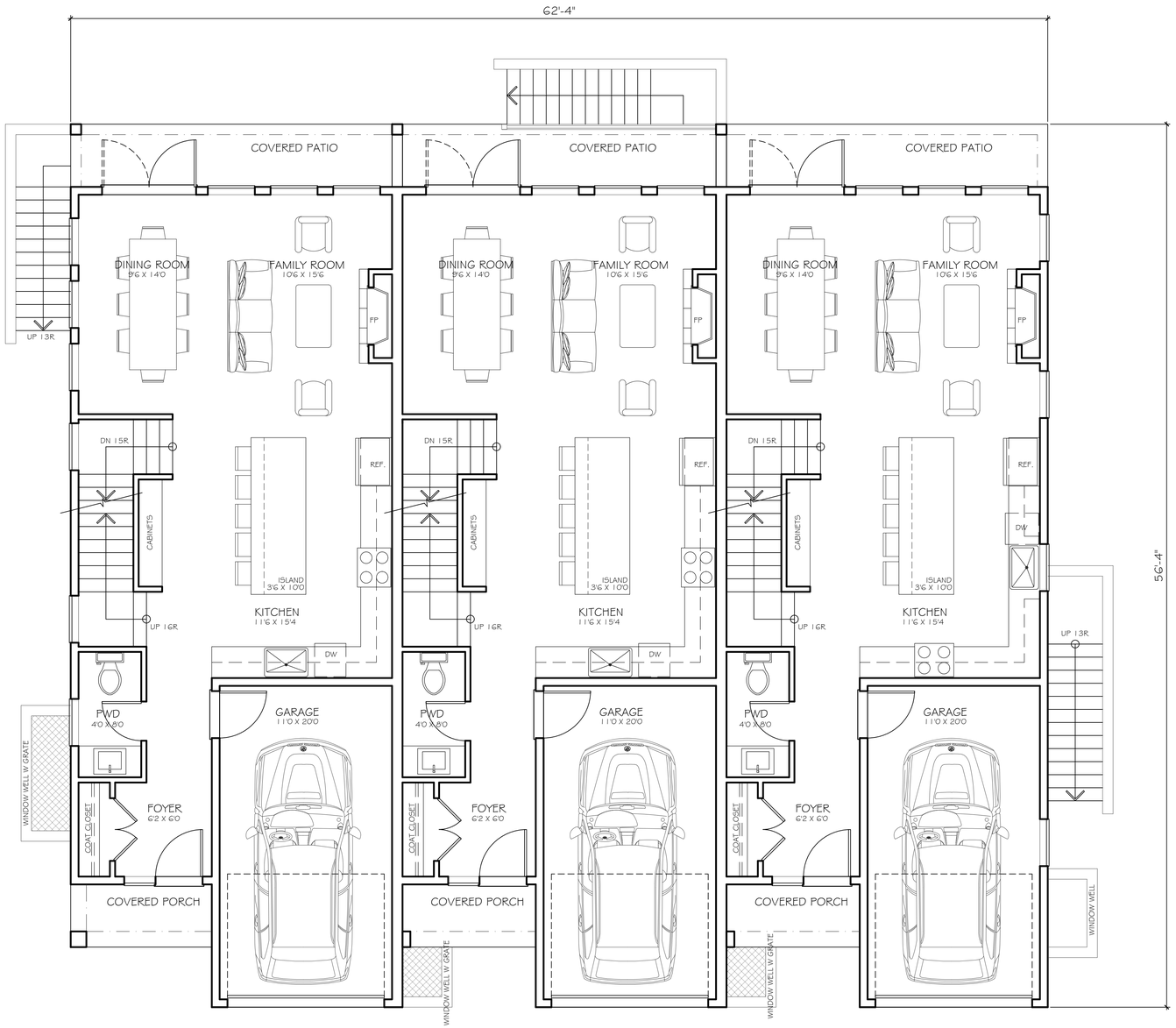
DATE : AUG 2022

SCALE : 1/4" = 1'-0"

PROJECT No. :

SHEET No. : A 2.1

REVISION :



MAIN FLOOR PLAN

MAIN FLOOR AREA	2349 S.F.
GARAGE AREA	709 S.F.
GROSS FLOOR AREA	3080 S.F.

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1590 LANCASTER STREET WHITE ROCK, BC

REV.	DATE	REMARKS

CLIENT :

PROJECT : 1590 LANCASTER STREET, WHITE ROCK

CONTENT : FLOOR PLANS

DATE : AUG 2022

SCALE : 1/4" = 1'-0"

PROJECT No. :

SHEET No. : A 2.2

REVISION :

UPPER FLOOR PLAN

UPPER FLOOR AREA	3113 S.F.
STAIRS	150 S.F.
GROSS FLOOR AREA	3287 S.F.

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1590 LANCASTER STREET WHITE ROCK, BC

REV.	DATE	REMARKS

CLIENT :

PROJECT : 1590 LANCASTER STREET, WHITE ROCK

CONTENT : FLOOR PLANS

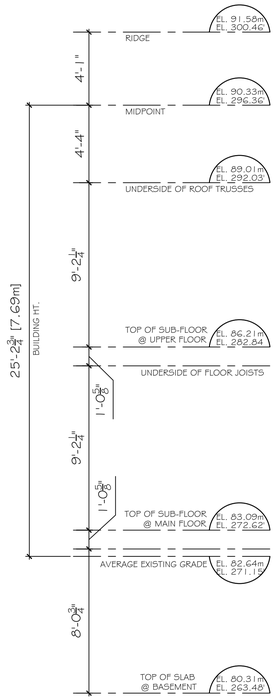
DATE : QUG 2022

SCALE : 1/4" = 1'-0"

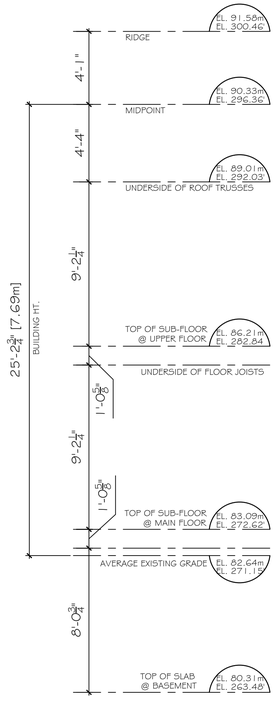
PROJECT No. :

SHEET No. : A 2.3

REVISION :



FRONT ELEVATION



REAR ELEVATION

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1590 LANCASTER STREET WHITE ROCK, BC

REV.	DATE	REMARKS

CLIENT :

PROJECT : 1590 LANCASTER STREET, WHITE ROCK

CONTENT : ELEVATIONS

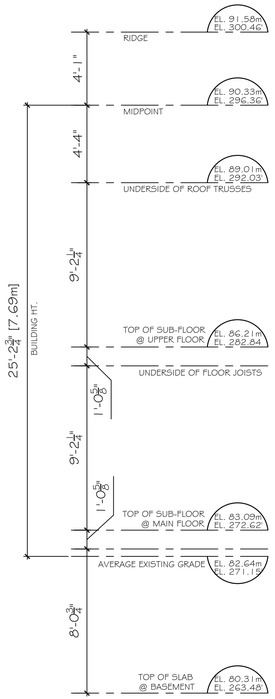
DATE : AUG 2022

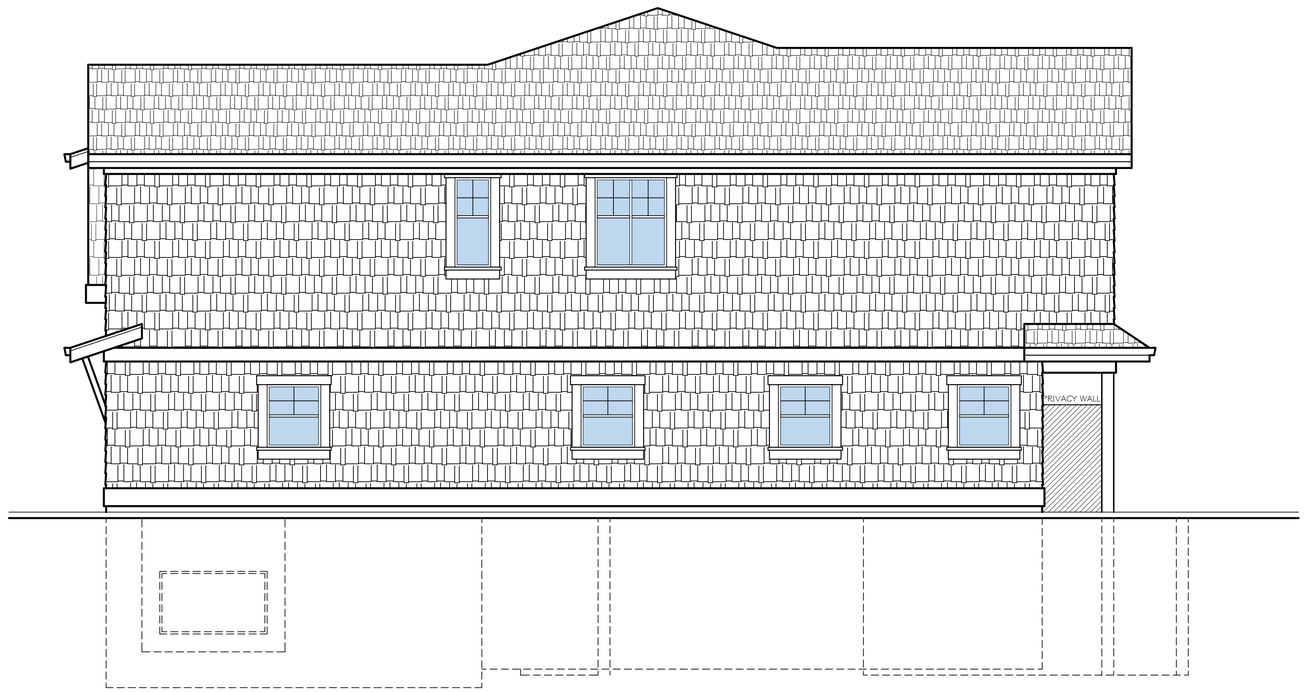
SCALE : 1/4" = 1'-0"

PROJECT No. :

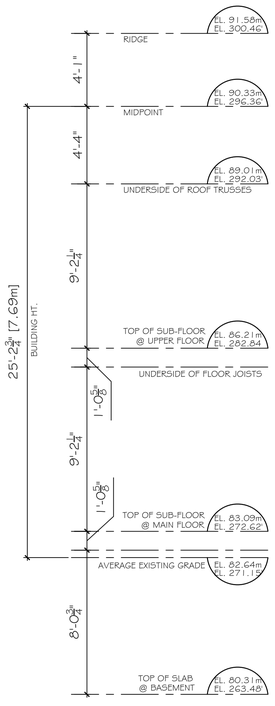
SHEET No. : A 3.1

REVISION :





RIGHT ELEVATION



LEFT ELEVATION

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1590 LANCASTER STREET WHITE ROCK, BC

REV.	DATE	REMARKS

CLIENT :

PROJECT : 1590 LANCASTER STREET, WHITE ROCK

CONTENT : ELEVATIONS

DATE : AUG 2022

SCALE : 1/4" = 1'-0"

PROJECT No. :

SHEET No. : A 3.2

REVISION :

Attachment A

Freedom Tree Care Ltd

Arborist Report for Development

1590 Lancaster Street

White Rock, BC V4B 3H4

August 17, 2022

Submitted to:

City of White Rock
Planning & Development Services Department

Submitted by:

Freedom Sukenick
ISA Certified Arborist PN 7712A
White Rock Business License #23377

Client:

Uppal Bro's Homes
Garry Dusanjh/Jaspal Uppal
778-952-3096
gdusanjh@hotmail.ca

TABLE OF CONTENTS

If there are any questions or concerns with the contents of this report, please do not hesitate to contact us.

Contact information

Phone: 604-306-6942

Email: info@freedomtreecare.com

Website: www.freedomtreecaretrimmingservice.com

ASSIGNMENT / INTRODUCTION

I was asked to assess all trees located onsite as well as all City and offsite trees within 4 meters of the property line. The purpose of my consultation is to determine the viability of the trees and the potential impact in relation to the construction of a new triplex as well as upgrading of all services.

I conducted my assessment on August 5, 2022.

METHODOLOGY

- **A level 2 Qualitative approach** with a mallet and probe were used on accessible items without dissection, excavation, climbing or coring.
- All trees were inspected using a ground based visual examination.
- Photos have been included to help with tree identification.
- Drawings #1 and #2 show all trees, trees to be retained, and tree protection fencing.
- Trees were evaluated for their preservation potential based on health, structure, location, biotic, abiotic, pathogenic, decay and species factors. Topping cuts and codominant stems are considered structural defects and under most circumstances are considered structurally poor.
- Trees found to be unsafe, conflicting with the proposed building plans, of poor health or of little long term retentive value are recommended for removal in Table #1 and shown on drawing #1 with an X.
- The maximum amount of encroachment from excavation is generally around 30%. Further encroachment may de-stabilize the tree and is not recommended.
- A 1.5 meter excavation zone is calculated and used around the new house structure to show any potential conflicts with proposed construction.
- Driplines were used to establish Critical Root Zones (CRZ).

OBSERVATIONS

Tree Resource

The tree resource in this Report is made up of 23 trees in total.
Species totals are 12 Douglas fir, 7 Western red cedar, and one each of the following: Buckthorn, Cherry, Hemlock and Holly.

All onsite trees have been tagged. All trees have been located on the tree survey drawing.

Tree Inventory and Assessment - Table 1

The following Inventory Table provides individual tree data for all protected trees. Specific information includes:

- tree/tag number, offsite (OS), shared or City Tree (City, C), species
- diameter at breast height (DBH), approximate height, live crown ratio (LCR) %, deadwood %
- structural integrity - a qualitative rating of a tree's shape and structure when compared to ideal trees of the same species and age class (good, fair, poor, dead)
- health - the trees overall health and vigour (good, fair, poor, dead)
- comments and recommendations
- Dripline radius, Critical Root Zones (CRZ)

Street view of property at time of assessment

TABLE 1 - Tree Inventory and Assessment

Tag #	Common/Botanical name	DBH (cm)	Height (m)	LCR (%)	Dead wood (%)	Structural Integrity	Health	Comments and Recommendations	Dripline radius CRZ	6XDBH (m)
C1	Western red cedar *Thuja plicata*	75	18	85	10	Good	Good	**Remove to allow for construction and services**	6.25	4.5
C2	Hemlock *Tsuga heterophylla*	21, 19	6	50	25	Fair	Fair	Multi stemmed at base with .5 m included bark **Retain and Monitor**	3.0	2.4
1801	Douglas fir *Pseudotsuga menziesii*	38, 38	15	75	25	Fair	Fair	Multi stemmed at base Hydro pruned Bark beetle entrance/exit holes **Retain and Monitor**	6.0	4.6
1802	Douglas fir *Pseudotsuga menziesii*	48	15	75	25	Fair	Fair	Hydro pruned Bark beetle entrance/exit holes **Retain and Monitor**	6.0	2.9
1803	Douglas fir *Pseudotsuga menziesii*	42	15	75	25	Fair	Fair	Hydro pruned Bark beetle entrance/exit holes **Retain and Monitor**	6.0	2.6
1804	Douglas fir *Pseudotsuga menziesii*	38	15	75	25	Fair	Fair	Hydro pruned Bark beetle entrance/exit holes **Retain and Monitor**	6.0	2.3
1805	Cascara buckthorn *Rhamnus purshiana*	59	8	30	70	Poor	Poor	Multi stemmed at 1m with included bark Significant heartwood and sapwood decay on main stem **Retain and Monitor**	6.0	3.6

TABLE 1 - Tree Inventory and Assessment

Tag #	Common/Botanical name	DBH (cm)	Height (m)	LCR (%)	Dead wood (%)	Structural Integrity	Health	Comments and Recommendations	Dripline radius (m) CRZ	6X DBH (m)
1806	Douglas fir *Pseudotsuga menziesii*	37	8	35	50	Poor	Poor	Hydro pruned Bark beetle entrance/exit holes Topped at 6m **Retain and Monitor**	6.0	2.3
1807	Douglas fir *Pseudotsuga menziesii*	30	8	0	100	Dead	Dead	Hydro pruned Bark beetle entrance/exit holes **Remove due to health**	6.0	1.8
1808	Douglas fir *Pseudotsuga menziesii*	41	18	15	10	Good	Good	Hydro pruned Bark beetle entrance/exit holes **Retain and Monitor**	6.0	2.5
1809	Western red cedar *Thuja plicata*	37, 25, 34	15	80	10	Fair	Good	Multi stemmed at base Hydro pruned **Retain and Monitor**	6.0	5.8
1810	Douglas fir *Pseudotsuga menziesii*	45	17	65	15	Poor	Poor	Topped at 8m Minor bark beetle entrance/exit holes Hydro pruned **Retain and Monitor**	6.0	2.7
1811	Douglas fir *Pseudotsuga menziesii*	37	8	40	40	Poor	Poor	Topped at 8m Minor bark beetle entrance/exit holes Hydro pruned **Retain and Monitor**	6.0	2.3
1812	Western red cedar *Thuja plicata*	35, 21	15	80	10	Poor	Good	Multi stemmed at base and 8m **Remove to allow for construction**	6.25	3.4

TABLE 1 - Tree Inventory and Assessment

Tag #	Common/Botanical name	DBH cm)	Height (m)	LCR (%)	Dead wood (%)	Structural Integrity	Health	Comments and Recommendations	Dripline radius CRZ	6X DBH (m)
1813	Western red cedar *Thuja plicata*	47	15	85	10	Fair	Good	Multi stemmed at 14m **Remove to allow for construction**	6.25	2.9
1814	Douglas fir *Pseudotsuga menziesii*	74	24	75	5	Good	Good	Bark beetle entrance/exit holes **Remove to allow for construction**	6.25	4.5
1815	Western red cedar *Thuja plicata*	56, 49	17	70	10	Fair	Good	Multi stemmed at base **Remove to allow for construction**	6.25	6.3
1816	Western red cedar *Thuja plicata*	86	17	70	10	Fair	Good	Multi stemmed at base with included bark **Remove to allow for construction**	6.25	5.2
OS1	Holly *Ilex aquifollium*	40	8	80	<5	Good	Good	**Remove to allow for construction**	3.75	2.4
1817	Western red cedar *Thuja plicata*	68	23	65	5	Good	Good	**Remove to allow for construction**	6.5	4.1
1818	Douglas fir *Pseudotsuga menziesii*	83	24	65	5	Fair	Good	Multi stemmed at 15m **Remove to allow for construction**	9.25	5.0

TABLE 1 - Tree Inventory and Assessment

Tag #	Common/Botanical name	DBH (cm)	Height (m)	LCR (%)	Dead wood (%)	Structural Integrity	Health	Comments and Recommendations	Dripline radius	CRZ 6X DBH (m)
OS2	Cherry *Prunus avium*	30	4.5	60	5	Good	Good	Multi stemmed at 2m **Retain and Monitor**	3.25	1.8
1819	Douglas fir *Pseudotsuga menziesii*	93	21	70	<5	Good	Good	Needs wire clearance pruning if retained Hydro pruned Bark beetle entrance/exit holes Dark spots present at base, on main trunk **Remove to allow for construction and services**	7.0	5.6

SUMMARY AND RECOMMENDATIONS

Viability of trees

Tree #1807 is dead/dying or in a state of decline beyond repair and is recommended for removal. All other trees are viable for long term retention.

Development impact on trees

Trees #1801, 1802, 1803 and 1804 will have encroachment into their critical root zones from a parking pad. Arborist supervision and an above grade design using paving stones is recommended.

Tree #1809 and OS1 will have 45% and 40% encroachment into their critical root zones from the new house excavation zone. Tree #OS1 is recommended for removal due to conflicts with construction. Tree #1809 is recommended for retention with Arborist supervision and supplemental watering during excavation. Tree #1809 is an anchor to the surrounding grove therefore extra measures should be taken to retain it.

Trees #1805, 1813, 1814, 1815, and 1816 will have 100% encroachment into their critical root zones and are therefore recommended for removal due to conflicts with construction.

Trees #1817 and 1818 will have 89% and 39% encroachment from the new house excavation zone into their critical root zones and are therefore recommended for removal due to conflicts with construction.

Potential conflicts with services

All services come from Lancaster Street into the critical root zones of trees #1819 and #C1 and are therefore recommended for removal due to conflicts with services.

GENERAL NOTES

1. Replacement trees must meet the plant condition and structure requirements set out in the latest edition of the BCSLA/BCLNA “B.C. Landscape Standard” and the CNTA “Canadian Standards for nursery stock”.

2. Replacement trees must be located, planted and maintained in accordance with the BCSLA/ BCLNA and “White Rock Tree Management Bylaw NO. 2407".

3. Replacement trees must be a minimum size of 3.0m ht. coniferous / 6 cm cal. deciduous

4. Trees must be located a minimum distance of 1m from any property lines and 3m from any other tree or buildings/services.

TABLE 2 - Tree Protection Summary

	Onsite	Offsite	City	Total
Number of protected trees identified	19	2	2	23
Number of protected trees to be Removed	9	1	1	11
Number of protected trees to be retained	10	1	1	12
Number of replacement Trees required at 2:1	2	2	0	4
Number of replacement Trees required at 3:1	6	0	0	6
Number of replacement Trees required at 4:1	8	0	4	12
Number of replacement Trees required at 5:1	5	0	0	5
Number of replacement Trees required at 6:1	18	0	0	18
Number of replacement trees required	39	2	4	45
Number of replacement trees proposed	TBD	TBD	TBD	TBD
Number of replacement trees in deficit	TBD	TBD	TBD	TBD
Total number of retained trees & replacement trees	TBD			

TREE PROTECTION PLAN

Tree protection shall be done in accordance with **White Rock Tree Management Bylaw No. 2407**. Tree protection fencing is not required if all protected trees are removed prior to construction. If trees are to be retained, then tree protection fencing is to be installed prior to construction with no excavation, grade alterations or materials storage within the Tree Protection Zones (TPZ) unless preapproved by the project Arborist. TPZs are listed on the Tree Retention Plan. **The project Arborist must be contacted prior to and be on site for any construction within the recommended TPZ inside the Tree Protection Barriers**. All parties must be aware that long-term success in tree preservation efforts depends greatly on minimizing the impact caused during and post construction. Mechanical injuries caused to trees above or below ground are difficult to repair and can cause long term damage or death. Best efforts must be made to ensure that soils remain undisturbed within the tree protection zones.

Photo 1
View of property from North Bluff Road.

Photo 2
Trees along North Bluff Road are Hydro-pruned.

Photo 3
Trees #1807, 1808 and 1809 from left to right.

Photo 4
Tree #OS1.

Photo 5
Tree #1805 has extensive decay found in the main trunk.

Photo 6
Tree #OS2 behind trailer.

Photo 7
Tree #1819.

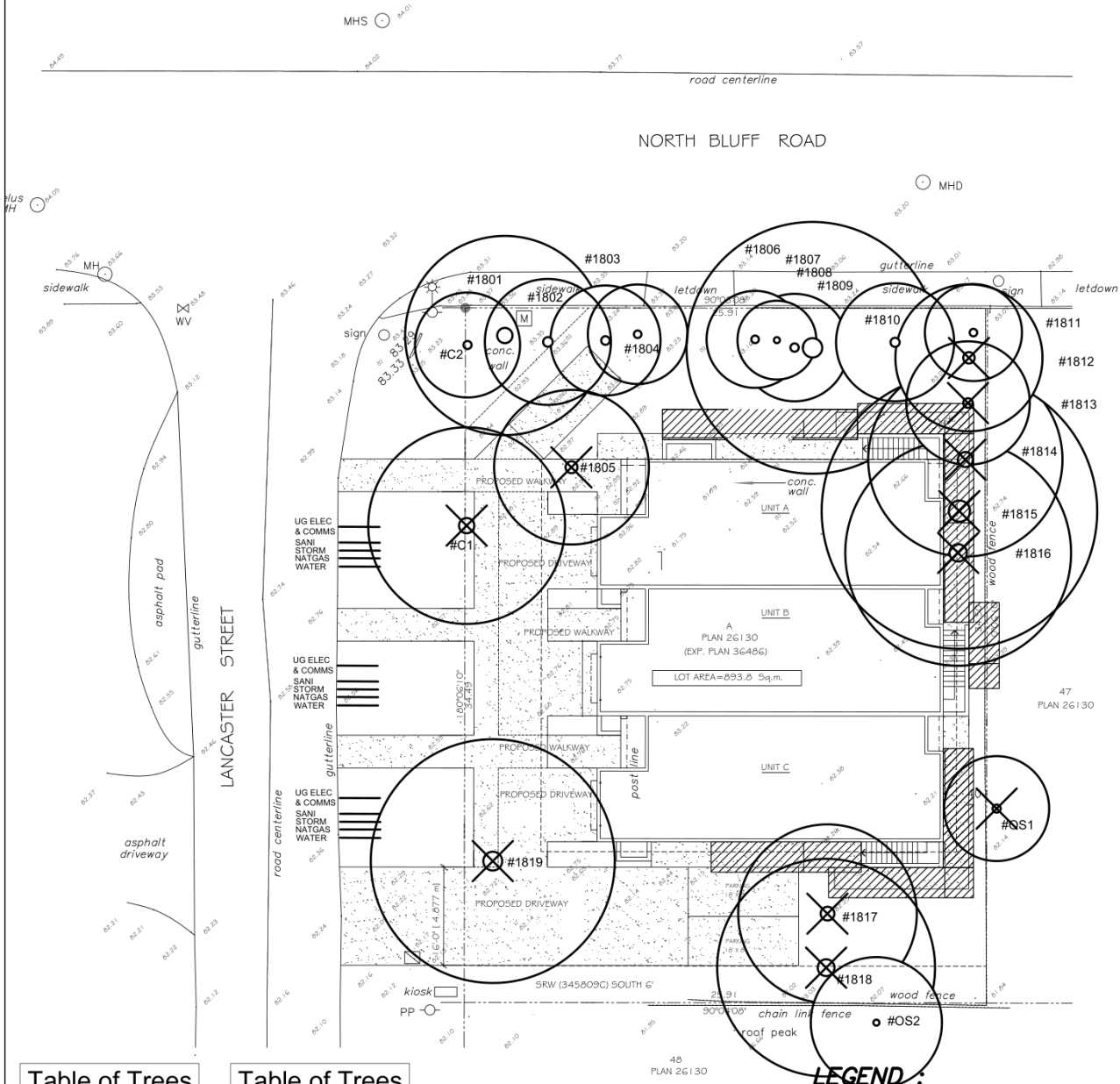

Table of Trees		
Tree No.	DBH (cm)	TPZ (m)
1801	38,38	4.56
1802	48	2.88
1803	42	2.52
1804	38	2.28
1805	59	3.54
1806	37	2.22
1807	30	1.8
1808	41	2.46
1809	25,34,37	5.76
1810	45	2.7
1811	37	2.22
1812	21,35	3.36
1813	47	2.83

Table of Trees		
Tree No.	DBH (cm)	TPZ (m)
1815	49,56	6.3
1816	86	5.16
1817	68	4.08
1818	83	4.98
1819	93	5.58
C1	75	4.5
C2	19,21	2.4
OS1	~40	2.4
OS2	~30	1.8
1814	74	4.44

0 10

ALL DISTANCES ARE IN METERS

LIST OF DRAWINGS
1. All trees
2. Only trees to be retained and Tree protection barriers

LEGEND :

#xxxx	Denotes tree and protection zone (TPZ)
#xxxx	Denotes tree proposed for removal
#xx	Denotes replacement tree
#xxxx	Denotes tree with "1.5m No Build Zone"
× 0.00	Denøtes spot elevation
PP	Denøtes pøwer pøle
SAN MH	Denøtes sanitary manhole
STM MH	Denøtes størm manhøle
WM	Denøtes water meter
PP	Denøtes pøwer pøle
GW	Denøtes guy wire
CB	Denøtes rectangular catch basin
RCB	Denøtes round catch basin
WV	Denøtes water valve
FH	Denøtes fire hydrant
SN	Denøtes traffic sign
STP	Denotes stump
#Hxxx	Denotes hedge or shrub

REVISIONS	BY

TREE RETENTION PLAN

PROPOSED RESIDENCE
1590 Lancaster St, White Rock, BC

DATE	Aug. 14, 2022
SCALE	1 : 300
DRAWN	Freedom
JOB	Garry
SHEET	1 OF 2

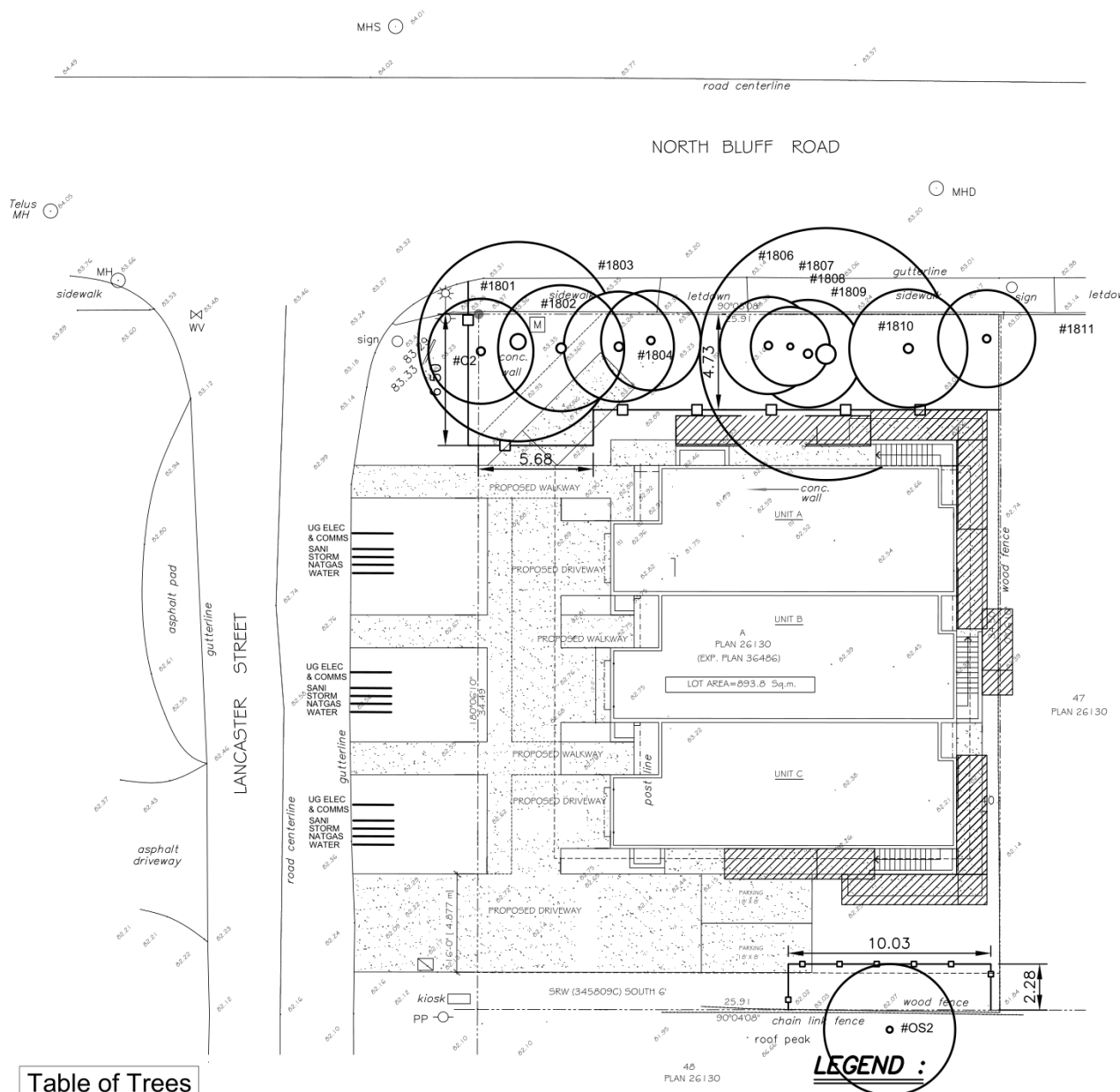

Table of Trees		
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1806	37	2.22
1807	30	1.8
1808	41	2.46
1809	25,34,37	5.76
1810	45	2.7
1811	37	2.22
C2	19,21	2.4
OS2	~30	1.8

0 10

ALL DISTANCES ARE IN METERS

LIST OF DRAWINGS
1. All trees
2. Only trees to be retained and Tree protection barriers

LEGEND :

#xxxx	Denotes tree and protection zone (TPZ)
#xxxx	Denotes tree proposed for removal
#xx	Denotes replacement tree
#xxxx	Denotes tree with "1.5m No Build Zone"
× 0.00	Denotes spot elevation
PP	Denotes power pole
SAN MH	Denotes sanitary manhole
STM MH	Denotes storm manhole
WM	Denotes water meter
PP	Denotes power pole
GW	Denotes guy wire
CB	Denotes rectangular catch basin
RCB	Denotes round catch basin
WV	Denotes water valve
FH	Denotes fire hydrant
SN	Denotes traffic sign
STP	Denotes stump
#Hxxx	Denotes hedge or shrub

REVISIONS	BY

PROPOSED RESIDENCE TREE MANAGEMENT PLAN

1590 Lancaster St, White Rock, BC

DATE	Aug. 14, 2022
SCALE	1 : 300
DRAWN	Freedom
JOB	Garry
SHEET	2 OF 2

ASSUMPTIONS AND LIMITING CONDITIONS

- Information contained in this report covers only those items that were examined and reflects conditions of those items at the time of assessment. The assessment is limited to visual examination of accessible items without dissection, excavation, climbing or coring.
- Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible, however, Freedom Tree Care Ltd can neither guarantee nor be responsible for the accuracy of information.
- Any legal description provided to the consultant is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Freedom Tree Care Ltd shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made .
- Loss or altercation of any part of this report invalidates the entire report.
- This report shall be used for its intended purpose only and by the parties to whom it is addressed. Neither all or 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 and verbal consent of Freedom Tree Care Ltd.
- Sketches, diagrams, graphs and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be constructed as engineering or architectural reports or surveys.
- There is no warranty or guarantee expressed or implied, that problems or deficiencies of the tree or other plant or property in question may not arise in the future.

I certify that this report has been prepared in accordance with accepted Arboricultural standards from the information made available to me at the time, and that the facts and opinions expressed within it are true and accurate to the best of my knowledge and belief.

If there are any questions regarding the contents of this report, please contact Freedom Tree Care Ltd.

Freedom Sukenick
ISA Certified Arborist #PN-7712A
Certified Tree Risk Assessor (TRAQ)
Freedom Tree Care Ltd.