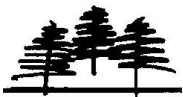


**Tree Evaluation Report for:  
15643 Buena Vista Avenue  
White Rock, BC**

**Prepared by:**

**Mike Fadum and Associates Ltd.  
#105, 8277-129 Street  
Surrey, BC  
Phone 778-593-0300  
Fax 778-593-0302**



**Date: February 11, 2021  
Revised: February 8, 2022**

## 1.0 INTRODUCTION

We attended the site on August 27, 2020 for the purpose of evaluating the tree resource and to make recommendations for removal and preservation for the development application proposed for 15643 Buena Vista Avenue, White Rock, BC. The development plans include subdividing the one (1) lot to two (2) and constructing a new home on each lot. A plan showing the proposed building footprint, topographical survey and lot lines was provided for our use and used as a resource for making recommendations pertaining to tree removal and retention. *The February 8, 2022 revision reflects the current plans.*



**Figure 1.** Aerial photograph of subject property (Wroms 2019).

## 2.0 FINDINGS

Site is a large corner lot with vehicle access on Maple Street and pedestrian access on Buena Vista Avenue. The tree resource includes a variety of broadleaf



and coniferous species throughout. Tree condition is moderate to good. Photographs are provided in Appendix A.

Table 1 provides individual tree data. Specific information includes tree type, diameter at breast height (DBH), structure and health rating (poor (P), moderate (M), good (G) or a combination of two), live crown ratio (LCR) and structural observations. Health refers to the tree's overall health and vigor, while structure is a qualitative rating of a tree's shape and structure when compared to ideal trees of the same species and age class. Trees were evaluated for their preservation potential based on health, structure, location and species factors. Trees expected to be unsafe, conflicting with the proposed building plans, of poor health or of little long-term retentive value are recommended for removal and are shown on the attached Tree Preservation and Removal Plan.

### **3.0 TREE PROTECTION**

Tree protection fencing is to be installed as per municipal standards prior to construction with no excavation, grade alterations or materials storage within the tree protection zone. The consulting Arborist should be contacted prior to and be onsite for any construction within the recommended no disturbance zone which is approximately 6x the tree diameter. Grade alterations and other construction works required to provide drainage are not to occur within the tree protection zone.

### **4.0 TREE PRESERVATION SUMMARY**

Our plans have been provided to the design team and it is expected that all consultants and contractors adhere to the recommendations in this report and ensure there is no conflict with Tree Protection Zones. No ground disturbance or grade alterations are permitted within the Tree Protection Zones unless preapproved by the project arborist. Mechanical injuries caused to trees below or above ground cannot be repaired. All parties must be aware that long-term success in tree preservation efforts depends greatly on minimizing the impact caused during and post construction. Best efforts must be made to ensure that soils remain undisturbed within the tree protection zones. Ongoing monitoring and implementation of mitigating works, such as watering, mulching, etc., is essential for success.

### **5.0 LIMITATIONS**

This Arboricultural field review report is based on site observations on the dates noted. Effort has been made to ensure that the opinions expressed are a reasonable and accurate representation of the condition of the trees reviewed. All trees or groups of trees have the potential to fail. No guarantees are offered or implied by Mike Fadum and Associates Ltd. or its employees that the trees are safe given all conditions. The inspection is limited to visual examination of



accessible items without dissection, excavation, probing, coring or climbing. Trees can be managed, but they cannot be controlled. To live, work or play near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

The findings and opinions expressed in this report are representative of the conditions found on the day of the review only. Any trees retained should be reviewed on a regular basis. The root crowns, and overall structure, of all of the trees to be retained must be reviewed immediately following land clearing, grade disturbance, significant weather events and prior to site usage changes.

Please contact the undersigned if you have any questions or concerns regarding this report.

Mike Fadum and Associates Ltd.

Tim Vandenberg  
ISA Certified Arborist: PN-8565A  
ITA: Arborist Technician  
TRAQ



Table 1- Tree Evaluation: 15643 - Buena Vista Avenue, White Rock, BC

Tree #	Type	DBH (cm)	Dripline (m)	LCR (%)	Condition (Structure, Health)	Comments	TPZ (m)	Recommendation
100	Excelsa Redcedar ( <i>Thuja plicata</i> 'Excelsa')	~20/ 15/15	2.5	100	M, MG	Multiple other stems. High foliage density. Expected to suffer significant root loss from excavation and require significant canopy loss for clearance.	2.5	Remove.
4409	Cherry ( <i>Prunus sp.</i> )	32	4.0 (south)	NA	MP, M	Asymmetrical crown to the south. Some gummosis. Low foliage density in the upper canopy.	2.5	Retain. Construct pathway above grade within TPZ.
4410	Falsecypress ( <i>Chamaecyparis sp.</i> )	15/14/ 10	1.0	100	M, MG	Hedging cultivar. High foliage density.	2.0	Retain.
4411	Deodar Cedar ( <i>Cedrus deodara</i> )	56	5.3	90	G, G	Healthy foliage.	4.0	Retain. Construct planters above grade with no excavation within TPZ.
4412	Japanese Maple ( <i>Acer palmatum</i> )	12/11/ 10	3.8	NA	M, MG	Irregular crown due to past shading. Healthy foliage. Tree conflicts with construction.	1.5	Remove
4413	Weeping Cherry ( <i>Prunus sp.</i> )	32	1.6	NA	MG, MG	Minor skeletonization of leaves. Typical of species. Tree conflicts with construction.	2.5	Remove.
4414	Western Redcedar ( <i>Thuja plicata</i> )	23/15	3.3	90	M, M	Ivy infestation. Asymmetrical crown due to power pole clearance pruning. Multiple tops. Tree conflicts with construction – driveway.	2.5	Remove.
4415	Austrian Pine ( <i>Pinus nigra</i> )	57	3.6	65	MP, M	Co-dominant stems form at ~3.0. Asymmetrical crown due to powerline clearance pruning. Moderate flagging. Large pistol-butt base. Poorly weighted.	4.0	Retain.

Table 1- Tree Evaluation: 15643 - Buena Vista Avenue, White Rock, BC

Tree #	Type	DBH (cm)	Dripline (m)	LCR (%)	Condition (Structure, Health)	Comments	TPZ (m)	Recommendation
4416	Excelsa Redcedar ( <i>Thuja plicata</i> 'Excelsa')	12/10/ 9	~2.0 (east)	100	M, MG	Bare spot to the south due to shading/clearance pruning. Planted in a hedgerow – remainder of stems <30. Healthy foliage.	1.5	Retain.
H1	Excelsa Redcedar ( <i>Thuja plicata</i> 'Excelsa') X2	~35	~3.5	100	M, MG	High foliage density. Thick branching, limited access to stem.	2.5	Retain.
<b>ADDITIONAL RECOMMENDATIONS</b>								
<ul style="list-style-type: none"> <li>• <b>In order to prevent root damage, which may adversely affect the health and or stability of the retained trees, any ground disturbance or grade alteration within the recommended Tree Protection Zone provided in the table above shall be under the direction of the project arborist.</b></li> <li>• <b>Location is approximate for all non-surveyed trees.</b></li> <li>• <b>Permission from the registered owner(s)/city is required prior to the removal of all city, offsite, and shared trees regardless of their size.</b></li> </ul>								

**Note:** 'OS' refers to Offsite trees and due to restricted access their diameters are approximate. An assessment of offsite trees does not imply they are safe as the restricted access prevented a thorough review. Shared trees/hedges have been assessed as onsite trees in the summary. 'C' refers to trees on City property.



**Figure 1.** Tree 4409 and 100 from left to right.



**Figure 2.** 4411 and 4412 from left to right.





**Figure 3.** Tree 4415 ,4414 and 4413 from left to right.,



**Figure 4.** Tree 4415, 4414 and H1, from left to right.







**Figure 5.** Tree 4416



6  
PLAN 19822

Existing dwelling  
Roof Peak  
Elev. = 91.71m

NOTE: CONSTRUCT  
DRIVEWAY ABOVE  
GRADE WITH NO  
EXCAVATION  
WITHIN TPZ.

**MIKE FADUM AND  
ASSOCIATES LTD.  
VEGETATION  
CONSULTANTS**

#105, 8277 129 St.  
Surrey, British Columbia  
V3W 0A6  
Ph: (778) 593-0300  
Fax: (778) 593-0302  
Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE  
TREE PRESERVATION  
AND PROTECTION PLAN

15643 BUENA VISTA  
AVENUE  
WHITE ROCK, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	01/13/2022	AA	SITE PLAN
2	02/01/2022	MK	SERVICES

SHEET TITLE

T1 - TREE REMOVAL AND  
PRESERVATION PLAN

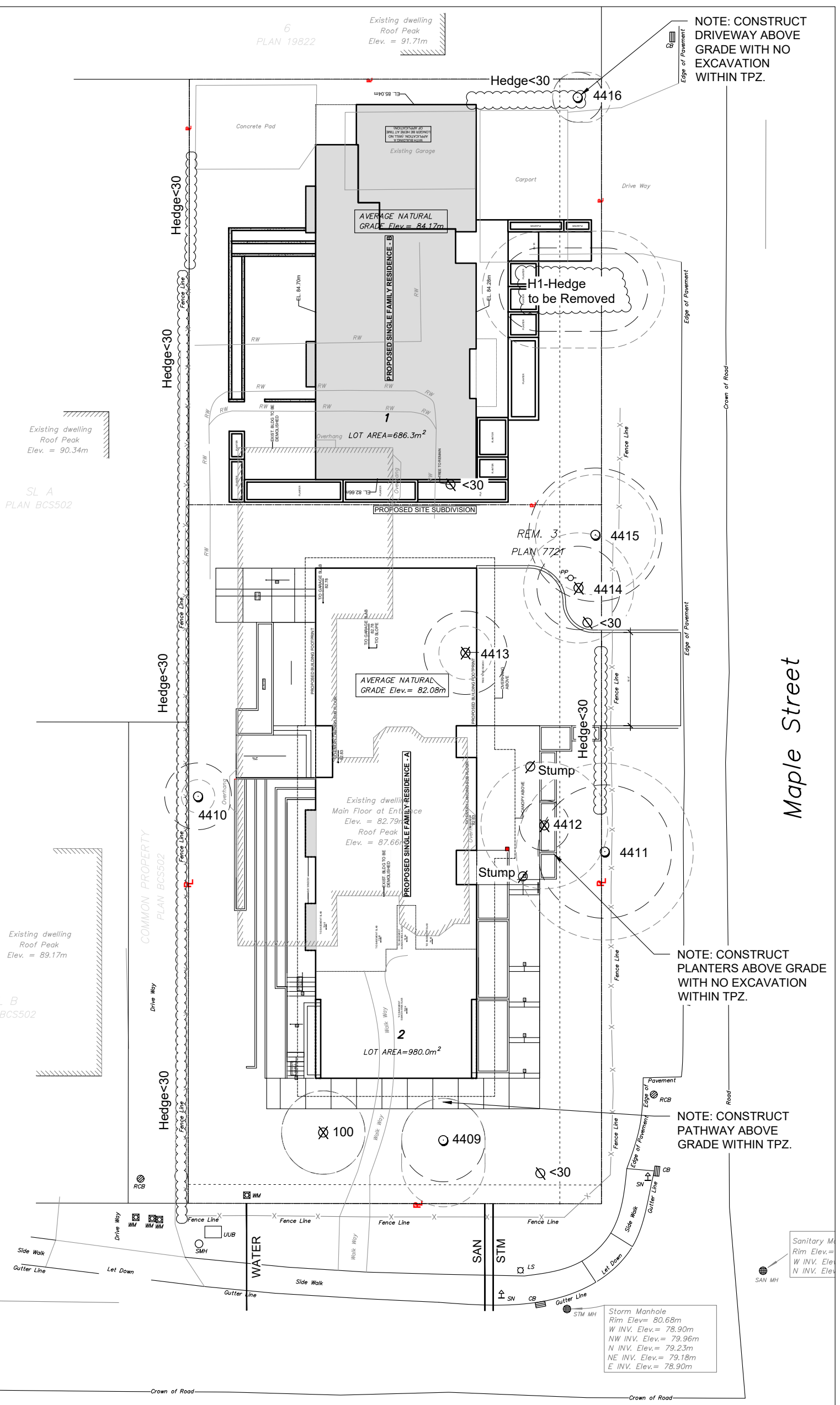
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DRAWN  
MK

SCALE  
AS SHOWN

DATE  
OCTOBER 2, 2020

T-1  
SHEET 1 OF 2



Existing dwelling  
Roof Peak  
Elev. = 90.34m

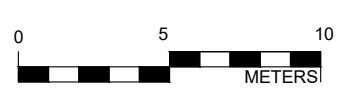
SL A  
PLAN BCS502

Existing dwelling  
Roof Peak  
Elev. = 89.17m

L B  
BCS502

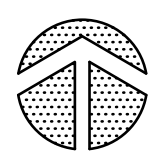
Maple Street

Buena Vista Avenue



LEGEND

	TREE TO BE RETAINED		MINIMUM NO DISTURBANCE ZONE
	TREE TO BE REMOVED		TREE DRIPLINE
	NON BY-LAW TREE		TREE STUMP



**MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS**

#105, 8277 129 St.  
Surrey, British Columbia  
V3W 0A6  
Ph: (778) 593-0300  
Fax: (778) 593-0302  
Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE  
TREE PRESERVATION AND PROTECTION PLAN

15643 BUENA VISTA AVENUE  
WHITE ROCK, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	01/13/2022	AA	SITE PLAN
2	02/01/2022	MK	SERVICES

NOTE: ON SITE NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

NOTE: REPLACEMENT TREES SHALL CONFORM TO CNLA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE. REPLACEMENT TREES TO BE MIN. 3m FROM FOUNDATIONS AND MIN. 1m FROM PROPERTY LINES.

SHEET TITLE

T2 - TREE PROTECTION AND PRESERVATION PLAN

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DRAWN

MK

SCALE

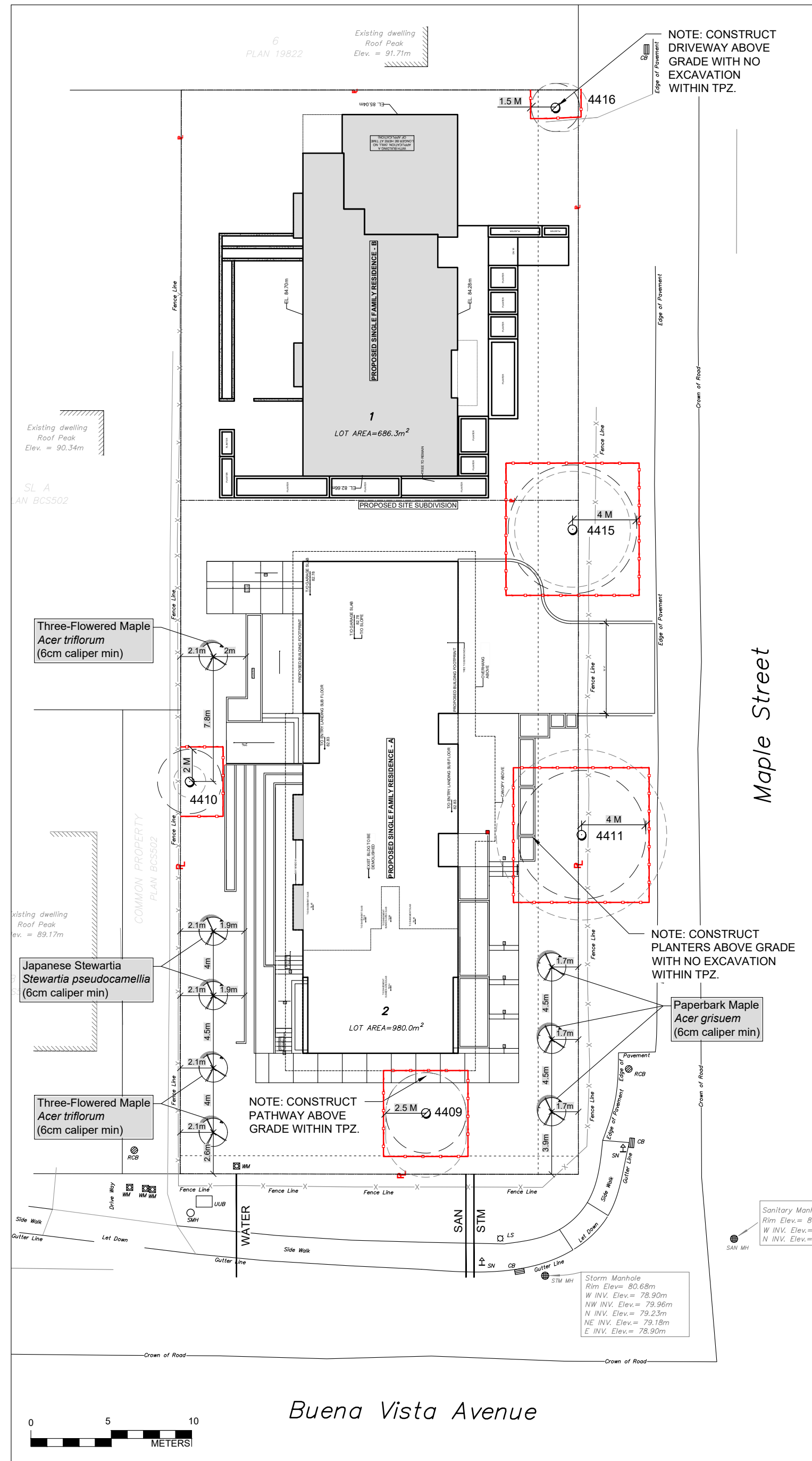
AS SHOWN

DATE

OCTOBER 2, 2020

T-2

SHEET 2 OF 2



**LEGEND**

	TREE TO BE RETAINED		MINIMUM NO DISTURBANCE ZONE
	TREE PROTECTION FENCING		TREE DRIPLINE
	DECIDUOUS REPLACEMENT TREE (6 CM. DIA. MINIMUM)		

