



Arborist Report

Inventory and Assessment of Trees Associated to Development at
1170, 1156, 1146 53A Street and 5360 12 Avenue, Delta

Update April 21, 2025- Updated retention table

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PDR Comment pertaining to the Arborist Report

Arborist Report –

- Obtain written consent from owners for the removal of trees #OS1-OS4, and #OS7.

Woodridge Tree replies, August 28, 2024;

-Woodridge Tree does not arrange for consent for offsite or shared tree removal. Applicant has been notified, applicant to provide written consent.

Assignment and Methodology

Woodridge Tree has been retained to undertake an inventory and assessment of trees associated with development at 1170, 1156, 1146 53A Street and 5360 12 Avenue, Delta. The objective is to make tree preservation and protection recommendations in the context of municipal permits, rules and regulations for development.

Associated trees were visually assessed to determine species, diameter at breast height (dbh) and characteristic description. Tree diameters were measured at 1.4 meters height with a diameter tape. Protection areas were calculated for all trees within range of the property. Tree hazards were assessed according to International Society of Arboriculture standards using the TRAQ (Tree Risk Assessment Qualification) method. Recommendations for removal or retention are based on assessment outcome and proximity of trees to structure and infrastructure. Soil testing, root exploration and internal probing of tissue have not been incorporated in the findings.

The observations recorded are based on inspections performed on May 18, 2021, & December 21, 2023. The weather on December 21, 2023 was overcast with light rain, and approximately 10 degrees Celsius.



Aerial image of properties before redevelopment.

Findings

The properties at 1170, 1156, 1146 53A Street and 5360 12 Avenue, Delta are located on the East side of 53A Street near the intersection of 12 Avenue. At the time of observation a residential house stood on each lot. Associated trees were comprised of native conifers and ornamental deciduous species. Trees located on the subject property, and neighbors' trees close to the property lines are considered in the findings of this report.





1156 53A Street



1146 53A Street

Image of properties from street at time of field data collection

Tree Inventory and Assessment

- **DBH** - Diameter at 1.4m height measured in centimeters
 - on trees with multiple stems the 3 largest sections measured at 1.4m are combined to make up the total.
- **critical root zone (TPZ)** = dbh x 6 unless otherwise specified
- **ci** - City owned tree
- **CR**- Crown Radius
- **L** - Location, s-on site, o-offsite, c-city
- **LCR** = live crown ratio, percentage of live crown remaining
D=Dormant
- **os** - off site tree
- **S** - Surveyed, y=yes, n=no

Health Rating Definition of Terms

Good- Tree is void of major defects and in the absence of other factors and can be retained.

Moderate- Tree exhibits defects but mitigative actions are possible that can increase its duration of existence. Retention is possible.

Poor- Tree is dead, dying, hazardous or a short lived species not likely to succeed. Permit would likely be issued for removal regardless of other factors.

ID#	S	L	Common Name	Botanical Name	DBH (cm)	LCR (%)	CR (m)	Condition & Comments	Health Rating	Action	TPZ (m)
ci1	y	c	Witch Hazel	<i>Hamamelis virginiana</i>	2	30	0.5	Straight, single stem. Immature. Natural form. Dieback in upper crown. Tree location conflicts with proposed sidewalk and road upgrades	Moderate	Remove	1.20
ci2	y	c	Witch Hazel	<i>Hamamelis virginiana</i>	2	90	0.5	Straight, single stem. Immature. Natural form. Tree location conflicts with proposed sidewalk and road upgrades	Moderate	Remove	1.20

ID#	S	L	Common Name	Botanical Name	DBH (cm)	LCR (%)	CR (m)	Condition & Comments	Health Rating	Action	TPZ (m)
ci3	y	c	Snakebark Maple	<i>Acer davidii</i>	6	50	1	Juvenile tree, one low dead branch, growing in a boulevard covered in english ivy. Tree location conflicts with proposed sidewalk and road upgrades	Moderate	Remove	1.20
ci4	y	c	Pacific Dogwood	<i>Cornus nuttallii</i>	18	55	3	Single stem, completely taken over by ivy. Tree location conflicts with proposed sidewalk and road upgrades	Moderate	Remove	1.20
ci5	y	c	Pacific Dogwood	<i>Cornus nuttallii</i>	25	55	5	Single stem, completely taken over by ivy. Tree location conflicts with proposed sidewalk and road upgrades	Moderate	Remove	1.50
ci6	y	c	Weeping Cherry	<i>Prunus avium</i>	54	50	4	Growing beside hydro pole and guy wire. Improperly pruned Tree location conflicts with proposed sidewalk and road upgrades	Moderate	Remove	3.24
ci7	y	c	Amur Maple	<i>Acer ginnala</i>	6	30	1	Lower trunk has cambium damage, small dead buds are present and it is missing its central leader. Tree location conflicts with proposed sidewalk and road upgrades	Poor	Remove	1.20
1560	y	s	Chinese Tulip Tree	<i>Liriodendron chinense</i>	8+ 8+ 7= 23	70	1	Multiple stems at base. Evidence of disease indicated by bulges on the branches. Full crown. Tree location conflicts with proposed building footprint	Moderate	Remove	1.38
1561	y	s	Weeping Beech	<i>Fagus sylvatica</i>	26	80	0.5	Weeping form. Full crown. 1.0m from the driveway Tree location conflicts with proposed sidewalk and road upgrades	Good	Remove	1.56

ID#	S	L	Common Name	Botanical Name	DBH (cm)	LCR (%)	CR (m)	Condition & Comments	Health Rating	Action	TPZ (m)
1562	y	s	Lawson Cypress	<i>Chamaecyparis lawsoniana</i>	28	70	1	Weeping form. Leaning east. 2.9m from the house. 0.6m from the driveway. Tree location conflicts with proposed building footprint	Moderate	Remove	1.68
1563	y	s	Red Maple	<i>Acer rubrum</i>	42	30	1.5	Multiple leaders at 2.0m. Two leaders have been topped at 2.5m. Epicormic growth throughout the trunk. Large wound facing east. 3.4m from the house. Tree location conflicts with proposed building footprint	Moderate	Remove	2.52
1564	y	s	Red Maple	<i>Acer rubrum</i>	45	80	3	Straight, single stem. Growing adjacent to a nearby dead tree standing. Some exposed roots. 3.4m from the house. Tree location conflicts with proposed building footprint	Good	Remove	2.70
1565	y	s	Western Red Cedar	<i>Thuja plicata</i>	61	40	3	Large dead ivy vines growing into canopy. Only branches on the east side. Early chlorosis in needles indicates decline. 3.9m from the house. Tree location conflicts with proposed building footprint and walkway.	Poor	Remove	3.66
1566	y	s	Fig	<i>Ficus carica</i>	11+ 10+ 13= 34	30	1	Multiple stems at base. Good fruit production. Many leaders have been topped and there is dieback throughout the crown. Tree location conflicts with proposed pathway	Moderate	Remove	2.04
1567	y	s	Sitka Spruce	<i>Picea sitchensis</i>	29	80	1.5	Straight, single stem. Natural form. Leaning east. Adjacent to fence on the south side. Tree location conflicts with proposed pathway and building footprint	Good	Remove	1.74

ID#	S	L	Common Name	Botanical Name	DBH (cm)	LCR (%)	CR (m)	Condition & Comments	Health Rating	Action	TPZ (m)
1568	y	s	Apple	<i>Malus domestica</i>	15+ 13= 28	70	2.5	Dual stem at base. Natural form. Topped with many regenerated leaders. Conflicts with residential amenity area.	Moderate	Remove	1.68
1569	y	s	Hawthorn	<i>Crataegus laevigata</i>	7+ 7+ 8= 22	70	1.5	Multiple stems at base. Natural form. Adjacent to fence on the south side. Leaning south. Conflicts with residential amenity area.	Moderate	Remove	1.32
1570	y	s	Hazelnut	<i>Corylus avellana</i>	9+ 9+ 10= 28	0	1	Dead tree and has been limbed. Adjacent to the fence on the south side. Conflicts with residential amenity area.	Poor	Remove	1.68
1571	y	s	Scots Pine	<i>Pinus sylvestris</i>	32	60	1.5	Topped long ago at 2.5m with 3 dogleg regenerated leaders. Dieback on the east side. Conflicts with residential amenity area.	Poor	Remove	1.92
1572	y	s	Scots Pine	<i>Pinus sylvestris</i>	33	60	2	Topped long ago at 2.5m with 2 regenerated leaders growing nearly horizontal Conflicts with residential amenity area.	Moderate	Remove	1.98
1573	y	s	Yellow Cypress	<i>Cupressus nootkatensis</i>	42	60	3	Topped long ago at 2.5m with many regenerative leaders. Leaning west. Healthy foliage. Conflicts with residential amenity area.	Moderate	Remove	2.52
1574	y	s	Western Red Cedar	<i>Thuja plicata</i>	48	40	3	Part of a hedge row. Topped at 3.0m with many regenerative leaders. Dieback throughout the crown. Conflicts with residential amenity area.	Poor	Remove	2.88

ID#	S	L	Common Name	Botanical Name	DBH (cm)	LCR (%)	CR (m)	Condition & Comments	Health Rating	Action	TPZ (m)
1575	y	s	Western Red Cedar	<i>Thuja plicata</i>	38	40	3	Part of a hedge row. Topped at 3.0m with many regenerative leaders. Dieback throughout the crown. Conflicts with residential amenity area.	Poor	Remove	2.28
1576	y	s	Western Red Cedar	<i>Thuja plicata</i>	20	40	3	Part of a hedge row. Topped at 3.0m with many regenerative leaders. Dieback throughout the crown. Conflicts with residential amenity area.	Poor	Remove	1.20
1577	y	s	Western Red Cedar	<i>Thuja plicata</i>	21+ 9= 30	40	3	Part of a hedge row. Dual stem at base. Topped at 3.0m with many regenerative leaders. Dieback throughout the crown. Conflicts with residential amenity area.	Poor	Remove	1.80
1578	y	s	Western Red Cedar	<i>Thuja plicata</i>	64	15	3	Part of a hedge row. Dual stem at 2.0m. Topped at 3.0m with many regenerative leaders. Dieback throughout the crown and a very sparse upper crown(See Image 24). Conflicts with residential amenity area.	Poor	Remove	3.84
1579	y	s	Western Red Cedar	<i>Thuja plicata</i>	22	5	3	Part of a hedge row. Topped at 3.0m with many regenerative leaders. Dieback throughout the crown and no foliage in the upper crown(See Image 24). Conflicts with proposed outdoor commercial parking lot.	Poor	Remove	1.32
1580	y	s	Western Red Cedar	<i>Thuja plicata</i>	36	5	3	Part of a hedge row. Topped at 3.0m with many regenerative leaders. Dieback throughout the crown and no foliage in the upper crown(See Image 25). Conflicts with proposed outdoor parking area.	Poor	Remove	2.16
1581	y	s	Western Red Cedar	<i>Thuja plicata</i>	30	5	3	Part of a hedge row. Topped at 3.0m with many regenerative leaders. Dieback throughout the crown and no foliage in the upper crown(See Image 25). Conflicts with proposed outdoor parking area.	Poor	Remove	1.80

ID#	S	L	Common Name	Botanical Name	DBH (cm)	LCR (%)	CR (m)	Condition & Comments	Health Rating	Action	TPZ (m)
1582	y	s	Western Red Cedar	<i>Thuja plicata</i>	40	5	3	Part of a hedge row. Topped at 3.0m with many regenerative leaders. Dieback throughout the crown and no foliage in the upper crown. Conflicts with proposed outdoor parking area.	Poor	Remove	2.40
1583	y	s	Western Red Cedar	<i>Thuja plicata</i>	26	60	2	Straight, single stem. Natural form. Slight dieback in inner crown. 2.0m crown radius Conflicts with proposed outdoor parking area.	Good	Remove	1.56
1584	y	s	Wild Cherry	<i>Prunus avium</i>	33	20	2	Strongly leaning east. Dead branches in lower canopy and significant dieback throughout the crown. Shares a canopy with trees 1583 and 1585. Conflicts with proposed outdoor parking area.	Poor	Remove	1.98
1585	y	s	Western Red Cedar	<i>Thuja plicata</i>	36	10	2	Straight, single stem. Severe dieback throughout the crown with only tips of branches and epicormic shoots producing foliage. Conflicts with proposed outdoor parking area.	Poor	Remove	2.16
1586	y	s	Honey Locust	<i>Gleditsia triacanthos</i>	27+ 14= 41	60	2.5	Dual stem at base. Normal form. Conflicts with proposed outdoor parking area.	Moderate	Remove	2.46
1587	y	s	Atlas Cedar	<i>Cedrus atlantica</i>	31	60	2.5	Straight, single stem. Natural form. Full crown. Conflicts with proposed outdoor parking area.	Good	Remove	1.86
1588	y	s	Western Red Cedar	<i>Thuja plicata</i>	40	0	1	Dead tree standing. Completely overwhelmed with ivy. Conflicts with proposed outdoor parking area.	Poor	Remove Dead tree	2.40
1589	y	s	Scots Pine	<i>Pinus sylvestris</i>	42	40	2	Topped at 3.0m with multiple two regenerative leaders. Slight dieback in inner crown. Conflicts with proposed outdoor parking area.	Moderate	Remove	2.52

ID#	S	L	Common Name	Botanical Name	DBH (cm)	LCR (%)	CR (m)	Condition & Comments	Health Rating	Action	TPZ (m)
1590			Chinese Tulip Tree	<i>Liriodendron chinense</i>	27	50	1.5	Straight, single stem. Natural form. Variegated leaves. 0.5m from the house. Conflicts with proposed building footprint.	Moderate	Remove	1.62
1599	y	s	Magnolia	<i>Magnolia spp.</i>	15+ 12+ 9= 36	60	3	Straight, single stem. Natural form. Variegated leaves. 0.5m from the house. Conflicts with proposed building footprint.	Good	Remove	2.16
1878	y	s	Western Red Cedar	<i>Thuja plicata</i>	24+ 30+ 22= 76	95	1.5	In a hedge row. Multiple stems at base. Layering reproduction is occurring. Ivy growing within the inner crown. Conflicts with proposed walkway.	Moderate	Remove	4.56
1879	y	s	Western Red Cedar	<i>Thuja plicata</i>	23+ 9= 32	95	1.5	In a hedge row. Multiple stems at base. Layering reproduction is occurring. Ivy growing within the inner crown. Conflicts with proposed outdoor parking area.	Moderate	Remove	1.92
1880	y	s	Western Red Cedar	<i>Thuja plicata</i>	20+ 15+ 9= 44	95	1.5	In a hedge row. Multiple stems at base. Layering reproduction is occurring. Ivy growing within the inner crown Conflicts with proposed outdoor parking area.	Moderate	Remove	2.64
1881	y	s	Western Red Cedar	<i>Thuja plicata</i>	19+ 9= 28	95	1.5	In a hedge row. Multiple stems at base. Layering reproduction is occurring. Ivy growing within the inner crown. Conflicts with proposed outdoor parking area.	Moderate	Remove	1.68
1882	y	s	Western Red Cedar	<i>Thuja plicata</i>	29+ 24+ 12= 65	95	1.5	In a hedge row. Multiple stems at base. Layering reproduction is occurring. Ivy growing within the inner crown. Conflicts with proposed outdoor parking area.	Moderate	Remove	3.90

ID#	S	L	Common Name	Botanical Name	DBH (cm)	LCR (%)	CR (m)	Condition & Comments	Health Rating	Action	TPZ (m)
1883	y	s	Western Red Cedar	<i>Thuja plicata</i>	60+ 30+ 35= 125	30	2.5	Multiple stems at base. Some large leaders have fused together. Large exposed roots. Recently topped, with only live foliage on the edge of the branches. Conflicts with proposed outdoor parking area.	Moderate	Remove	7.50
1884	y	s	Scots Pine	<i>Pinus sylvestris</i>	35	30	1.5	Straight, single stem. Heavy resinosis. Severe dieback in inner crown. Pruning scars have healed. Conflicts with proposed outdoor parking area.	Moderate	Remove	2.10
1885	y	s	Japanese Cherry	<i>Prunus serrulata</i>	37	30	1	Umbrella form. Healed pruning scars. Large, exposed roots. Dieback in inner crown. Conflicts with proposed walkway.	Moderate	Remove	2.22
1886	y	s	Soulangé Magnolia	<i>Magnolia soulangeana</i>	10+ 9+ 8= 27	40	3	Multiple stems at base. Natural form. Large exposed roots. Pruning wounds are healing. Conflicts with proposed walkway.	Moderate	Remove	1.62
1887	y	s	Hazelnut	<i>Corylus avellana</i>	12+ 9+ 10= 31	60	3	Multiple stems at base. Natural form. Epicormic shoots near base. Conflicts with proposed walkway.	Moderate	Remove	1.86
1888	y	s	Hazelnut	<i>Corylus avellana</i>	20+ 15+ 12= 47	60	3	Multiple stems at base. Natural form. Leaning west. 4.1m from the shed. Conflicts with proposed walkway.	Moderate	Remove	2.82
1889	y	s	Rhododendron	<i>Rhododendron spp.</i>	12+ 12+ 9= 33	80	2	Multiple stems at base. Natural form. Full crown. In a large concrete planter. Conflicts with proposed walkway.	Moderate	Remove	1.98

ID#	S	L	Common Name	Botanical Name	DBH (cm)	LCR (%)	CR (m)	Condition & Comments	Health Rating	Action	TPZ (m)
1890	y	s	Pacific Dogwood	<i>Cornus nuttallii</i>	13+ 13= 26	80	1.5	Dual stem at 1.0m. Base overwhelmed with ivy. Full crown. - Considered City owned Conflicts with proposed road dedication.	Moderate	Remove	1.56
441	y	s	Red Maple	<i>Acer rubrum</i>	23	50	1	Two stems growing from a stump through an old chain link fence. Under power lines.- Considered City owned Conflicts with road and sidewalk upgrades.	Moderate	Remove	1.38
442	y	s	English Oak	<i>Quercus robur</i>	20	45	3	Single stem, good trunk taper considering a large girdling root on the north side. Conflicts with the proposed residential amenity area.	Moderate	Remove	1.20
443	y	s	Portuguese Laurel	<i>Prunus lusitanica</i>	12+ 12+ 22= 46	80	5	Multi -stem from base and growing in an ivy garden bed. Conflicts with PMT location.	Moderate	Remove	2.76
444	y	s	Portuguese Laurel	<i>Prunus lusitanica</i>	15+ 15+ 14= 44	75	5	Multi -stem from base and growing in an ivy garden bed. Conflicts with proposed outdoor parking area.	Moderate	Remove	2.64
445	y	s	Portuguese Laurel	<i>Prunus lusitanica</i>	9+ 10+ 6= 25	70	3	Multi -stem from base and growing in an ivy garden bed. Conflicts with proposed outdoor parking area.	Moderate	Remove	1.50
446	y	s	Cherry	<i>Prunus</i>	33+ 37+ 32= 102	70	8	Historically topped, decay present in stems with old heading cuts. Surface roots present. Conflicts with proposed building footprint.	Poor	Remove	6.12
447	y	s	Plum	<i>Prunus blireana</i>	21	60	2.5	Straight, single stem. Natural form. Full crown. Conflicts with the proposed residential amenity area.	Moderate	Remove	1.26

ID#	S	L	Common Name	Botanical Name	DBH (cm)	LCR (%)	CR (m)	Condition & Comments	Health Rating	Action	TPZ (m)
448	y	s	Lombardy Poplar	<i>Populus nigra</i>	31	60	1.5	Straight single stem. Natural form. Slightly leaning south. Some epicormic shoots near the base. Conflicts with the proposed residential amenity area.	Poor	Remove	1.86
449	y	s	Lombardy Poplar	<i>Populus nigra</i>	169	85	9	Straight, single stem. Natural form. Full crown. Conflicts with the proposed residential amenity area.	Poor	Remove	10.14
450	y	s	English Laurel		13+ 13+ 9= 35	80	3	Two stems growing heavily to the north as an understory tree. Conflicts with the proposed residential amenity area.	Moderate	Remove	2.10
451	y	s	Aspen	<i>Populus tremula</i>	25	50	2	Single stem, open form, uniform branching. Conflicts with the proposed residential amenity area.	Poor	Remove	1.50
452	y	s	Norway Spruce	<i>Picea abies</i>	49	85	5	Growing under transmission power lines and has been topped resulting in 3 unbalanced limbs. Leaning westward. Conflicts with the proposed residential amenity area.	Poor	Remove	2.94
453	y	s	Mountain Ash	<i>Sorbus aucuparia</i>	21+ 14+ 11= 46	50	4	Multi-stemmed and topped under the powerlines. Infected with Fire blight. Conflicts with the proposed residential amenity area.	Poor	Remove	2.76
454	n	s	Holly	<i>Ilex</i>	21+ 22= 43	40	1	2.5m from tree 453. Not surveyed. The tree only consists of epicormics shoots coming from a 1m tall stump. Conflicts with the proposed residential amenity area.	Poor	Remove	2.58

ID#	S	L	Common Name	Botanical Name	DBH (cm)	LCR (%)	CR (m)	Condition & Comments	Health Rating	Action	TPZ (m)
455	y	s	Mountain Ash	<i>Sorbus aucuparia</i>	16+ 10+ 10= 36	50	3	Open grown multi-stemmed tree. Landscaping fabric/plastic at the base. Conflicts with the proposed residential amenity area.	Moderate	Remove	2.16
456	y	s	Mountain Ash	<i>Sorbus aucuparia</i>	14+ 12+ 14 = 40	60	2	Open grown multi-stemmed tree. Landscaping fabric/plastic at the base. Conflicts with the proposed residential amenity area.	Moderate	Remove	2.40
457	y	s h	Western Red Cedar	<i>Thuja plicata</i>	74	85	8	Top is sparse, thin foliage, insect galleries at base and root flare of the southern side. Decay is along the root flare. The proposed installation of pathway and excavation for the parkade entrance is expected to significantly impact the tree to such an extent that removal is recommended.	Moderate	Remove	4.44
458	y	s	Cherry	<i>Prunus spp.</i>	32	85	4	Clearance pruned from building, small cavity on the southern stem. The proposed installation of pathway and excavation for the parkade entrance is expected to significantly impact the tree to such an extent that removal is recommended	Moderate	Remove	1.92
459	y	s	Cherry	<i>Prunus spp.</i>	66	75	6	Engulfed in ivy, lopsided canopy. Conflicts with the proposed pathway.	Poor	Remove	3.96
460	y	s	Sycamore Maple	<i>Acer pseudo-platanus</i>	39+ 46= 85	50	5	Single trunk to 1.3m then grows with two stems. Tree has been topped under hydro lines. Conflicts with the proposed pathway.	Moderate	Remove	5.10

ID#	S	L	Common Name	Botanical Name	DBH (cm)	LCR (%)	CR (m)	Condition & Comments	Health Rating	Action	TPZ (m)
461	y	s	Black locust	<i>Robinia pseudoacacia</i>	22+ 20+ 25= 67	55	5	Incorrectly surveyed, the tree is on site. Multi-stemmed tree, open form, full canopy- Considered offsite Landscaping enters the TPZ. Retention seems feasible. Arborist to supervise.	Good	Retain Arborist to supervise landscaping within the TPZ	4.02
462	y	s	Aspen	<i>Populus tremula</i>	24	60	2	Single stem, open form, uniform branching. The tree has a poor health rating.	Poor	Remove.	1.44
463	y	s	Dead Cedar	<i>Thuja plicata</i>	32	0	3	Dead standing tree	Poor	Remove Dead tree	1.92
464	y	s	Aspen	<i>Populus tremula</i>	25	50	4	Single stem, open form, uniform branching. Suckers/epicormics at base. Conflicts with the multi-use pathway.	Moderate	Remove	1.50
465	y	s	Western Red Cedar	<i>Thuja plicata</i>	39	60	3-5	Top dieback present, poor form and lopsided canopy. The tree has a poor health rating. Conflicts with the proposed pathway.	Poor	Remove	2.34
466	y	s	Black locust	<i>Robinia pseudoacacia</i>	37	70	5	Unbalanced canopy, straight trunk, poor form. Conflicts with the proposed residential amenity area.	Moderate	Remove	2.22
OS1	y	o	Shortleaf Pine	<i>Pinus enchinata</i>	115	40	3	Incorrectly surveyed showing the tree is on the north side of the fence and it is on the south. The proposed installation of pathway and excavation for the parkade entrance is expected to significantly impact the tree to such an extent that removal is recommended.	Moderate	Remove	6.90

ID#	S	L	Common Name	Botanical Name	DBH (cm)	LCR (%)	CR (m)	Condition & Comments	Health Rating	Action	TPZ (m)
OS2	y	o	Maple	<i>Acer spp.</i>	35	50	4-5	Historically topped at 2m. Regenerated leaders have matured and are poorly attached. Landscaping is within the TPZ. Arborist to supervise landscaping. Tree is not recommended for retention.	Poor	Retain Arborist to supervise landscaping	2.10
OS3	y	o	Maple	<i>Acer spp.</i>	19+ 18= 37	60	3-4	Historically topped at 2m. Regenerated leaders have matured and are poorly attached. Landscaping is within the TPZ. Arborist to supervise landscaping. Tree is not recommended for retention.	Poor	Retain Arborist to supervise landscaping	2.22
OS4	y	o	Maple	<i>Acer spp.</i>	24	50	4-5	Historically topped at 2m. Regenerated leaders have matured and are poorly attached. Landscaping is within the TPZ. Arborist to supervise landscaping. Tree is not recommended for retention.	Poor	Retain Arborist to supervise landscaping	1.44
OS5	y	c	Deodar Cedar	<i>Cedrus deodara</i>	53	80	3-4	Slightly suppressed and heavily shaded by tree OS6 Landscaping is within the TPZ. Arborist to supervise landscaping. Future multi-use path to be constructed by Delta	Moderate	Retain Arborist to supervise landscaping	3.18
OS6	y	c	Deodar Cedar	<i>Cedrus deodara</i>	78	75	4-5	Single stem, good trunk taper, even canopy. Landscaping is within the TPZ. Arborist to supervise landscaping. Future multi-use path to be constructed by Delta	Good	Retain Arborist to supervise landscaping	4.68

ID#	S	L	Common Name	Botanical Name	DBH (cm)	LCR (%)	CR (m)	Condition & Comments	Health Rating	Action	TPZ (m)
OS7	y	o	Maple	<i>Acer spp.</i>	25+ 12= 37	80	5-7	Growing on a heavy lean to the west, trunk is covered in sap sucker damage. Landscaping is within the TPZ. Arborist to supervise landscaping. Tree is not recommended for retention.	Poor	Retain Arborist to supervise landscaping	2.22
H1	y	s	Cedar hedge	<i>Thuja plicata</i>	n/a	80	0.5	Hedge is 12m long and there are 3 dead standing shrubs. Hedgerow is not bylaw applicable. Removal within the TPZ of tree 461. Arborist to supervise removal	Poor	Remove Arborist to supervise removal	n/a

Images



IMAGE 1- Tree 1890 - to be removed



IMAGE 2- Tree #1889 - to be removed



IMAGE 3- Trees #1888 - to be removed
and #1887 - to be removed



IMAGE 4- Tree #1886 - to be removed



IMAGE 5- Tree #1885 - to be removed
and tree #1887 - to be removed



IMAGE 6- Tree #1883 - to be removed



IMAGE 7- Tree #1884 - to be removed



IMAGE 8- Tree #ci1 - to be removed



IMAGE 9- Tree #ci2 - to be removed



IMAGE 10-
Tree #1878 - to be removed,
Tree #1879 - to be removed,
Tree #1880 - to be removed,
Tree #1881 - to be removed,
Tree# 1882 - to be removed,
Tree #1589 (behind the row) - to be removed



IMAGE 11-
Tree #1560 - to be removed
Tree #1561 - to be removed
Tree #1599 - to be removed



IMAGE 12- Tree #1562 - to be removed



IMAGE 13- Tree #1590 - to be removed



IMAGE 14 -
Tree #1563 - to be removed
Tree #1564 - to be removed
Tree #1565 - to be removed

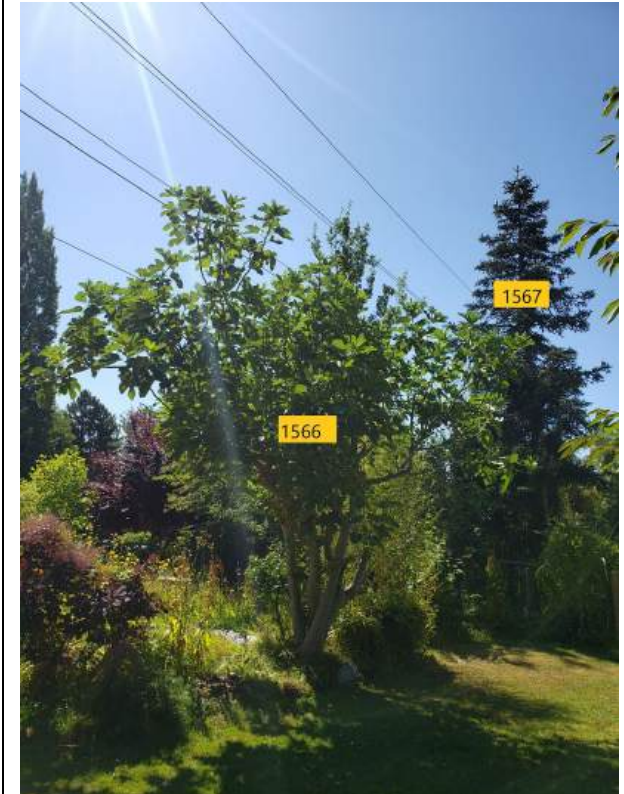


IMAGE 15-
Tree #1566 - to be removed
Tree #1567 - to be removed



IMAGE 16- Tree #1568 - to be removed



IMAGE 17- Tree #1569 - to be removed



IMAGE 18- Tree #1570 - to be removed and has been limbed and is not alive.



IMAGE 19- Tree #1571 - to be removed



IMAGE 20- Tree #os1, renumbered to 447- to be removed



IMAGE 21- Tree #1573 - to be removed
Tree #os2 - renumbered to 448- to be removed



IMAGE 22-

Tree#1574 - to be removed
Tree#1575 -- to be removed
Tree#1576 - - to be removed
Tree#1577 - to be removed
Tree#1578 - to be removed
Tree#1579 - to be removed
Tree#1580 - to be removed
Tree#1581 - to be removed
Tree#1582 - to be removed



IMAGE 23- Die back was found throughout the crown on tree#1578 and #1579- to be removed

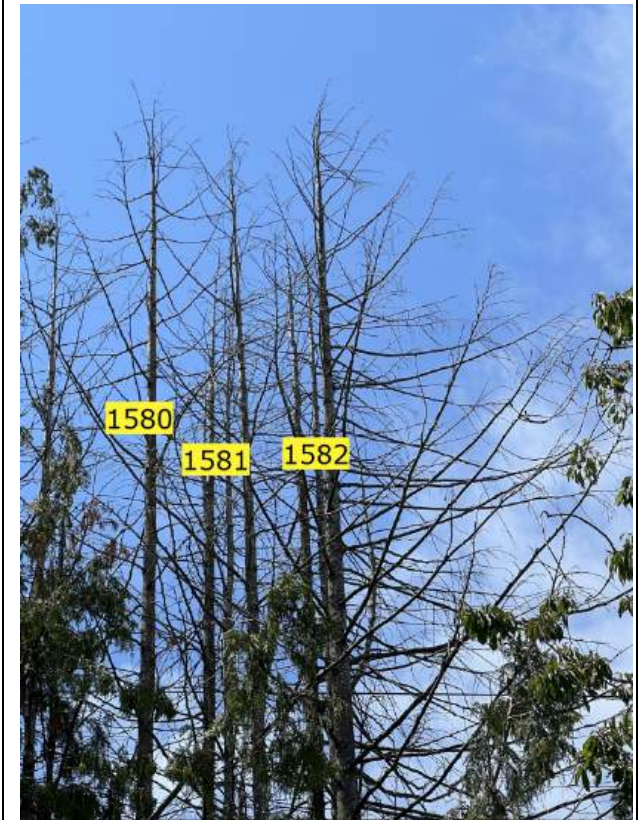


IMAGE 24- Die back was found throughout the crown on tree#1580, #1581 and #1582- to be removed



IMAGE 25 - Tree #1583 - to be removed



IMAGE 26 - #1584 - to be removed



IMAGE 27 - Tree #1585 - to be removed



IMAGE 28 - Tree #1586 - to be removed,



IMAGE 29 - Tree #1587 - to be removed

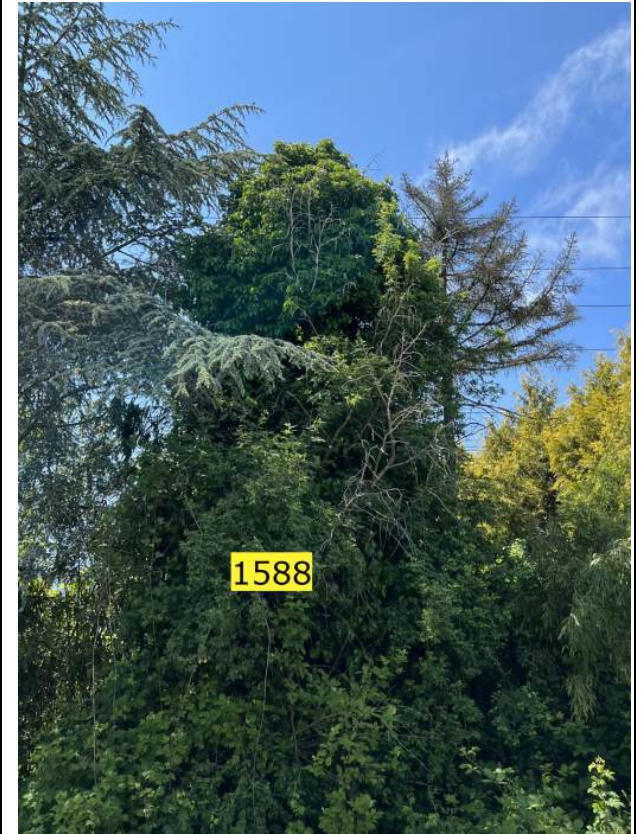


IMAGE 30 - Tree #1588 - to be removed



IMAGE 31- Tree #ci3 - to be removed



IMAGE 32- Tree 1572- to be removed

IMAGES December 2023



IMAGE 33- Tree ci4 & ci5- to be removed



IMAGE 34- Tree ci6- to be removed



IMAGE 35- Tree ci7- to be removed



IMAGE 36- Tree 441- to be removed



IMAGE 37-Tree 442- to be removed



IMAGE 38-Tree 443 & 444- to be removed



IMAGE 39-Tree 445- to be removed



IMAGE 40-Tree base, tree 443- to be removed



IMAGE 41-Tree base, tree 444- to be removed



IMAGE 42-Tree base, tree 445- to be removed



IMAGE 43-Tree 446- to be removed



IMAGE 44-Tree 447- to be removed



IMAGE 45-Tree 448- to be removed



IMAGE 46-Tree 449- to be removed



IMAGE 47-Tree 450 & 451- to be removed



IMAGE 48-Tree base, tree 451- to be removed



IMAGE 49-Tree 452- to be removed



IMAGE 50-Tree 453 & 454- to be removed



IMAGE 51-Tree 455 & 456- to be removed



IMAGE 52-Tree 457- to be removed



IMAGE 53-Tree 458- to be removed



IMAGE 54-Tree 459- to be removed



IMAGE 55-Tree base, tree 459- to be removed



IMAGE 56-Tree 460- to be removed



IMAGE 57-Tree 461- to be retained

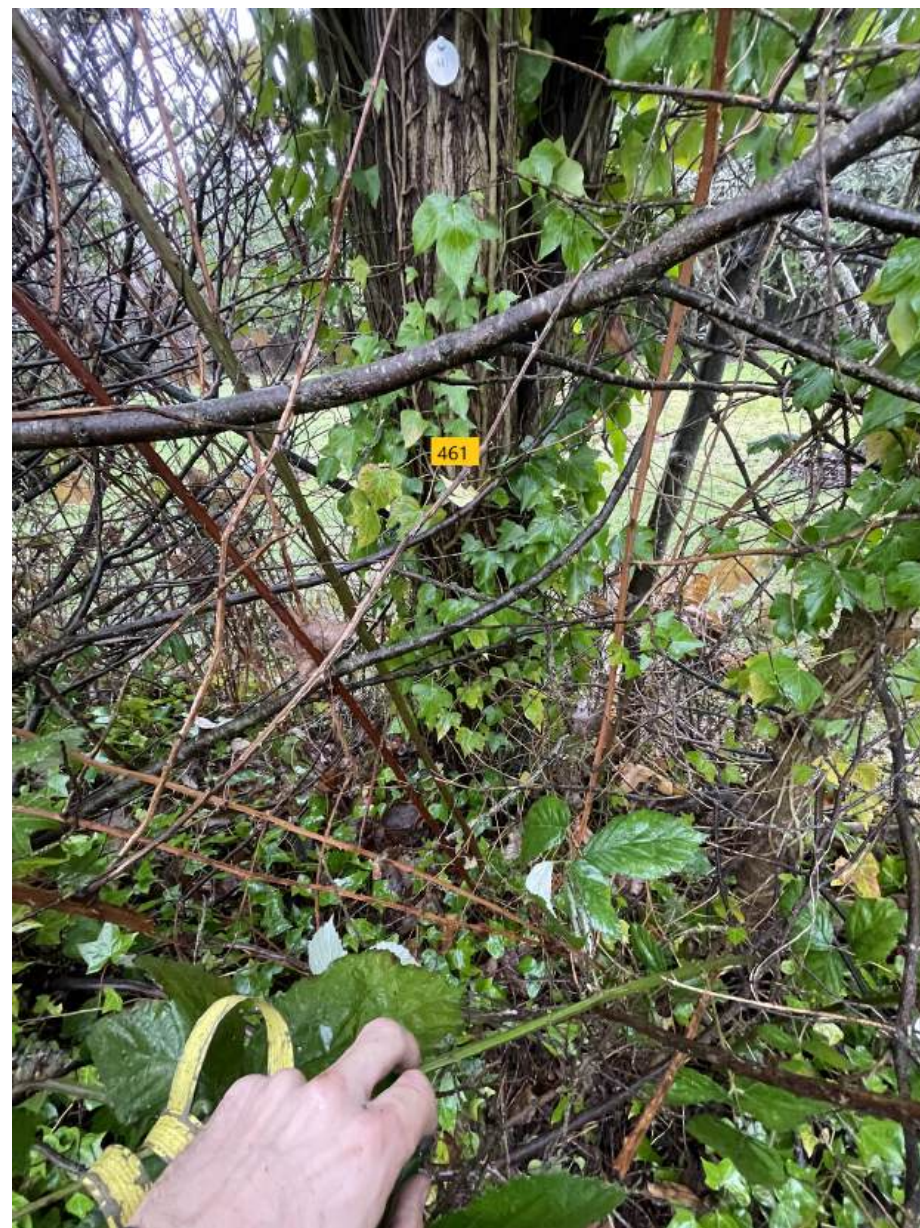


IMAGE 58-Tree base, tree 461- to be retained



IMAGE 59-H1, Not bylaw applicable- to be removed



IMAGE 60-Tree 462- to be removed



IMAGE 61-Tree 463, dead tree- to be removed



IMAGE 62-Tree 464- to be removed



IMAGE 63-Tree 465- to be removed

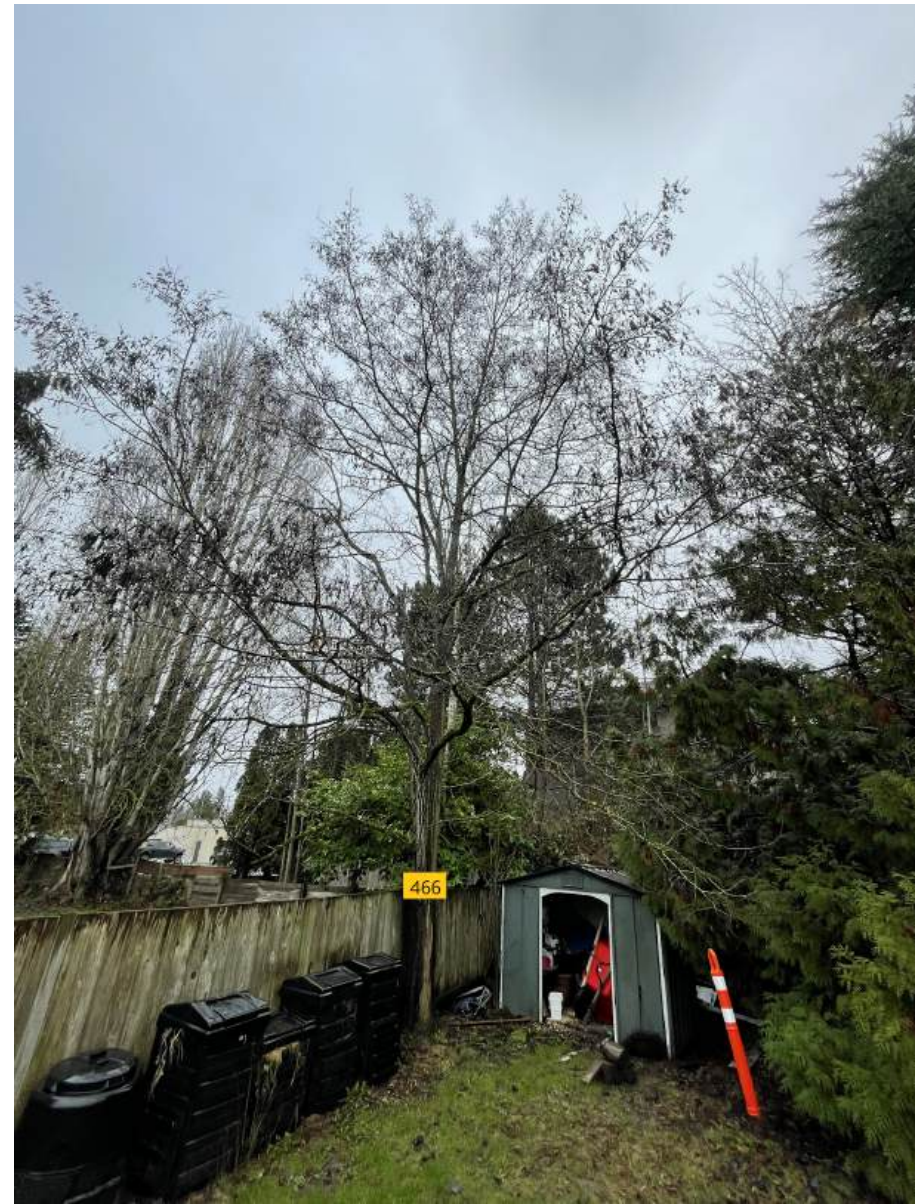


IMAGE 64-Tree 466- to be removed



IMAGE 65- Tree os1- to be removed



IMAGE 66-Tree base, tree os1- to be removed



IMAGE 67- Tree os2, os3, & os4- to be retained



IMAGE 68- Tree base, tree os2- - to be retained



IMAGE 69-Tree base, tree os3- - to be retained



IMAGE 70-Tree base, tree os4- - to be retained



IMAGE 71- Tree os5 & os6- to be retained



IMAGE 72- Tree os7-- to be retained



IMAGE 73-Tree base, tree os7- to be retained

Conclusion

Property, plans and trees have been assessed by an arborist to determine tree management recommendations for construction. Those recommendations follow:

Summary Table

	subject property	off-site	City property
# of trees in total	67	9	9
# to be removed	67	2	9
# to be protected	0	7	0

Recommended Tree Protection:

- Tree barriers shown on the “Tree Plan for Construction” are to be installed and kept in place during the entire duration of construction.
 - Arborist supervision is recommended for:
 - Removal of H1 within the TPZ of tree 461
 - Removal of trees 463 & 464
 - Landscaping within the TPZ of tree 461, os2, os3, os4, os5, os6 & os7
 - Trees requiring permission for removal; os1, tree 457 (shared)

Tree Replacement Plan:

- A detailed replacement plan, including specific species selection, is anticipated to be provided by the project Landscape Architect.
- Replacement trees must be planted at least 3.0m away from another tree and must meet minimum distances and clearances in relation to other features on the land as specified in the Delta Subdivision and Development Standards Bylaw No. 7162, 2015
- Replacement trees to be 7cm CAL or greater if deciduous, or a minimum height of 3.00m if coniferous.
 - Trees to conform to BCSLA/BCLNA Landscape Standards
 - Trees to be planted according to ISA Best Management Practises

Limitations and Assumptions

- This report was prepared for and on behalf of the client and it is intended solely for their use. Woodridge Tree Consulting Arborists Ltd. shall not accept any liability derived from the partial, unintended, unauthorized or improper use of this report.
- This report is restricted to the subject trees as detailed in the report. No other trees were inspected or assessed as part of the work related to the preparation of this report.
- The accuracy and ownership of the locations of trees, property lines and other site features were not verified by Woodridge Tree. Third party information to the consultant may have been relied upon in the formation of the opinion of the consultant in the preparation of this report, and that information is assumed to be true and correct.
- The use of maps, sketches, photographs and diagrams are intended only as a reference for the reader's use in understanding the contents and findings of this report, and are not intended as a representation of fact.
- Approvals from a municipal or senior government agency may be required in relation to certain recommendations and treatments provided in this report. The owner is responsible to make an application for, pay related fees and meet all requirements and conditions for the issuance of such permits, approvals or authorizations.
- **The client must provide Woodridge Tree with a minimum of 3 business days prior to the request of required site supervision services.**

I certify to the best of my knowledge or belief that:

- staff from this firm have performed site inspections on the dates as stated herein.
- the findings are based on information known to the consultant at that time.
- the statements of fact determined by the consultant are true and correct.
- If there are questions regarding the contents of this report please contact our office.



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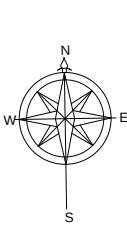
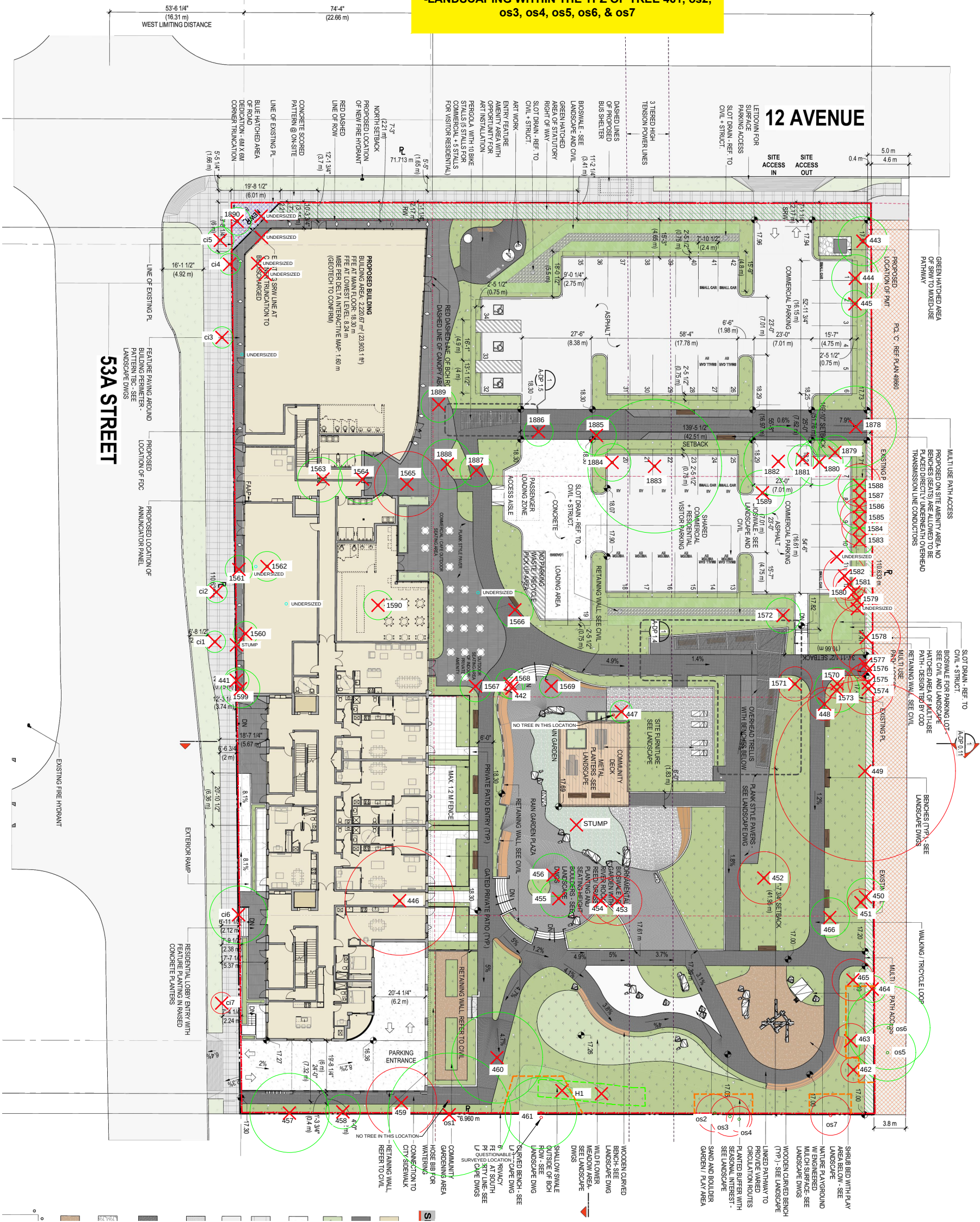
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ON-1669A
C of Q Arborist Journeyperson 200142782
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ARBORIST TO SUPERVISE:

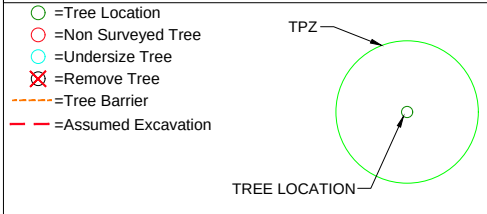
-REMOVAL OF H1 WITHIN THE TPZ OF TREE 461.

-REMOVAL OF TREES 463 & 464

-LANDSCAPING WITHIN THE TPZ OF TREE 461, os2, os3, os4, os5, os6, & os7



LEGEND



NOTES:

- NON SURVEYED TREE LOCATIONS ARE APPROXIMATE
- UNDERSIZED TREES ARE LESS THAN 20cm DBH
- RED TPZ INDICATES POOR HEALTH RATING. ALL OTHERS ARE GOOD OR MODERATE

TREE PLAN FOR CONSTRUCTION AT
1170, 1156, 1146 53A STREET,
& 5360 12 AVENUE,
DELTA

SCALE: 1:500
DATE: JANUARY 28, 2025

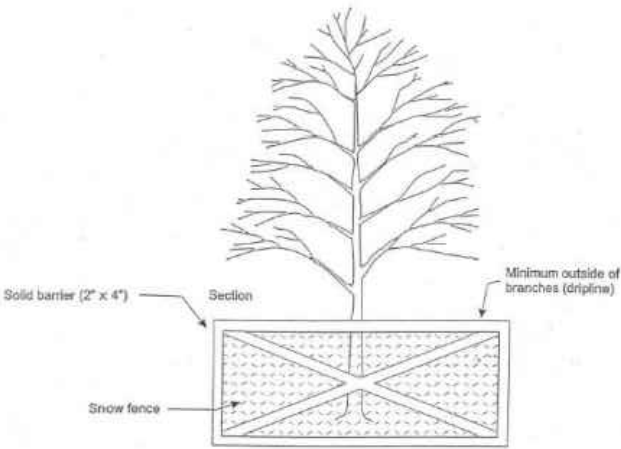


TREE INVENTORY			
TAG #	SPECIES	DBH (cm)	TPZ (m)
ci1	WITCH HAZEL	2	1.20
ci2	WITCH HAZEL	2	1.20
ci3	SNAKE BARK MAPLE	3	1.20
ci4	PACIFIC DOGWOOD	4	1.20
ci5	PACIFIC DOGWOOD	25	1.50
ci6	WEeping CHERRY	54	3.24
ci7	AMUR MAPLE	6	1.20
1560	TULIP TREE	23	1.38
1561	WEeping BEECH	26	1.56
1562	LAWSON'S CYPRESS	28	1.68
1563	RED MAPLE	42	2.52
1564	RED MAPLE	45	2.70
1565	WESTERN RED CEDAR	61	3.66
1566	FIG	34	2.04
1567	SITKA SPRUCE	29	1.74
1568	APPLE	28	1.68
1569	HAWTHORN	22	1.32
1570	HAZELNUT	28	1.68
1571	SCOTS PINE	32	1.92
1572	SCOTS PINE	33	1.98
1573	YELLOW CYPRESS	42	2.52
1574	WESTERN RED CEDAR	48	2.88
1575	WESTERN RED CEDAR	38	2.28
1576	WESTERN RED CEDAR	20	1.20
1577	WESTERN RED CEDAR	30	1.80
1578	WESTERN RED CEDAR	64	3.84
1579	WESTERN RED CEDAR	22	1.32
1580	WESTERN RED CEDAR	36	2.16
1581	WESTERN RED CEDAR	30	1.80
1582	WESTERN RED CEDAR	40	2.40
1583	WESTERN RED CEDAR	26	1.56
1584	WILD CHERRY	33	1.98
1585	WESTERN RED CEDAR	36	2.16
1586	HONEY LOCUST	41	2.46
1587	ATLAS CEDAR	31	1.86
1588	WESTERN RED CEDAR	40	2.40
1589	SCOTS PINE	42	2.52
1590	TULIP TREE	27	1.62
1599	MAGNOLIA	36	2.16
1878	WESTERN RED CEDAR	76	4.56
1879	WESTERN RED CEDAR	32	1.92
1880	WESTERN RED CEDAR	44	2.64
1881	WESTERN RED CEDAR	28	1.68
1882	WESTERN RED CEDAR	65	3.90
1883	WESTERN RED CEDAR	125	7.50
1884	SCOTS PINE	35	2.10
1885	JAPANESE CHERRY	37	2.22
1886	SOLANGE MAGNOLIA	27	1.62
1887	HAZELNUT	31	1.86
1888	HAZELNUT	47	2.82
1889	RHODODENDRON	33	1.98
1890	PACIFIC DOGWOOD	26	1.56

TREE INVENTORY			
TAG #	SPECIES	DBH (cm)	TPZ (m)
441	RED MAPLE	23	1.38
442	ENGLISH OAK	20	1.20
443	PORTUGUESE LAUREL	48	2.76
444	PORTUGUESE LAUREL	44	2.64
445	PORTUGUESE LAUREL	25	1.50
446	CHERRY	102	6.12
447	PLUM	21	1.26
448	LOMBARDY POPLAR	31	1.86
449	LOMBARDY POPLAR	169	10.14
450	ENGLISH LAUREL	35	2.10
451	ASPEN	25	1.50
452	NORWAY SPRUCE	49	2.94
453	MOUNTAIN ASH	46	2.76
454	HOLLY	43	2.58
455	MOUNTAIN ASH	36	2.16
456	MOUNTAIN ASH	40	2.40
457	WESTERN RED CEDAR	74	4.44
458	CHERRY	32	1.92
459	CHERRY	66	3.96
460	SYCAMORE MAPLE	85	5.10
461	BLACK LOCUST	67	4.02
462	ASPEN	24	1.44
463	WESTERN RED CEDAR	32	1.92
464	ASPEN	25	1.50
465	WESTERN RED CEDAR	39	2.34
466	BLACK LOCUST	37	2.22
os1	SHORTLEAF PINE	115	6.90
os2	MAPLE	35	2.10
os3	MAPLE	37	2.22
os4	MAPLE	24	1.44
os5	DEODAR CEDAR	53	3.18
os6	DEODAR CEDAR	78	4.68
os7	MAPLE	37	2.22
H1	CEDAR HEDGE	N/A	N/A

SCHEDULE C

Specification for Tree Protection Barriers



Notes:

1. A protective barrier must be installed around every tree to be retained prior to the work commencing onsite, and that barrier must remain intact until the Director has authorized its removal.
2. Any excavation adjacent to the protective barrier must be done by hand.
3. Maintenance of trees that are to remain must include watering and application of 10 cm of mulch, but will not include any cutting or pruning of branches or roots unless approved by the Director in advance.
4. The dimensions of the protective barrier must be equal to the extent of the drip line, or six times the tree diameter, whichever is greater.
5. Measurements in relation to tree diameter must be taken at 1.4 m above the soil surface.



LEGEND

TREE PLAN FOR
CONSTRUCTION AT

1170, 1156, 1146 53A STREET,
& 5360 12 AVENUE,
DELTA

SCALE: NTS

