

Appendix A

Community Heritage Commission

Staff Report #1, April 6, 2022

REPORT

Climate Action, Planning, and Development

To: Community Heritage Commission **Date:** April 6, 2022

From: Hardev Gill,
Planning Technician **File:** PAR01423

Item #: [Report Number]

Subject: Preliminary Application Review: 203 Pembina Street

PURPOSE

For the Community Heritage Commission to provide feedback on the Preliminary Application Review of a Heritage Revitalization Agreement for a heritage tree.

PROJECT SUMMARY

A Preliminary Application Review request has been received for 203 Pembina Street in Queensborough. The redevelopment would include demolition of the existing 1966 house and construction of two townhouse buildings (one at the front and one at the rear of the property). The applicant is proposing to retain an existing specimen sized Oak tree as the project's heritage component in a Heritage Revitalization Agreement (HRA). The Community Heritage Commission is being asked to review the heritage value of the Oak Tree and determine if it is appropriate to be considered as the heritage component for the development.

GUIDING POLICY AND REGULATIONS

Heritage Revitalization Agreement

A Heritage Revitalization Agreement (HRA) is a negotiated agreement between the City and a property owner for the purposes of heritage conservation. In exchange for long-term legal protection of a heritage asset through a Heritage Designation Bylaw, certain zoning relaxations may be considered, as long as the application is consistent with the Official Community Plan. For development related policy context, see Appendix C. The *Policy for the Use of HRAs* lays out the process for HRAs and the relaxations which may be considered. The application is consistent with this policy and the development regulations for the site.

The Standards and Guidelines for the Conservation of Historic Places in Canada

Council endorsed *The Standards and Guidelines for the Conservation of Historic Places in Canada* in 2008 as a basis for assessing heritage projects within the city. These are national guidelines for best practice in heritage conservation and design. All HRA proposals are carefully evaluated using this document. The guidelines indicate it is appropriate to consider ecological features and vegetation as having heritage value, and they provide general recommendations for the conservation of vegetation in a cultural landscape. The proposal to retain the Oak Tree is generally consistent with these guidelines (see Appendix G).

Heritage Designation Bylaw

A heritage asset which is the subject of an HRA is also protected by a Heritage Designation Bylaw. The criteria for Designation is outlined within the Local Government Act, where the Act allows the protection of a landscape feature through such bylaws. This type of bylaw is a regulation that places long-term legal protection on the land title of a property. Any changes to a protected property must first receive approval from City Council (or its delegate, the Director of Climate Action, Planning and Development) through a Heritage Alteration Permit (HAP). Future development is no longer entitled, but could be permitted by Council with an HAP. HAP applications are also evaluated by staff against the Standards and Guidelines.

BACKGROUND INFORMATION

Site Characteristics and Context

203 Pembina Street is a corner property in Queensborough. There are two street frontages (Salter and Pembina Streets) as well as an existing unconstructed lane at the rear. A site context map, aerial image, and information on the surrounding sites is provided in Appendix A. The overall site is 1,072 sq.m. (11,543 sq.ft.) in size. There is a 1966 two storey house on site, with an area of 309 sq.m. (3,322 sq.ft.). A 59 year old Oak Tree is located near the front of the property in the southwest corner along Pembina Street. See figure 1 below of the existing house and Oak Tree captured in December, 2020.



Figure 1: Existing House and Oak Tree

Project Description

The proposal is to demolish the 1966 house and replace it with six new stratified townhouses. One townhouse unit would be in a stand-alone building at the front of the site, and a building with five connected units would be constructed at the rear. A proposed site plan is attached as Appendix B. An overview of project statistics is in Appendix C. Vehicle access to the units would be from Salter Street, and parking would be provided in garages on the entry level of each unit. The proposal would also include a communal outdoor amenity space.

As a key component of the redevelopment proposal, the applicant is proposing to retain and protect an existing specimen sized tree (Oak Tree) which is located at the front of the property. The retention of the Oak Tree is to be considered as the heritage component to the proposal for the Heritage Revitalization Agreement.

Proposed Relaxations

Under the City's *Policy for the Use of Heritage Revitalization Agreements* and the Official Community Plan, regulatory land use (Zoning Bylaw) relaxations may be considered through an HRA. In this case, three Zoning Bylaw relaxations would need to

be considered: side and rear yard setbacks and to the distance between the buildings (details in Table 1 in Appendix C).

ITEMS FOR DISCUSSION

Heritage Value of the Oak Tree

The applicant has submitted a Statement of Significance (SOS) (Appendix D) and an Arborist Report (Appendix E) for the Oak Tree. Based on the SOS, the tree is approximately 59 years old and was planted the same year that the house was finished. Further photographs of the tree are in Appendix F.

Condition of the Tree

An Arboricultural and Tree Risk Assessment has been completed and has been reviewed by the City's Arborist. It is understood that the tree is "*significant and exhibits a healthy green canopy, good basal flare, vigorous new growth, and is an excellent long-term candidate for retention*".

Tree Protection

Preserving the tree would be in-line with the City's Urban Forest Management Strategy (link in Appendix C) whose goal is to protecting the city's tree canopy cover. It would also be in keeping with the *Standards and Guidelines for the Conservation of Historic Places in Canada* (see Appendix G).

Retention of the Oak Tree through an HRA would be a very unique situation. Only one tree in New Westminster is currently recognized for its heritage value. That tree is included in the City's Heritage Register, but not legally protected. Should the Tree be considered to be a heritage asset, there would be protection measures including an Oak Tree Management Plan for pre and post-construction purposes to ensure long-term preservation.

Is there enough heritage merit for the Oak Tree to warrant a Heritage Revitalization Agreement?

Is the heritage value of the Oak Tree sufficient to warrant long term legal protection and heritage status through a Heritage Designation Bylaw?

Does the Statement of Significance provide an accurate representation of the heritage values of the Oak Tree?

Heritage Significance of the 1966 House

The house on site was built in 1966 by the Clarot family with the help of the local Italian Community (more detail in Appendix D). The house is not currently protected, nor recognized as having heritage value. It is not listed on the Queensborough Residential Heritage Inventory. However, due to the age of the house, the Commission is being asked to consider the house's merit under the City's standard Demolition Review policy.

The two storey house is a typical mid-century build, characterized by having a low-pitched side gabled roof style, horizontal lines, long windows, and overhanging eaves. In 1986 an addition made to the house. The applicant has indicated that the house would have to be demolished to facilitate the proposed development.

Given the value of the Oak Tree, and its retention through a Heritage Revitalization Agreement, is it appropriate to consider demolition of the house?

NEXT STEPS

Following the review by the Commission, staff will be presenting a report, including the Commission's feedback and recommendations, to the Land Use and Planning Committee (LUPC). A report to the LUPC is required since the proposal would warrant an amendment to the Official Community Plan to re-designate the land from single residential to a multi-unit residential designation.

FEEDBACK FROM THE COMMISSION

The Community Heritage Commission is being asked to review the application and provide feedback in relation to the following heritage elements:

- The heritage value of the Oak Tree;
- The prepared Statement of Significance for the Oak Tree; and
- Heritage value of the existing house.

The Community Heritage Commission is also being asked to provide a recommendation to Land Use and Planning Committee on this application, based on its heritage merits. The following options are offered for the Commission's consideration:

- 1) That the Community Heritage Commission recommend that Land Use and Planning Committee support a Heritage Revitalization Agreement for 203 Pembina Street in considering the Oak Tree as the heritage asset to the proposed project; or
- 2) That the Community Heritage Commission recommend that the Land Use and Planning Committee does not support a Heritage Revitalization Agreement for 203 Pembina Street given that the Commission does not agree that there is sufficient heritage merit for the Oak Tree ; or

- 3) The Community Heritage Commission could also provide an alternative recommendation, stemming from elements identified in their discussion.

ATTACHMENTS

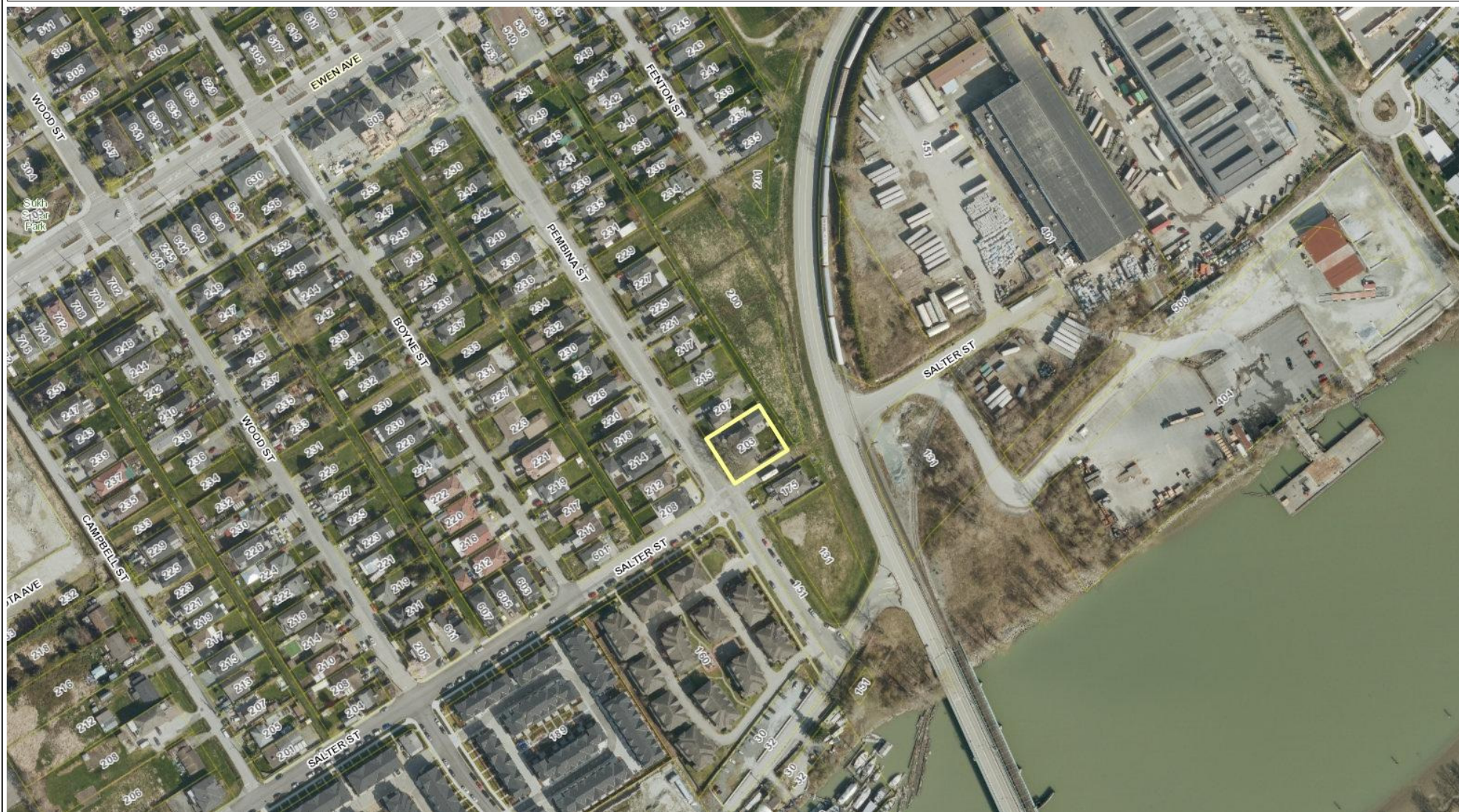
- Appendix A: Site Context Map, Aerial Image, and Surrounding Site Information
- Appendix B: Conceptual Site Plan
- Appendix C: Development Policy and Regulations, and Proposed Project Statistics
- Appendix D: Statement of Significance
- Appendix E: Arborist Report
- Appendix F: Images of the existing House and Oak Tree
- Appendix G: General Guidelines for Preservation, Rehabilitation and Restoration

This report was prepared by: Hardev Gill, Planning Technician

This report was reviewed by: Britney Dack, Senior Heritage Planner

Appendix A

*Site Context Map, Aerial Image, and
Surrounding Site Information*



0.1 0 0.05 0.1 Kilometers

Scale 1: 2,000

NAD_1983_UTM_Zon_10N
CNW GIS Services



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Notes

The property is surrounded by the following zoning and land uses:

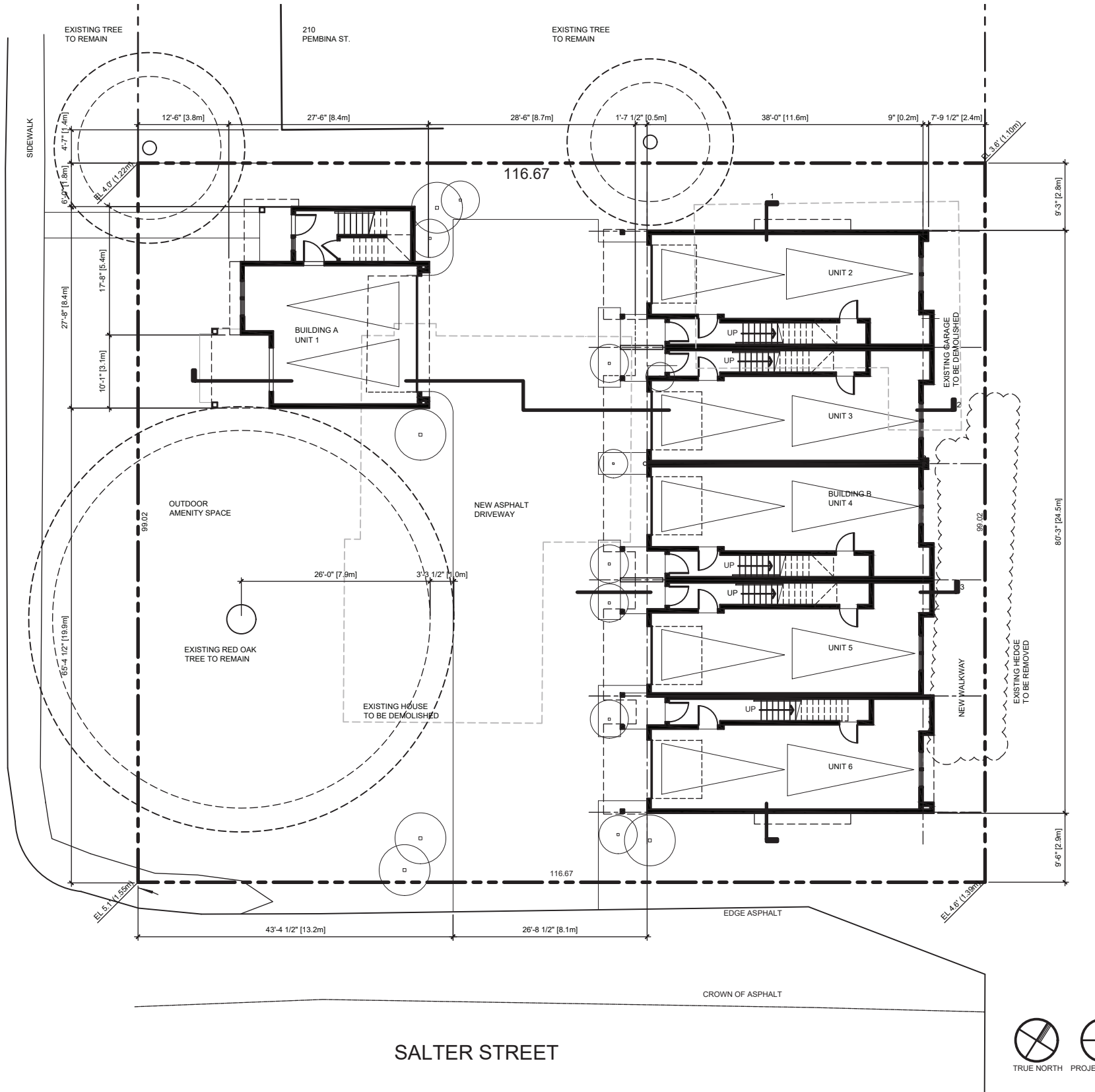
Location	Zoning	Building Type	Building Age
North	RQ-1 zone	Single Detached Dwelling	1949
East	RQ-1 zone	Vacant Lot	N/A
South	RQ-1 zone	Single Detached Dwelling	2004
West	RQ-1 and RM-2A (Multiple Dwelling Districts-Low Rise)	Single Detached Dwellings and Multi-Unit Rowhouse Development	1993 2006

Appendix B

Conceptual Site Plan

PEMBINA STREET

CROWN OF ASPHALT



PROJECT DATA

CIVIC ADDRESS:	203 PEMBINA STREET, NEW WESTMINSTER, BC.	
LEGAL DESCRIPTION:	LOT 1, DL 757, GROUP 1, NWD 2586	
LOT AREA:	11,550.72sf (1073sm)	
LOT COVERAGE:	BUILDINGS: (4,068.00sf) 11550.72sf/100 = 35.19%	
FLOOR SPACE RATIO:	8,513sf/ 11550sf = .74	
ZONING:	CURRENT - SINGLE FAMILY RESIDENTIAL RQ-1 PROPOSED - COMPREHENSIVE DEVELOPMENT DISTRICT (RT-3A)	
SETBACKS:	BUILDING A	BUILDING B
SIDE NORTH	6.0 FT (1.8m)	9.25 FT (2.8m)
SIDE SOUTH	64.38 FT (19.9m)	9.5 FT (2.9m)
FRONT WEST	12.5 FT (3.8m)	70.08 FT (21.36m)
REAR EAST		7.78 FT (2.4)
BETWEEN BUILDINGS	28.5 FT (8.7m)	
FLOOR AREA:	UNIT 1: 1,427sf (132.3sm) UNIT 2: 1,428sf (132.7sm) UNIT 3: 1,364sf (126.72sm) UNIT 4: 1,380sf (126.21sm) UNIT 5: 1,366sf (126.9sm) UNIT 6: 1,466sf (783.27sm)	
TOTAL BUILDING AREA:	8,431sf (789.9sm)	



BERNARD DECOSSE
ARCHITECT INC.

258 East Braemar Road, North Vancouver, BC, V7N 1R1
Tel 604 619 6559

PEMBINA STREET TOWNHOMES

203 PEMBINA STREET
NEW WESTMINSTER, B.C.

SITE PLAN
PROJECT DATA

Appendix C

*Development Policy and Regulations,
and Proposed Statistics*

Official Community Plan Land Use Designation

The Official Community Plan (OCP) sets out the City's anticipated land use for the future, for the purposes of guiding development applications. In the OCP, this property is designated "(RL) Residential – Low Density". This designation envisions low density residential uses including houses, duplexes, and secondary suites. Complimentary uses include home based businesses, small scale local commercial uses (e.g. corner stores), small scale institutional uses (e.g. child care, care facilities, places of worship), utilities, transportation corridors, parks, open space, and community facilities. The RL designation also allows for a Heritage Revitalization Agreement if there is heritage merit. The proposed multi-unit townhouse development is not consistent with the RL land use designation and as such would require an OCP Amendment application.

Projects with Heritage Assets

The OCP encourages the use of Heritage Revitalization Agreements when a heritage asset is incorporated into a development. Through this type of agreement, the OCP indicates that the development may permit the following housing forms: detached accessory dwelling units (e.g. laneway house, carriage house), duplexes, triplexes, quadraplexes, cluster houses, infill townhouses and infill rowhouses, or to formalize an existing, larger scale land use such as a low rise or a place of worship. The proposed townhouse development would meet the criteria of this policy should the Oak Tree be considered as the heritage merit for the project.

Infill Housing

The proposal is consistent with the intent of the City's family-friendly policy and OCP goals of providing more "missing middle" housing forms such as laneway/carriage houses, town/row houses, duplexes and triplexes. Given the proposed size of the infill townhouse development with each unit consisting of approximately 130 sq.m. (1,400 sq.ft.) in area, it is similar to recent developments approved on the Mainland and in Queensborough.

Zoning Bylaw

The existing zoning for the site is Queensborough Neighbourhood Residential Dwelling Districts (RQ-1). The intent of this district is to allow single detached dwellings in the Queensborough Neighbourhood. Regulations to address floodplain concerns. Secondary suites are allowed if the City's "Requirements for Secondary Suites" are met. The proposal would not be consistent with the current zoning, and as such, a Rezoning or Heritage Revitalization Agreement (HRA) is required.

Link to the City's Urban Forest Management Strategy:

<https://www.newwestcity.ca/services/trees/urban-forest-management-strategy>

	Permitted / Required Under the RT-3 Zone	Proposed
Site Area		11,550.72 sq.ft. (1,073 sq.m.)
Residential Units:		
Building A		1
Building B		5
Total Building Area	9,240.57 sq.ft. (2,816.5 sq.m.)	8,431 sq.ft. (789.9 sq.m.)
Total FSR	0.8	0.74
Floor Area		
Unit 1	-	1,427 sq.ft. (132.3 sq.m.)
Unit 2	-	1,428 sq.ft. (132.7 sq.m.)
Unit 3	-	1,364 sq.ft. (126.72 sq.m.)
Unit 4	-	1,380 sq.ft. (128.21 sq.m.)
Unit 5	-	1,366 sq.ft. (126.9 sq.m.)
Unit 6	-	1,466 sq.ft. (783.27 sq.m.)
Setbacks:		
Building A		
Front	10 ft. (3.05 m.)	12.5 ft. (3.8 m.)
Side (north)	15 ft. (4.57 m.)	6.0 ft. (1.8 m.)
Side (south)	15 ft. (4.57 m.)	64.38 ft. (19.9 m.)
Rear	15 ft. (4.57m.)	76.77 ft. (23.4 m.)
Building B		
Front	10 ft. (3.05 m.)	70.08 ft. (21.36 m.)
Side (north)	15 ft. (4.57 m.)	9.25 ft. (2.9 m.)
Side (south)	15 ft. (4.57 m.)	9.5 ft. (2.9 m.)
Rear	15 ft. (4.57m.)	7.79 ft. (2.4 m.)
Distance Between Buildings	34.4 ft. (10.48 m.)	28.5 ft. (8.7 m.)
Site Coverage	40%	35.19%
Building Height	35 ft. (10.7 m.)	32.4 ft. (9.8 m.)
Off-Street Parking	12	12

Appendix D

Statement of Significance

Statement of Significance

2021-11-23

203 Pembina Street, New Westminster

Description of Historic Place

The subject property was purchased by Gino and Patricia Clarot in 1964 just after their marriage. They began construction of their new home in 1966 and it was completed in 1968. The home was constructed on weekends with the help of the local Italian Community, which were very prevalent within the Queensborough Neighborhood at that time. In that same year the Clarot's planted an English Oak tree on the southwest corner of their property, which remains today. The oak tree was 6 years old at the time of planting. The historic place consists of the 59-year-old English Oak tree.



Image 01: Mr. Gino Claret forming a sidewalk with English Oak tree in the background

Heritage Value of The Historic Place

The Clarot Property is recognized for its social and landscape significance.

The essential heritage value of this historic place lies in the specimen English Oak tree located on the southwest corner of the property. The tree was planted at a time when Pembina Street had very few homes and those that did exist were occupied by members of the Italian community, including Gino's family. Mr. and Mrs. Clarot recounted how their neighbours enjoyed the fall colours of the tree and how every neighbour from their property north to the old Spanos' grocery store would have to rake the oak leaves the fall.



Image 02: Mr. Clarot adjacent the English Oak tree at Christmas

The Clarot's would rake the fallen leaves and pile them under the tree and the local children would run and jump in the leaves after which they would have rake again.

Directly south of the Clarot property was the firehall. The fire fighters would often bring there chairs over and sit in the shade under the tree. Mr. and Mrs. Clarot recounted how the firemen from the old firehall across the street would bring their chairs over to the property and sit under the shade of oak tree. They would trim the tree and mow the lawn and in return the Clarot's would supply them with vegetables from there garden in the rear of their property.

There have been four subsequent owners since the Clarot's and their two sons sold the property. These subsequent owners all chose to retain the stately English Oak tree. It has become a significant landmark within the neighbourhood.

Character-defining Elements

The Arborist Report considers the English Oak tree to be in excellent condition. 'The tree exhibits a healthy green canopy, good basal flare, vigorous new growth and is an excellent long term retention candidate.' The specimen tree is now 59 years old and is not only a significant specimen tree is has taken on social significance within the neighborhood.

Sources: Interview with Mr. and Mrs. Clarot

Arborists Report, Tree Mendous Arb Care
Certified Arborist: Matthew Huk, RPF, PN-8447A

Interview by: Prushothaman Palanichamy
203 Pembina Street, New Westminster, BC

Prepared by: Bernard Decosse Architect Inc.
258 East Braemar Road,
North Vancouver, BC V7N 1R1
North Vancouver, BC V7N 1R1

Appendix E

Arborist Report



Arborist Report

Tree-Mendous Arb Care

Certified Arborist: Matthew Huk, RPF, PN-8447A

604-339-1689

matthew.huk91@gmail.com

203 Pembina St

Date of Assessment: Aug 31, 2020

Date of Report: Sept 13, 2020

Weather: Sunny, Warm

Summary:

- The homeowner is interested in rezoning the existing single family residence at 203 Pembina St to a multi-family site.
- The scope of the proposed work is yet unclear, and this preliminary report is meant to serve as a guideline for acceptable lot density given the required retention of one significant oak tree located in the front yard of the existing residence, and a juvenile dogwood tree in the neighbour's yard in proximity to the property line.
- A tree protection zone has been designed for the retention of all trees, taking into account existing structures and hard surfaces as likely contributors to root zone suppression.
 - As the canopy of the oak tree takes up roughly a third of the site, an encroachment into the CRZ of the oak tree as defined by the bylaw is required to accommodate any meaningful site density. A CRZ work authorization will be required.
- Despite the preliminary nature of this report, arborist supervision is recommended at various required activities for the proposed project including but not limited to:
 - Demolition of the existing residence;
 - Ditch infill;
 - Removal of existing landscape features;
 - Removal of hard surfaces, including the existing driveway outside of the defined tree protection area.
- A site plan, site servicing concept plan, and any required civil upgrades should be incorporated into this report when they become available.

Re: Arboricultural Assessment, Tree Risk Assessment

1.0 Introduction:

The owner of the property intends to rezone the single family residence at 203 Pembina St. into a multifamily residential site. The scope of the project has not yet been determined, and this report serves as a guideline for acceptable lot density, for the retention of one red oak tree. The tree is significant, and has been indicated by City staff to the property owner that it may have heritage significance, despite not being included on the City of New Westminster's heritage tree registry.

Tree inspection and analysis used the standardized level 2 VTA (Visual Tree Assessment) to identify species, size, condition, outward signs of structural defect(s), health deficiencies, and environmental conditions potentially impacting the health or structural integrity of the tree(s). Trees have been numbered for inventory and reference purposes and photos have been taken for file and report reference purposes. A detailed inspection including aerial inspection, decay mapping, excavation explorations and root mapping was not performed.

2.0 Scope of Work:

Our scope of work is defined by the owner as follows:

- a) Assess the health and structure of one oak tree and any other trees deemed to be in the scope of work area;
- b) Assess the feasibility of retaining this tree on the site, given the site's targets;
- c) Provide mitigation / protection comments.

3.0 Observation:



The image above is taken from the City of New Westminster interactive map, and the subject property is outlined in yellow. The subject trees of this report are located on private property, between the civic addresses 203 Pembina St. and 207 Pembina St.

Attached Photos:

	
<p>Photo 1: Tree 202 in its surroundings</p>	<p>Photo 2: Ditch in CRZ</p>
	
<p>Photo 3: Proximity of tree to existing structure approximately 4.0 m.</p>	<p>Photo 4: Chain embedded in base of tree, does not appear to be girdling</p>



Photo 5: Neighbour's photinia shrub slightly overhanging property line



Photo 6: Neighbour's dogwood? Tree slightly overhanging property line



Photo 7: Neighbour's dogwood, can be pruned away from property line

3.1 Recommendation:

The mandate from the client to the Arborist was to review one oak tree, and any other trees deemed to be inside the scope of work area as it relates to the pending rezoning application on the site. This report is preliminary in nature, to serve as a guideline for acceptable lot density for the retention of the oak tree.

- One English oak in excellent condition and structure is located in the front yard of the existing single family residence. The tree exhibits a healthy green canopy, good basal flare, vigorous new growth, and is an excellent long term retention candidate. There is one offsite dogwood tree located near the property line, at 207 Pembina St. Additionally, there is a small Photinia shrub with branches overhanging the property line, but this shrub is not of consequence to the proposed rezoning.
- Despite the large basal flare of the oak tree, no surface structural roots were observed. A concrete walkway is bulging slightly at a distance of approximately 8 m from the base of the tree. We expect the root zone of this tree to be significant, but manageable given an appropriate root protection zone and arborist involvement. A tree protection area has been designed based on the following factors, where tree protection fencing should be installed and maintained for the duration of the project.
- The existing residence is located approximately 4.0 m from the base of the tree. Root activity is expected to have been suppressed by the foundation of the existing house, which should serve as an acceptable limit of excavation for any new residences. **Arborist supervision is recommended for the demolition of the foundation, to provide root pruning and mitigation if roots are encountered. L-shaped footings are recommended for any structures abutting the tree protection area.**
- An open ditch is located within the critical root zone of the oak tree at an approximate distance of 4.5 m from the base of the tree. The homeowner intends to culvert the ditch as part of the construction works. **Arborist supervision is recommended for ditch infill works within the critical root zone.**
- Existing landscape features and hard surfaces inside of the defined tree protection area for the oak tree include two small Allan block retaining walls, a concrete walkway, and a concrete spiral staircase. **Arborist supervision is recommended to direct the removal of these structures, most notably the removal of the concrete walkway will likely expose some surface roots.**
- The north western and south eastern extents of the defined tree protection area are abutted by a concrete driveway and the public roadway/sidewalk respectively. We expect that these hard surfaces have suppressed root activity, and have designed the limit of the tree protection fence accordingly. **Arborist supervision is recommended for the removal of the driveway abutting the tree protection zone on its north western extent, as root activity and cracking concrete was noted in this area. Depending on the level of roots encountered, horizontal tree protection consisting of bark mulch and plywood may be recommended following the concrete removal.**
- The neighbour's dogwood tree overhangs the property line, and likely has some minimal rooting activity on the subject site. We expect that root activity has been suppressed by the existing driveway, but a small tree protection zone has been specified for the tree.

Due to the preliminary nature of this report, site specific recommendations are minimal. A site plan, site servicing concept plan, and any required offsite civil upgrades should be incorporated into the report when they become available. Assuming a required amenity area of the site, the tree protection area of the oak may an acceptable location as long as ground disturbances are minimal. Recommendations may also evolve as various components of the project proceed. The peat soil condition of Lulu Island can amount to challenging building conditions with significant excavation cuts. The tree will need to be monitored and maintained accordingly.

4.0 Limitations

We attach the following clauses to this document to ensure you are fully aware of what is technically and professionally realistic in the assessment and preservation of trees.

Unless otherwise stated, tree inspection and analysis used the standardized VTA (Visual Tree Assessment) endorsed by the Pacific Northwest Chapter of the International Society of Arboriculture, to identify species, size, condition, outward signs of structural defect(s), health deficiencies, and environmental conditions potentially impacting the structural integrity of the tree(s) and/or the retention suitability of the tree(s) given the proposed scope of work. Trees have been tagged for inventory and reference purposes, and photos have been taken for file and report reference purposes. A detailed inspection including aerial inspection, decay mapping, excavation explorations and root mapping was not performed.

This Arboricultural field review report is based only on site observations on the date noted. Effort has been made to ensure that the opinions expressed are a reasonable and accurate representation of the condition of all trees reviewed. The assessment was completed based on visual review only. None of the trees were dissected, cored, probed or climbed. All trees or groups of trees have the potential to fail. No guarantees are offered or implied by Tree-Mendous Arb Care or their employees that the trees are safe given all conditions. Trees can be managed, but they cannot be controlled. To live, work or play near trees is to accept some degree of risk.

The assessment provided was based on preliminary information only. The opinions expressed in this report are valid for a period of one year only. Any trees retained should be reviewed on a regular basis to ensure reasonable safety.

The information provided in this report is for the exclusive use of our client and may not be reproduced or distributed without permission of Tree-Mendous Arb Care.

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

Yours Truly,

A handwritten signature in blue ink, appearing to read "Matthew Huk", with a stylized flourish at the end.

Matthew Huk, RPF
ISA Certified Arborist PN-8447A

203 Pembina St. New Westminster

Tree Number	Common Name	Latin Name	DBH cm	Health/Structure	Location	Description	Recommended Treatment
202	Red oak	<i>Quercus rubra</i>	126	VG	Onsite	Significant oak in very good condition. Healthy green canopy, vigorous new growth, attachments appear sound, past pruning has been done well with excellent compartmentalization. Only defect of note is a chain embedded in the base of the tree that does not appear to be girdling the tree. The canopy of this tree accounts for roughly one third of the site, therefore a CRZ encroachment as defined by the bylaw will be required to achieve any meaningful site density that will not become financially burdensome to the property owner. A CRZ encroachment is proposed based on site factors, which will require a CRZ work authorization. Root activity is expected to have been suppressed by the foundation of the existing residence, and to a lesser extent the hard surfaces (driveway and road) abutting the north western and south eastern extents of the tree protection zone respectively. No surface roots were observed growing in the ditch, which the owner intends to culvert as part of the construction activities. Existing landscape features in the tree protection area include a concrete walkway, two allan block retaining wall planter beds and a concrete staircase. Preliminary recommendations include arborist supervision for demolition of the existing residence, removal of the landscape features, ditch infill, and driveway removal.	Retain, install tree protection fencing, arborist recommended to supervise demolition of existing residence, landscape features and driveway, as well as ditch infill.
OS1	Dogwood spp.	<i>Cornus spp.</i>	20	M	Offsite	Taxonomy difficult, best guess is a dogwood. Shrub like form, canopy overhangs subject property slightly, can be pruned back from PL, rootzone likely to be suppressed by driveway, install tree protection fence to spec.	Retain, install tree protection fencing

Client Address:
203-Pembina Street
New Westminster, B.C.
SCALE : 1" = 20 feet
P.I.D. 004-495-462



BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING
EXISTING ELEVATIONS & BUILDINGS ON LOT 1 D.L. 757
GROUP 1 NEW WESTMINSTER DISTRICT PLAN 2586

This plan was prepared for building design purposes
and is for the exclusive use of our client.
DHARMA AND ASSOCIATES LAND SURVEYING INC.
and the signatory accept no responsibility for and
herby disclaim all obligations and liabilities for
damages caused by the direct or indirect use or
reliance upon the Plan beyond its intended use.

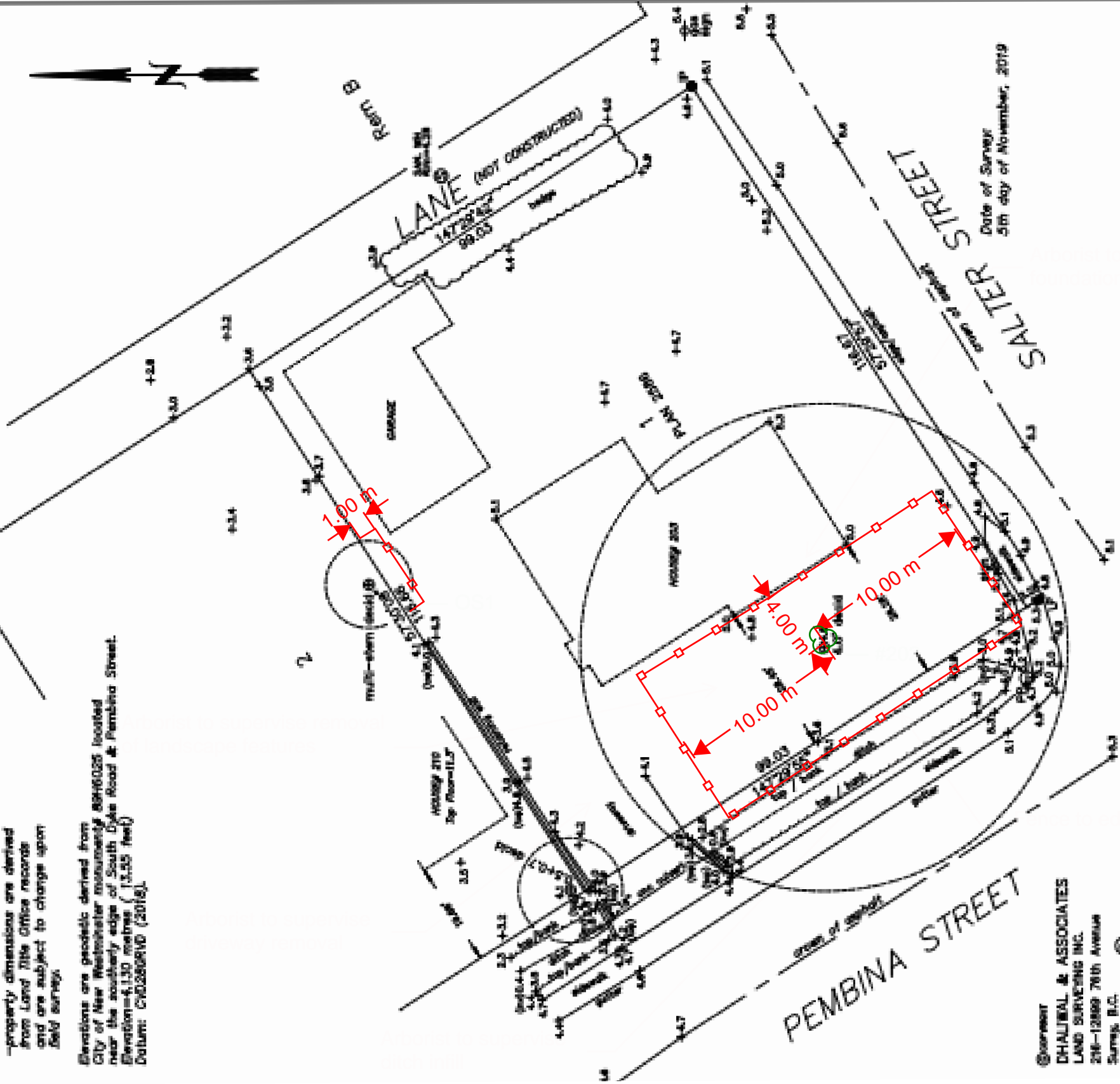
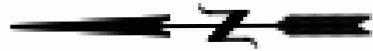
Note:

- All dimensions are in feet.
- This plan is NOT to be used for the location of property lines or corners.
- This plan does not show non-plan changes, liens or interests.
- property dimensions are derived from Land Title Office records and are subject to change upon field surveys.

Elevations are provided derived from City of New Westminster monument 8946035 located near the southerly edge of South Dyle Road & Pembina Street.
Elevation=41.10 metres (135.5 feet)
Datum: CN02808ND (2018)

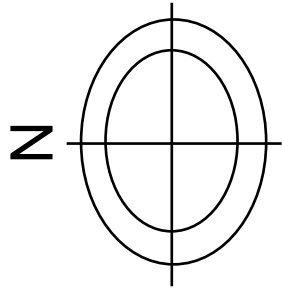
LEGEND

- UP ■ ..denotes lead plug found
- P ● ..denotes standard iron post found
- ⊙ ..denotes sanitary manhole
- PP -○- ..denotes power pole
- ⊕ ..denotes hydrant
- CON 0.0 ○ ..denotes tree/diameter



THIS DOCUMENT IS NOT VALID UNLESS
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Plan Key

- Retained Tree
- Tree Fencing

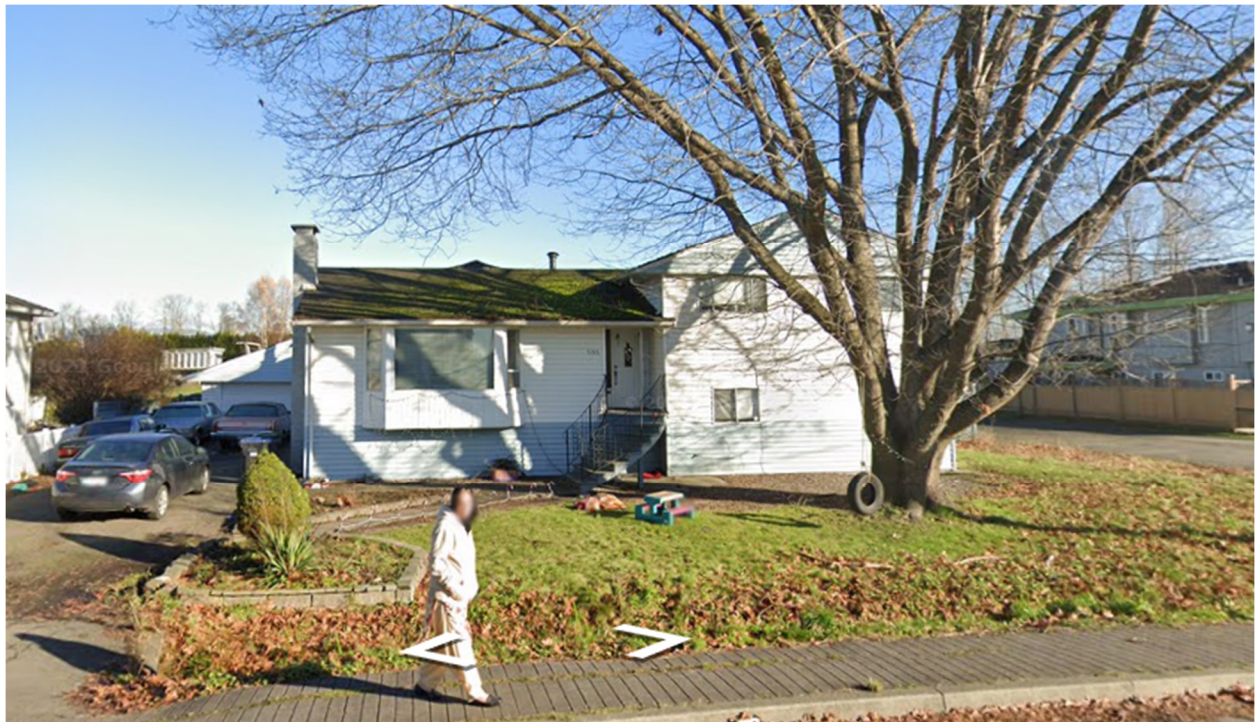
#	Title
01	Tree Management Plan

203 Pembina St.
New Westminster, BC

Date	Aug 31, 2020
Scale	NA
Project	Page 80 of 107

Appendix F

*Images of the Existing House
and Oak Tree*





Appendix G

*General Guidelines of Preservation,
Rehabilitation and Restoration*

4.1.7 ECOLOGICAL FEATURES

These guidelines provide direction when an ecological feature has been identified as a character-defining element of an historic place. In the context of these guidelines, an ecological feature is a natural element, such as a marsh, a pond or a stand of trees, which can be part of a larger ecosystem. While ecosystems at an historic place should be evaluated and managed for their natural values by ecologists and other natural resource specialists, these guidelines apply only to the features of those ecosystems determined to have heritage value.



The Melanson Settlement in Annapolis, NS reflects Acadian family communities that settled along the Dauphin (now Annapolis) River, and a form of agriculture unique in North America. One of the site's character-defining elements is the nearness of this settlement to salt marshes that embody natural and ecological values. Documenting and understanding the structure, function and dynamics of this ecological feature is an important step before working on the site.

Ecological features vary in size but are typically studied at the scale of a pond or stand of trees. Character-defining ecological features are also found in urban areas. When using these guidelines, it is important to work with natural resource conservation and environmental assessment specialists, and where appropriate, with aboriginal groups and other partners and stakeholders to ensure that diverse knowledge and information are used to conserve the natural structure, function and dynamics of the entire ecosystem.

The potential for adverse environmental impacts (e.g., introduction or re-introduction of invasive species) must also be considered, regardless of whether it is required by environmental assessment or related legislation. The pan-Canadian approach to ecological restoration described in the "Principles and Guidelines for Ecological Restoration in Canada's Protected Natural Areas" (Parks Canada and the Canadian Parks Council, 2008) provides additional guidance on integrating consideration of natural and cultural heritage values in conservation planning and intervention. This document is particularly relevant when rehabilitation or restoration is the selected approach.

Ecological features are character-defining elements of many Aboriginal cultural landscapes where traditional practices have been sustained for centuries. In addition, ecological features associated with an historic place can extend far beyond its established boundaries.

These guidelines provide general recommendations for the conservation of ecological features in a cultural landscape. Other relevant guidelines, such as Vegetation and Water Features, should be consulted when appropriate.

GENERAL GUIDELINES FOR PRESERVATION, REHABILITATION AND RESTORATION

	Recommended	Not Recommended
1	Understanding the ecological features and how they contribute to the natural and cultural heritage value of the cultural landscape.	
2	Understanding the natural structure, function and dynamics of the ecological feature and of the ecosystem of which it is part.	
3	Documenting the characteristics and condition of the ecological feature and its relationship with the ecosystem of which it is a part, before beginning project work. Documentation should combine the best available scientific and traditional knowledge.	Undertaking interventions that affect a character-defining ecological feature without first documenting and understanding its characteristics, relationships, evolution and condition.
4	Assessing the overall condition of the ecological feature early in the planning process, so that the scope of work is based on an understanding of current conditions and predicted changes.	
5	Protecting and maintaining the ecological feature by using non-destructive methods in daily, seasonal and cyclical tasks.	Allowing ecological features to degrade by incompatible development or neglect. Using maintenance methods that damage or destroy an ecological feature.
6	Retaining intact ecological features and degraded ecological features that can be returned to good ecological condition.	Replacing degraded ecological features that could be returned to good ecological condition; for example, clear cutting a declining forest stand to create a parking lot or meadow.
7	Repairing degraded ecological features or parts of ecological features using recognized methods and trained personnel; for example, using a certified arborist to heal a mature tree. The work should be physically and visually compatible with the cultural and natural heritage values of the cultural landscape.	Removing ecological features or parts of ecological features that could be conserved, or using untested methods and untrained personnel, thus causing further damage to fragile features and relationships.
8	Replacing extensively degraded or missing ecological features or parts of ecological features based on physical and documentary evidence; for example, replanting a documented shrub species lost through erosion, with the same native species from a local source.	Replacing an entire ecological feature, such as a stand of trees, when limited replacement of deteriorated and missing parts (e.g., one or a few trees) is possible.
9	Documenting all interventions that affect the ecological feature, and ensuring that the documentation is available to those responsible for future interventions.	

ADDITIONAL GUIDELINES FOR REHABILITATION PROJECTS

	Recommended	Not Recommended
10	Repairing or rejuvenating extensively deteriorated ecological features by using non-destructive methods and materials, such as planting native species to facilitate the regeneration of a deteriorated meadow.	Failing to perform necessary work, including removing invasive species, resulting in the loss of ecological features and their components.
11	Replacing in kind an entire ecological feature that is too deteriorated to repair, such as replanting a clear-cut stand of trees with locally obtained saplings, and in similar density.	

ADDITIONS OR ALTERATIONS TO A CULTURAL LANDSCAPE

12	Introducing a new element, when required by a new use, that does not have a negative impact on the heritage value and condition of the ecological feature.	
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ADDITIONAL GUIDELINES FOR RESTORATION PROJECTS

	Recommended	Not Recommended
13	Restoring an ecological feature if an evaluation of its overall condition determines that more than preservation is required; i.e., if an intervention on the ecological feature is necessary to sustain it into the future. For example, removing invasive tree species from a character-defining escarpment and replanting it with a mix of plant material corresponding to the natural conditions of the escarpment. This work should be based on physical and documentary evidence.	Restoring an ecological feature to an historic condition that is no longer sustainable given current physical and ecological conditions, including climate.
14	Repairing or rejuvenating a declining ecological feature that contributes to the sustainability of the cultural landscape, by using non-destructive methods.	Replacing an entire ecological feature when repair or rejuvenation is possible, or using destructive repair or rejuvenation methods, causing further damage to the ecological feature.
15	Replacing in kind an entire ecological feature that contributes to the sustainability of the cultural landscape when that feature is too deteriorated to repair or rejuvenate. The new work should be well documented to guide future research and treatment.	Removing an ecological feature that is beyond repair and not replacing it, or replacing it with an inappropriate ecological feature.

4.1.8 VEGETATION



Honeywood Nursery in Saskatchewan was established and operated by Dr. A. J. (Bert) Porter, a self-taught, award-winning horticulturalist who developed many fruits and ornamental plants capable of thriving on the Prairies. The property's planting beds, orchards and examples of various plant varieties are character-defining elements that illustrate Mr. Porter's contributions to the development of Saskatchewan's horticulture.

These guidelines provide direction when vegetation has been identified as a character-defining element of an historic place. For direction on how to treat vegetation as part of a natural system that is a character-defining element, also refer to the Guideline on Ecological Features.

Vegetation refers to trees, shrubs, herbaceous plants, grasses, vines, aquatic and wetland plants, and other living plant material. Vegetation may include individual plants, such as a sentinel (single specimen) tree in a pasture, or specimen trees in a garden; designed groupings, such as hedges, *allées* and perennial borders; and groupings used to control sun and wind patterns.

Vegetation can also refer to planted crops, re-forested hillsides and naturally occurring plant communities.

Vegetation may have historical associations as well as functional and aesthetic qualities. As well, vegetation may have historical and scientific value, which can contribute to maintaining the biodiversity of native, horticultural or agricultural varieties.

Vegetation in a cultural landscape can also represent the genetic repository of species once present, but now largely disappeared.

Vegetation is often the most dynamic and memorable feature in a cultural landscape. In addition to the continuous cycle of growth and decay, there will be variations in form, colour and canopy across the seasons. In describing vegetation as a character-defining element, the following concepts should be considered: growth habit, including juvenile or mature form; leaf and bloom; colour and texture; bark; bloom periods; fruit; fragrance; and context. Vegetation also contributes to other character-defining elements, such as land patterns, visual relationships and spatial organization.

These guidelines provide general recommendations for the conservation of vegetation in a cultural landscape. Other relevant guidelines, such as Ecological Features and Spatial Organization, should be consulted when appropriate.



The Trappist Monastery Ruins recall a complex of religious architecture unique to Manitoba and the early French-speaking Métis community. Damaged by fire in 1983, the stabilized ruins, and the grounds featuring mature trees, expanses of lawn and open fields, now form the Trappist Monastery Provincial Heritage Park. Protecting and maintaining the vegetation is essential to preserving the site's historical values.

A large site in Calgary's inner city that evolved during the early 20th century, this naturalistic rock garden is significant for its association with the noted horticulturalist William Reader and as a botanical laboratory to study the receptivity of Alberta's soils to a variety of plant species. The extensive arrangements of local rocks and plantings, many of which had become overgrown, were meticulously restored using careful plant analysis and by referring to William Reader's own detailed documentation.

GENERAL GUIDELINES FOR PRESERVATION, REHABILITATION AND RESTORATION

	Recommended	Not Recommended
1	Understanding vegetation and how it contributes to the heritage value of the cultural landscape.	
2	Understanding the evolution of a landscape's vegetation over time, using archival resources, such as plans and photographs or, when appropriate, archaeological analysis or minimally destructive techniques. This could include using resistivity testing to determine the age of a tree, or understanding the heritage value of a vegetation feature, such as the oak as a symbol of fortitude.	Undertaking interventions, such as indiscriminately clearing a woodland understorey without understanding its impact on historic vegetation.
3	Understanding the roles of people, animals and insects in producing and maintaining the existing vegetation.	
4	Documenting the extent and condition of vegetative cover in forests, woodlands, meadows, planted and fallow fields, and the genus, species, calibre, height, colour, form and texture of significant, individual tree specimens, before beginning project work.	Undertaking interventions that affect character-defining vegetation, without preparing a survey of existing plant material and its condition.
5	Assessing the overall condition of the vegetation early in the planning process so that the scope of work is based on current conditions.	
6	Protecting and maintaining the vegetation by using non-destructive methods and daily, seasonal and cyclical tasks, including pruning or establishing colonies of beneficial insects that protect fruit trees from pests.	Failing to perform preventive maintenance on character-defining vegetation.
7	Using maintenance practices that respect the habit, form, colour, texture, bloom, fruit, fragrance, scale and context of the vegetation.	Using maintenance practices and techniques that fail to recognize the individual plant materials' uniqueness. Examples include poorly timed pruning or application of insecticide, which may alter fruit production.
8	Using traditional horticultural and agricultural maintenance practices when those techniques are critical to maintaining the vegetation's character, such as manually removing dead flowers to ensure continuous bloom.	
9	Retaining and perpetuating vegetation by preserving seed collections and stock cuttings to preserve the genetic pool.	Failing to propagate vegetation from original stock cuttings, when few or no known sources for replacement are available.

GENERAL GUIDELINES FOR PRESERVATION, REHABILITATION AND RESTORATION

	Recommended	Not Recommended
10	Securing and protecting deteriorated vegetation by structural reinforcement, or correcting unsafe conditions, as required, until additional work is undertaken; for example, using steel cables to support large branches.	Failing to secure and protect deteriorated vegetation, thus putting it at risk of further deterioration.
11	Replacing in kind extensively deteriorated or missing parts of vegetation where there are surviving prototypes. The new plantings should match the old in species, colour and texture.	<p>Removing deteriorated vegetation that could be stabilized and conserved, or using untested techniques and untrained personnel, thus causing further damage to fragile elements.</p> <p>Introducing or re-introducing a species or variety that is known or suspected to be invasive.</p> <p>Replacing entire vegetation when limited replacement of deteriorated and missing parts is appropriate.</p> <p>Using replacement material that does not match the historic vegetation.</p>
12	Documenting all interventions that affect the vegetation, and ensuring that this documentation is available to those responsible for future interventions.	

ADDITIONAL GUIDELINES FOR REHABILITATION PROJECTS

	Recommended	Not Recommended
13	Rejuvenating historic vegetation by corrective pruning, deep-root fertilizing, aerating the soil, renewing seasonal plantings, and/or grafting onto historic root stock.	Replacing vegetation when rejuvenation is possible, including removing a deformed or damaged plant when corrective pruning could be successfully employed.
14	Replacing a deteriorated or declining vegetation feature with a new feature, based on the physical evidence of its composition, form and habit. If using the same kind of material is not technically, economically or environmentally feasible, then a compatible substitute material may be considered. For example, a diseased sentinel tree in a meadow may be replaced with a disease-resistant tree of similar type, form, shape and scale.	Replacing a deteriorated feature with a new feature that does not convey the same appearance, such as replacing a large, declining canopy tree with a dwarf flowering tree.
15	Replacing missing historic features by installing a new vegetation feature. It may be a new feature that is compatible with the habit, form, colour, texture, bloom, fruit, fragrance, scale and context of the historic vegetation; for example, replacing a lost vineyard with hardier stock similar to the historic plant material.	Creating a false historical appearance because the replacement vegetation is based on insufficient physical, documentary and oral evidence.

ADDITIONAL GUIDELINES FOR REHABILITATION PROJECTS

	Recommended	Not Recommended
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ADDITIONS OR ALTERATIONS TO A CULTURAL LANDSCAPE

16	<p>Introducing new vegetation, when required by a new use, to ensure that the heritage value of the cultural landscape is preserved, including planting a hedge to screen new construction.</p>	<p>Placing a new feature where it may cause damage or is incompatible with the character of the historic vegetation; for example, erecting a new building or structure that adversely affects the root systems of historic vegetation.</p> <p>Locating a new vegetation feature that detracts from, or alters the historic vegetation; for example, introducing exotic species in a landscape historically comprised of only indigenous plants.</p> <p>Introducing a new vegetation feature that is incompatible in terms of its habit, form, colour, texture, bloom, fruit, fragrance, scale or context.</p>
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ADDITIONAL GUIDELINES FOR RESTORATION PROJECTS

	Recommended	Not Recommended
17	<p>Rejuvenating declining vegetation from the restoration period by corrective pruning, deep-root fertilizing, aerating the soil, renewing seasonal plantings, and/or grafting onto historic stock.</p>	<p>Replacing vegetation from the restoration period when rejuvenation is possible, or using destructive repair methods, thus causing further damage to fragile plant material.</p>
18	<p>Replacing in kind a declining vegetation feature from the restoration period that is too deteriorated to repair, using the physical evidence as a model to reproduce the feature. The new work should be well documented to guide future research and treatment.</p>	<p>Removing a deteriorated vegetation feature from the restoration period and not replacing it, or replacing it with a new feature that does not convey the same appearance.</p>

REMOVING EXISTING FEATURES FROM OTHER PERIODS

19	<p>Removing or altering non character-defining vegetation from periods other than the chosen restoration period, such as removing later foundation planting or aggressive exotic species.</p>	<p>Failing to remove non character-defining vegetation from another period that confuses the depiction of the chosen restoration period.</p>
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RECREATING MISSING FEATURES FROM THE RESTORATION PERIOD

20	<p>Recreating a missing vegetation feature that existed during the restoration period, based on physical, documentary and oral evidence. For example, replanting crop types based on pollen analysis.</p>	<p>Planting vegetation that was part of the original design, but was never installed, or installing vegetation thought to have existed during the restoration period, but for which there is insufficient documentation.</p>
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