

CORPORATION OF THE CITY OF NEW WESTMINSTER

**HERITAGE REVITALIZATION AGREEMENT (203 PEMBINA STREET)
BYLAW NO. 8425, 2024**

**A Bylaw to enter into a Heritage Revitalization Agreement under
Section 610 of the *Local Government Act***

WHEREAS the City of New Westminster and the Owners of the property located at 203 Pembina Street in New Westminster wish to enter into a Heritage Revitalization Agreement in respect of the property;

NOW THEREFORE, the Council of the City of New Westminster enacts as follows:

Citation

1. This Bylaw may be cited as “Heritage Revitalization Agreement (203 Pembina Street) Bylaw No. 8425, 2024”.

Heritage Revitalization Agreement

2. The City of New Westminster enters into a Heritage Revitalization Agreement with the registered Owners of the property located at 203 Pembina Street, legally described as:

PID: 004-495-462

LOT 1 DISTRICT LOT 757 GROUP 1 PLAN 2586

(the “Land”)

3. The Mayor and Corporate Officer are authorized on behalf of the City of New Westminster Council to sign and seal the Heritage Revitalization Agreement attached to this Bylaw as Schedule “A”.

READ A FIRST TIME this _____ day of _____ 2024.

READ A SECOND TIME this _____ day of _____ 2024.

PUBLIC HEARING held this _____ day of _____ 2024.

READ A THIRD TIME this _____ day of _____ 2024.

ADOPTED this _____ day of _____ 2024.

MAYOR PATRICK JOHNSTONE

PETER DEJONG, CORPORATE OFFICER

SCHEDULE "A"

HERITAGE REVITALIZATION AGREEMENT (203 Pembina Street)

THIS AGREEMENT dated for reference the ____ day of ____, 2024 is

BETWEEN:

PRUSHOTHAMAN PALANICHAMY and VIJAYA DEEPTHI GOPALABHATLA,
203 Pembina Street, New Westminster, BC V3M 5J3

(together, the "Owners")

AND:

THE CORPORATION OF THE CITY OF NEW WESTMINSTER, City Hall,
511 Royal Avenue, New Westminster, BC V3L 1H9

(the "City")

WHEREAS:

- A. The Owners are the registered Owners in fee simple of the land and all improvements located at 203 Pembina Street and legally described as:

PID: 004-495-462
LOT 1 DISTRICT LOT 757 GROUP 1 PLAN 2586

(the "Land");

- B. There is an existing northern red oak tree on the Land (the "Heritage Tree"), which is shown on the Site Plan attached in **Appendix 1** (the "Site Plan").
- C. The City and the Owners agree that the Heritage Tree has heritage value and should be conserved;
- D. The Owners wish to construct two new buildings on the lands (the "Townhouses") on that portion of the Land labeled on the Site Plan as "Townhouses";
- E. The Owners wish to preserve, protect, and maintain the Heritage Tree prior to, during, and post development (the "Work");
- F. Section 610 of the *Local Government Act*, RSBC 2015, Chapter 1 authorizes a local government to enter into a Heritage Revitalization Agreement with the Owners(s) of heritage property, and to allow variations of, and supplements to, the provisions of a bylaw or a permit issued under Part 14 or Part 15 of the *Local Government Act*;

- G. The Owners and the City have agreed to enter into this Heritage Revitalization Agreement (the “Agreement”) setting out the terms and conditions by which the heritage value of the Heritage Tree is to be preserved and protected, in return for specified supplements and variances to City bylaws;

THIS AGREEMENT is evidence that in consideration of the sum of ten dollars (\$10.00) now paid by each party to the other and for other good and valuable consideration (the receipt of which each party hereby acknowledges) the Owners and the City each covenant with the other pursuant to Section 610 of the *Local Government Act* as follows:

Preservation and Protection of the Heritage Tree

1. The Owners agree to preserve, protect, and maintain the Heritage Tree prior to, during, and post development in accordance with the “Conservation Plan” prepared by Hugh McLean, McLean Heritage Planning & Consulting, dated January 2024, a copy of which is attached as **Appendix 2** (the “Conservation Plan”); the design plans and specifications prepared by Bernard Decosse Architect Inc., dated November 21, 2023, and Maruyama & Associates Landscape Architects, dated November 21, 2023, in respect of the Heritage Tree, a copy of which are attached hereto as **Appendix 5** (the “Approved Plans”), full-size copies of which plans and specifications are on file at the New Westminster City Hall; and, the “Arborist Report for Development/Construction Application Purpose” prepared by QBC Tree Consulting and Services Ltd., dated November 2, 2023, a copy of which is attached as **Appendix 6** (the “Arborist Report”).
2. The Owners agree to register a Section 219 Tree Protection and Maintenance Covenant to protect the Heritage Tree as per the terms and conditions of the Covenant.
3. Prior to commencement of the Work, the Owners shall obtain from the City all necessary permits and licenses, including a heritage alteration permit and tree permit.
4. The Owners shall obtain written approval from the City’s Director of Climate Action, Planning and Development for any changes to the Work, the Approved Plans, and/or the Arborist Report, and obtain any amended permits that may be required for such changes, as required by the City.
5. The Owners agree that the City may, notwithstanding that such a permit may be issuable under the City’s zoning, building, and tree protection regulations and the BC Building Code, withhold a building permit, heritage alteration permit, and/or a tree permit applied for in respect of the Heritage Work if the work that the Owners wish to undertake is not in accordance with the Conservation Plan or the Approved Plans.
6. For clarity, all construction activity within the Critical Root Zone of the Heritage Tree shall require a Tree Permit. Construction activities include, but are not limited to: excavation, demolition, construction, fill or engineering works, trenching, landscaping, installation of irrigation, hardscaping, utilities and services upgrades or repairs, etc.

7. The Work shall be done at the Owners' sole expense in accordance with generally accepted arboriculture, engineering, architectural, and heritage conservation practices. If any conflict or ambiguity arises in the interpretation of **Appendix 2**, the parties agree that the conflict or ambiguity shall be resolved in accordance with the "Standards and Guidelines for the Conservation of Historic Places in Canada", Second Edition, published by Parks Canada in 2010.
8. The Owners shall erect throughout the course of the Work, a sign of sufficient size and visibility to effectively notify contractors and tradespersons entering onto the Lands that the Work involves protected heritage property and is being carried out for heritage conservation purposes.
9. The Owners shall, at the Owners' sole expense, engage a member of the Architectural Institute of British Columbia, the Association of Professional Engineers and Geoscientists of British Columbia, or the British Columbian Association of Heritage Professionals with specialization in Building or Planning (the "Registered Heritage Professional") as well as a professional certified as an arborist by the International Society of Arboriculture (the "Project Arborist") to oversee the Work and to perform the duties set out in section 9 of this Agreement, below.

Responsibilities of Registered and/or Certified Professionals

10. The Registered Heritage Professional shall:
 - (a) prior to commencement of the Work, and at any time during the course of the Work that a Registered Heritage Professional has been engaged in substitution for a Registered Heritage Professional previously engaged by the Owners, provide to the City an executed and sealed Confirmation of Commitment in the form attached as **Appendix 3** and, if the Registered Heritage Professional is a member of the Canadian Association of Heritage Professionals, the Registered Heritage Professional shall provide evidence of their membership and specialization when submitting such executed Confirmation of Commitment;
 - (b) conduct field reviews of the Work and ensure compliance of the Heritage Work with this Agreement, including the Conservation Plan in **Appendix 2**;
 - (c) provide regular reports to the City's Climate Action, Planning and Development Department on the progress of the Work;
 - (d) upon substantial completion of the Work, provide to the City an executed and sealed Certification of Compliance in the form attached as **Appendix 4**; and
 - (e) notify the City within one business day if the Registered Heritage Professional's engagement by the Owners is terminated for any reason.

11. The Project Arborist shall:

- (a) prior to commencement of the Work, and at any time during the course of the Work that a Project Arborist has been engaged in substitution for a Project Arborist previously engaged by the Owners, provide to the City an executed and sealed Confirmation of Commitment in the form attached as **Appendix 3** and the Project Arborist shall provide evidence of their certification by the International Society of Arboriculture when submitting such executed Confirmation of Commitment;
- (b) conduct field reviews of the Work and ensure compliance of the Work with this Agreement, including the Conservation Plan in **Appendix 2**;
- (c) provide regular reports to the City's Climate Action, Planning and Development Department on the progress of the Work;
- (d) upon substantial completion of the Work, provide to the City an executed and sealed Certification of Compliance in the form attached as **Appendix 4**; and
- (e) notify the City within one business day if the Project Arborist's engagement by the Owners is terminated for any reason.

Heritage Designation

- 12. The Owners irrevocably agree to the designation of the Heritage Tree as protected heritage property, in accordance with Section 611 of the *Local Government Act*, and releases the City from any obligation to compensate the Owners in any form for any reduction in the market value of the Land, the Heritage Tree, or the Townhouses that may result from the designation.
- 13. Following completion of the Work, the Owners shall maintain the Heritage Tree in accordance with the Conservation Plan in **Appendix 2**, the Tree Protection and Maintenance Covenant, and the requirements set out in the City of New Westminster Tree Protection and Regulation Bylaw No. 7799, 2016, as amended or replaced from time to time, and, in the event that Bylaw No. 7799 is repealed and not replaced, the Owners shall continue to maintain the Heritage Tree to the standards that applied under Bylaw No. 7799 immediately prior to its repeal.
- 14. Following completion of the Work in accordance with this Agreement, the Owners shall not prune or alter the Heritage Tree, except as permitted by a heritage alteration permit and/or tree permit issued by the City.
- 15. For clarity, the Owners shall not be required to obtain a heritage alteration permit prior to conducting regular maintenance on the heritage tree, including but not limited to pruning and trimming.

Damage to or Destruction of the Heritage Tree

16. If the Heritage Tree is damaged, the Owners shall obtain a heritage alteration permit and tree permit, as well as any other necessary permits and licenses and, in a timely manner, shall, to the best of their ability, restore the health of the Heritage Tree.
17. If the Heritage Tree is damaged during the course of construction of the Townhouses, the City may, notwithstanding that a final inspection may be issuable under the City's zoning and building regulations and the BC Building Code, withhold a final inspection applied in respect of the Townhouses, until such time as the health of the Heritage Tree has been restored by the Owners, to the satisfaction of the Director of Climate Action, Planning and Development.
18. Should the Project Arborist find that the tree is in significant decline, the Owners shall use their best efforts to rehabilitate the Heritage Tree, with all actions subject to approval by the City's Director of Climate Action, Planning and Development.
19. If, in the opinion of the Project Arborist, rehabilitation of the Heritage Tree is not possible, the Project Arborist shall, in collaboration with the City, develop (1) a maintenance plan for the final stages of the Heritage Tree's life, and (2) a replacement tree plan. The Owner shall obtain approval from the City's Director of Climate Action, Planning and Development as well as a heritage alteration permit, tree permit, or any other necessary permits and licenses prior to commencement of works to facilitate the maintenance plan and/or replacement tree plan.
20. If, in the opinion of the City, the Heritage Tree is completely destroyed, the Owners shall, in collaboration with the City, develop a replacement tree plan that complies in all respects with the Heritage Conservation Plan in **Appendix 2** and with the City of New Westminster Zoning Bylaw No. 6680, 2001, as varied by this Agreement, and the Tree Protection and Regulation Bylaw No. 7799, 2016. The Owner shall obtain approval from the City's Director of Climate Action, Planning and Development of the replacement tree plan. Should approval be provided, the Owner will obtain a heritage alteration permit, tree permit and any other necessary permits and licenses prior to commencement of works to facilitate the replacement tree plan.

Construction of the Townhouses

21. The Owners shall construct the Townhouses in strict accordance with the Site Plan and the Approved Plans.
22. Prior to commencement of construction of the Townhouses, the Owners shall obtain from the City all necessary approvals, permits, and licenses, including a heritage alteration permit, building permit, and tree permit.

23. The Owners shall obtain written approval from the City's Director of Climate Action, Planning and Development for any changes to the Townhouses, and obtain any amended permits that may be required for such changes to the Townhouses, as required by the City.
24. The Owners agree that the City may, notwithstanding that such permits may be issuable under the City's zoning and building regulations and the BC Building Code, withhold a heritage alteration permit or building permit applied for in respect of the Townhouses if the work that the Owners wish to undertake is not in accordance with the Approved Plans or conditions of this agreement.
25. The construction of the Townhouses shall be done at the Owner's sole expense and in accordance with generally accepted engineering, architectural, and arboriculture (with respect to protection of the Heritage Tree) practices.

Timing and Phasing

26. The Owners shall commence and complete all actions required for the completion of the Work, as set out in the Conservation Plan in **Appendix 2**, within three years following the date of adoption of this agreement. The Owners acknowledge and agree that the City may withhold issuance of building permits, in respect of the Townhouses on the Lands until the Owners have completed the Work in respect of the Heritage Tree, to the satisfaction of the Registered Heritage Professional, Project Arborist, and the City's Director of Climate Action, Planning and Development, and provided to the City, upon substantial completion of the Work, an executed and sealed Certification of Compliance in the form attached as **Appendix 4**.
27. The Owners shall complete all actions required for completion of the Work and the Townhouses, as set out in **Appendix 5**, within five years following the date on which the Owners apply for a building permit for the Townhouses.

Inspection

28. Upon request by the City, the Owners shall advise or cause the Registered Heritage Professional and/or the Project Arborist to advise, the City's Climate Action, Planning and Development Department, of the status of the Work.
29. For the duration of the Work and the construction of the Townhouses as authorized by this Agreement, without limiting the City's power of inspection conferred by statute and in addition to such powers, the City shall be entitled at all reasonable times and from time to time to enter onto the Lands for the purpose of ensuring that the Owners are fully observing and performing all of the restrictions and requirements in this Agreement to be observed and performed by the Owners.

30. The Owners agree that the City may, notwithstanding that a final inspection may be issuable under the City's zoning and building regulations and the BC Building Code, withhold a final inspection or occupancy certificate applied for in respect of the Townhouses if the Owners have not completed the Work with respect to the Heritage Tree or construction of the Townhouses in accordance with this Agreement or to the satisfaction of the City's Director of Climate Action, Planning and Development.

Conformity with City Bylaws

31. The City of New Westminster Zoning Bylaw No. 6680, 2001, is varied and supplemented in its application to the Lands in the manner and to the extent provided and attached as **Appendix 7**.
32. The Owners acknowledge and agree that, except as expressly varied by this Agreement, any development or use of the Lands, including any construction, alteration, rehabilitation, relocation, restoration and repairs of the Heritage Tree or the Townhouses, must comply with all applicable bylaws of the City.

Enforcement of Agreement

33. The Owners acknowledge that it is an offence under Section 621(1)(c) of the *Local Government Act* to alter the Land, the Heritage Tree or the Townhouses in contravention of this Agreement, punishable by a fine of up to \$50,000.00 or imprisonment for a term of up to 2 years, or both.
34. The Owners acknowledge that it is an offence under Section 621(1)(b) of the *Local Government Act* to fail to comply with the requirements and conditions of any heritage alteration permit issued to the Owners pursuant to this Agreement and Section 617 of the *Local Government Act*, punishable in the manner described in the preceding section.
35. The Owners acknowledge that, if the Owners alter the Land, the Heritage Tree or the Townhouses in contravention of this Agreement, the City may apply to the British Columbia Supreme Court for:
- (a) an order that the Owners restore the Land or the Heritage Tree or the Townhouses, or all, to their condition before the contravention;
 - (b) an order that the Owners undertake compensatory conservation work on the Land, the Heritage Tree, or the Townhouses, or all;
 - (c) an order requiring the Owners to take other measures specified by the Court to ameliorate the effects of the contravention; and
 - (d) an order authorizing the City to perform any and all such work at the expense of the Owners.

36. The Owners acknowledge that, if the City undertakes work to satisfy the terms, requirements or conditions of any heritage alteration permit issued to the Owners pursuant to this Agreement upon the Owners' failure to do so, the City may add the cost of the work and any incidental expenses to the taxes payable with respect to the Land, or may recover the cost from any security that the Owners have provided to the City to guarantee the performance of the terms, requirements or conditions of the permit, or both.
37. The Owners acknowledge that the City may file a notice on title to the Land in the Land Title Office if the terms and conditions of this Agreement have been contravened.
38. The City may notify the Owners in writing of any alleged breach of this Agreement and the Owners shall have the time specified in the notice to remedy the breach. In the event that the Owners fail to remedy the breach within the time specified, the City may enforce this Agreement by:
- (a) seeking an order for specific performance of the Agreement;
 - (b) any other means specified in this Agreement; or
 - (c) any means specified in the *Community Charter* or the *Local Government Act*,
- and the City's resort to any remedy for a breach of this Agreement does not limit its right to resort to any other remedy available at law or in equity.

Statutory Authority Retained

39. Nothing in this Agreement shall limit, impair, fetter, or derogate from the statutory powers of the City, all of which powers may be exercised by the City from time to time and at any time to the fullest extent that the City is enabled.

Indemnity

40. The Owners hereby release, indemnify and save the City, its officers, employees, elected officials, agents and assigns harmless from and against any and all actions, causes of action, losses, damages, costs, claims, debts and demands whatsoever by any person, arising out of or in any way due to the existence or effect of any of the restrictions or requirements in this Agreement, or the breach or non-performance by the Owners of any term or provision of this Agreement, or by reason of any work or action of the Owners in performance of its obligations under this Agreement or by reason of any wrongful act or omission, default, or negligence of the Owners.
41. In no case shall the City be liable or responsible in any way for:

- (a) any personal injury, death or consequential damage of any nature whatsoever, howsoever caused, that be suffered or sustained by the Owners or by any other person who may be on the Land; or
- (b) any loss or damage of any nature whatsoever, howsoever caused to the Lands, or any improvements or personal property thereon belonging to the Owners or to any other person,

arising directly or indirectly from compliance with the restrictions and requirements in this Agreement, wrongful or negligent failure or omission to comply with the restrictions and requirements in this Agreement or refusal, omission or failure of the City to enforce or require compliance by the Owners with the restrictions or requirements in this Agreement or with any other term, condition, or provision of this Agreement.

No Waiver

- 42. No restrictions, requirements, or other provisions of this Agreement shall be deemed to have been waived by the City unless a written waiver signed by an officer of the City has first been obtained, and without limiting the generality of the foregoing, no condoning, excusing or overlooking by the City on previous occasions of any default, nor any previous written waiver, shall be taken to operate as a waiver by the City of any subsequent default or in any way defeat or affect the rights and remedies of the City.

Interpretation

- 43. In this Agreement, "Owners" shall mean all registered Owners of the Lands or subsequent registered Owner(s) of the Lands, as the context requires or permits.
- 44. In this Agreement, "Critical Root Zone" shall mean the dripline of the tree plus 1.0 metres, or DBH multiplied by a factor of six, whichever is greater.
- 45. In this Agreement, "DBH" shall mean the diameter of the trunk of a tree at 1.3 metres above the base of a tree. For multi-stemmed trees, each trunk shall be measured 1.3 metres above the highest point of the natural grade of the ground measured from grade and the DBH of the tree shall be calculated as the square root of the sum of all squared stem DBHs rounded to the nearest centimetre (e.g. $\sqrt{[(12\text{cm})^2 + (14\text{ cm})^2 + (17\text{ cm})^2]} = \sqrt{629} = 25\text{ cm}$).

Headings

- 46. The headings in this Agreement are inserted for convenience only and shall not affect the interpretation of this Agreement or any of its provisions.

Appendices

- 47. All appendices to this Agreement are incorporated into and form part of this Agreement.

Number and Gender

48. Whenever the singular or masculine or neuter is used in this Agreement, the same shall be construed to mean the plural or feminine or body corporate where the context so requires.

Joint and Several

49. If at any time more than one person (as defined in the *Interpretation Act* (British Columbia) owns the Lands, each of those persons will be jointly and severally liable for all of the obligations of the Owners under this Agreement.

Successors Bound

50. All restrictions, rights and liabilities herein imposed upon or given to the respective parties shall extend to and be binding upon their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the Owners and the City have executed this Agreement as of the date written above.

PRUSHOTHAMAN PALANICHAMY and VIJAYA DEEPTHI GOPALABHATLA

By their authorized signatory:

Name:

Name:

THE CORPORATION OF THE CITY OF NEW WESTMINSTER

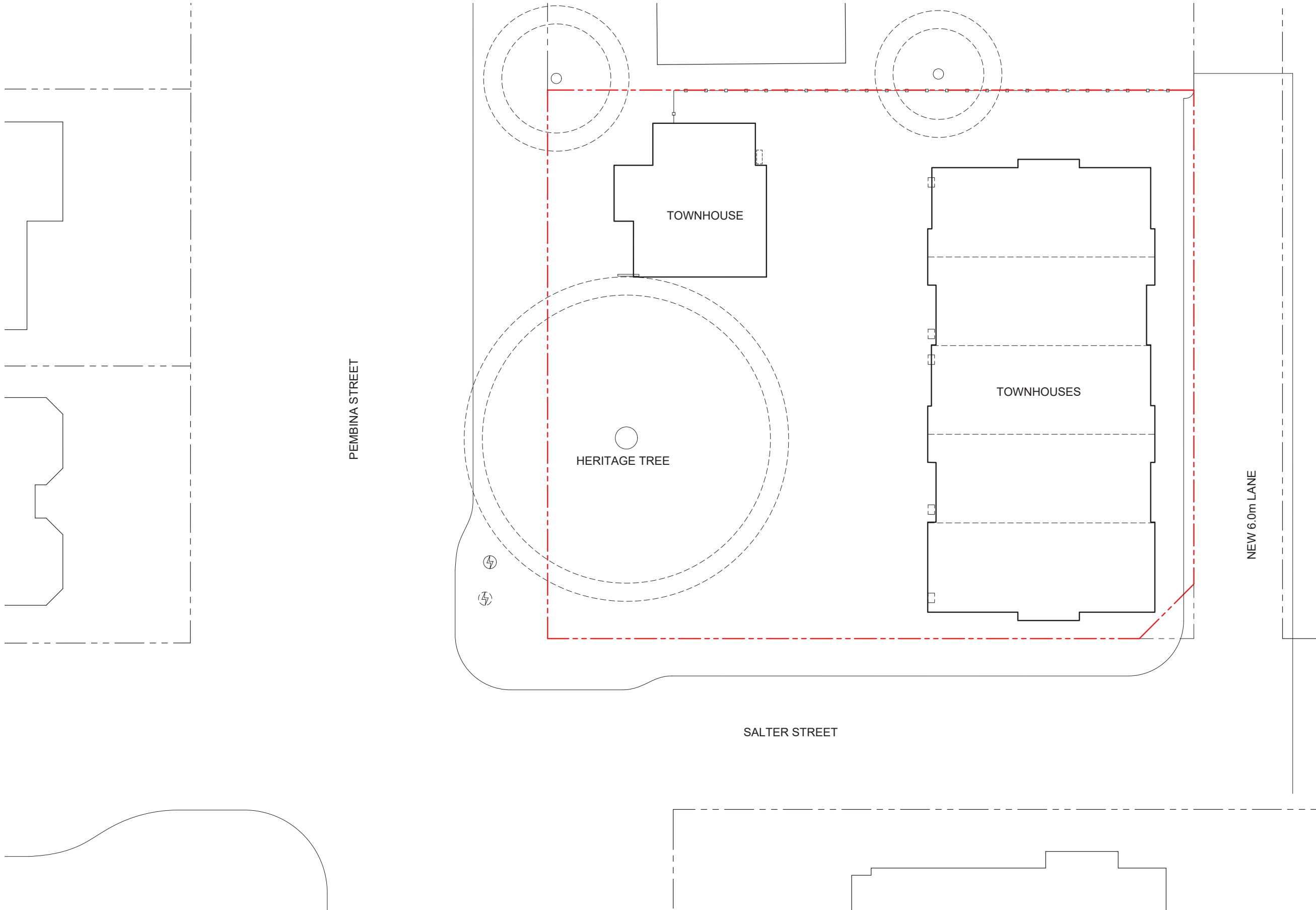
by its authorized signatories:

MAYOR PATRICK JOHNSTONE

PETER DEJONG, CORPORATE OFFICER

APPENDIX 1

SITE PLAN



APPENDIX 2
CONSERVATION PLAN



Conservation Plan

Queensborough Northern Red Oak Tree – 203 Pembina Street, New Westminster

Revised January 2024





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1. INTRODUCTION

Address: 203 Pembina Street, New Westminster

Legal Description: Lot 1, District Lot 757, Land District 1, Plan NWP2586

Neighbourhood: Queensborough

Zoning: RQ-1

Type of Resource: Landscape; Tree

Historic Names: None

Original Owners: Gino and Patricia Claret

Date of Planting: 1968 (roughly six years old at the time)

Species: Northern Red Oak

Heritage Status: None

This report is a Conservation Plan for a Northern Red Oak tree located at 203 Pembina Street, dating from 1968. It is located in the south-west area of New Westminster known as Queensborough (Figure 1).



Figure 1: Location of 203 Pembina Street in the broader context of New Westminster

Source: City of New Westminster CityViews

This Conservation Plan is based on Parks Canada’s *Standards and Guidelines for the Conservation of Historic Places in Canada*. It includes a Statement of Significance that documents the heritage value and character defining elements. It also outlines the preservation and rehabilitation that will occur as part of the proposed initiative. The proposed conservation strategy for the Queensborough Northern Red Oak includes its conservation on the property, and the rehabilitation and long-term maintenance of the character elements, as part of a proposal to redevelop the property with a total of six residential units in the form of townhouses.

A review of the Queensborough Northern Red Oak was completed as part of a full report and condition and maintenance plan prepared by QBC Tree Consulting and Services Limited on **March 6, 2023 and updated September 18, 2023**, and which supplements a site visit done by McLean Heritage Planning and Consulting on **April 29, 2022**.

2. CURRENT AND HISTORIC CONTEXT

In order to implement a truly effective Conservation Plan, the evolution and historic context of any historic resource must be fully understood. The property on which the Queensborough Northern Red Oak tree is located, at 203 Pembina Street comprises an area of 1,072 sq.m. (11,543 sq.ft.). This is a corner lot, with the single-family house fronting Pembina Street and siding on to Salter Street. The property backs on to greenspace that borders Derwent Way (Figures 2, 3 and 4).



Figure 2: 203 Pembina Street and its Surroundings
Source: City of New Westminster City Views

There are a variety of housing types in the immediate area, ranging from older to much newer and larger single-family houses, along with low-rise apartments. There are no other trees of such stature in the vicinity; the Queensborough Northern Red Oak tree stands out as a local landmark.

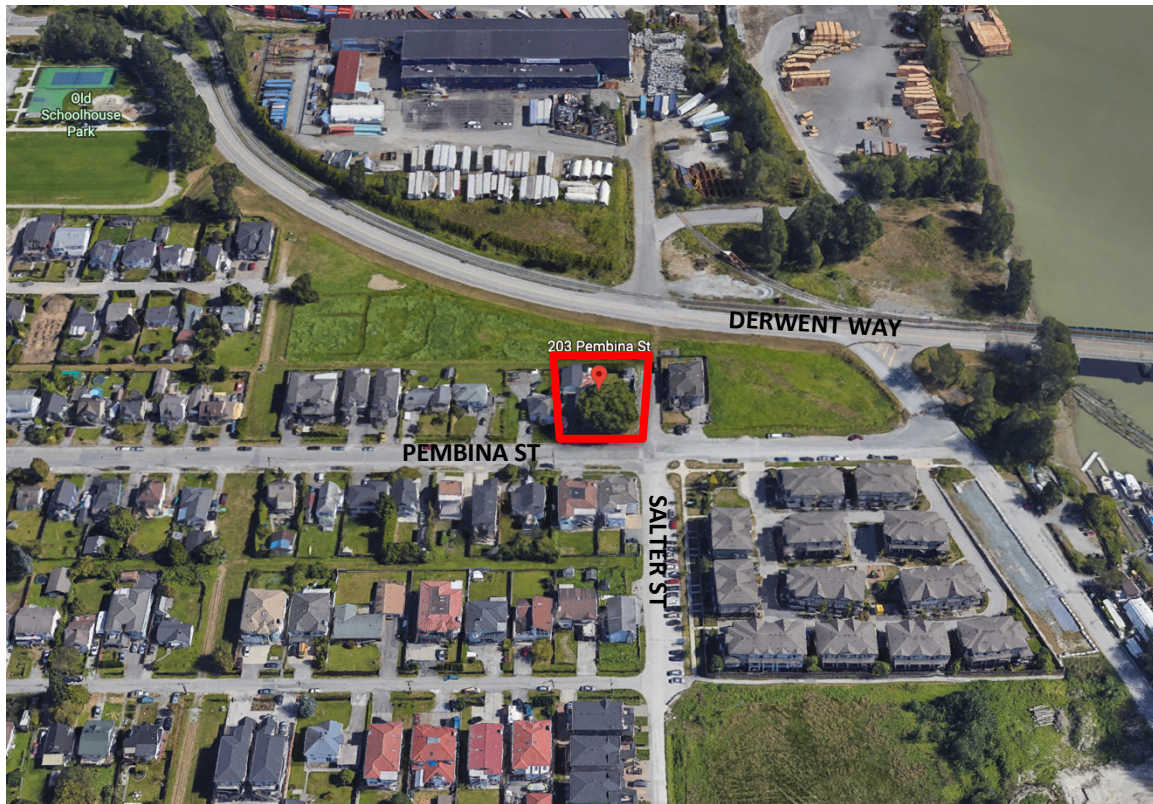


Figure 3: Oblique Arial of 203 Pembina Street, seen from front



Figure 4: Oblique Aerial of 203 Pembina Street, seen from rear

The Queensborough Northern Red Oak tree is set close to the front of the property line, along Pembina Street. Its siting on the property is outlined on a recent survey plan (Figure 5).

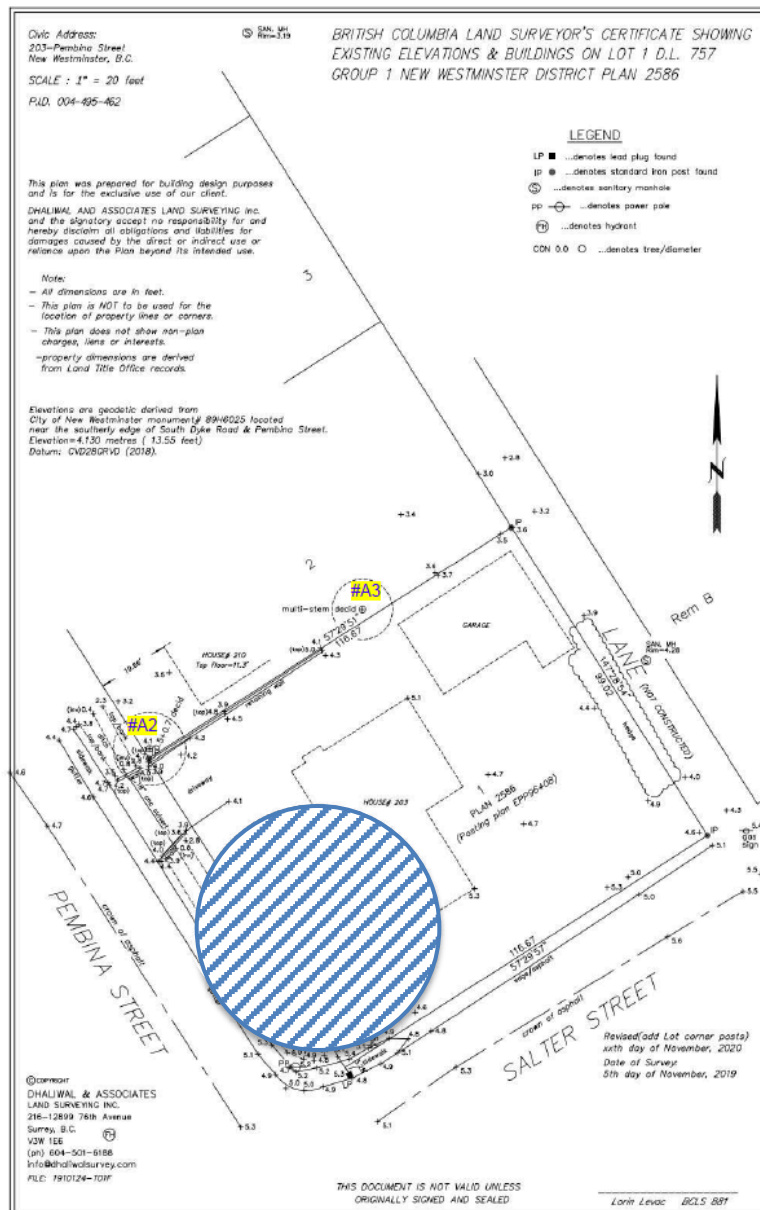


Figure 5: Survey Plan of 203 Pembina Street, with location and expansive canopy of the Northern Red Oak tree outlined.

Source: QBC Tree Consulting and Services Ltd., 2023.

2.1. QUEENSBOROUGH

Queensborough is a neighbourhood which developed as part of the earliest growth of New Westminster, initially serving as a government (military) reserve acquired by the City of New Westminster in 1889. By 1891 a critical connection was made to the city proper: a swing bridge was constructed with a road connecting New Westminster to Richmond (Steveston), known at the time as Lulu Island Road. It crossed the Fraser River's North Arm and bisected Queensborough. The area known as Lot 757 was subdivided into large parcels around that time (Figure 6).

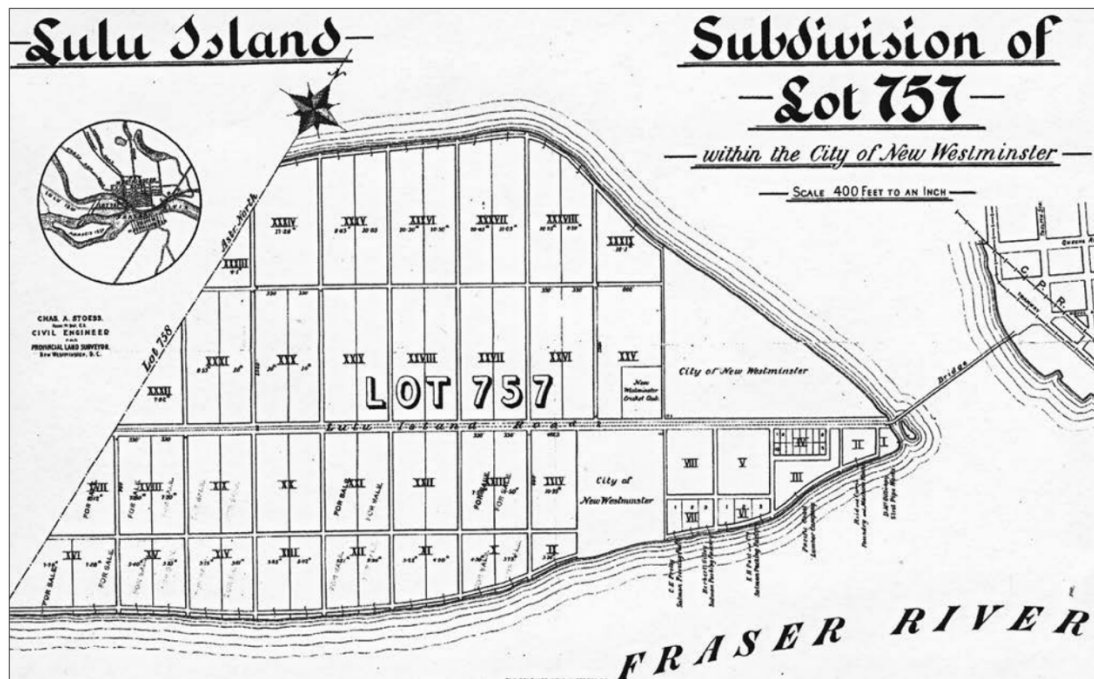


Figure 6: 1895 Map of Lot 757 acquired by New Westminster

Source: Queensborough Historical Neighbourhood Context Statement, 2011

Queensborough was specifically acquired for industrial use – presumably because of the limited area along New Westminster’s river edge and its steep slopes. The flat terrain and long stretches of river frontage made this land ideal for such use. In addition, the strategic connection between New Westminster and outlying links to marine distribution points, particularly Steveston, was strongly promoted in the 1890s which included a road link that later became a BC Electric Railway (BCER) route.

Industrial activity was initially limited to the most easterly end of Queensborough on both the North and South Arms of the Fraser River. The growth was slow, in part due to global and more local economic restraints, and the area began to compete with residential use that slowly took hold in the first two decades of the 1900s as the community began to grow.

Industrial development and the subdivision of larger sections for residential along the eastern tip of Lulu Island flanking that BCER line was well underway. Some of the subdivided sections optimistically extended all the way to the North Fraser River. The pre-World War I development of houses on those lots, though, was quite limited. In eastern Queensborough, on the sections that had been subdivided – between Wood Street to the west and Johnston Street to the east – roughly 11% of the lots on the south side of Ewen Avenue had a house by 1913, while less than 2% on the north side of Ewen Avenue had a house (as illustrated in Figure 7).



Figure 7: 1913 Fire Insurance Plans (superimposed), illustrating the early subdivision of Queensborough. City of Vancouver Archives, Item 1972-472.15, Plates 126 and 128.

While industrial uses in the area made it less desirable for the middle and upper-class, who opted to build houses in and around Queen’s Park, the industry attracted those who would have been employed at the local mills or factories. In addition, the early auction of lands in 1892 promoted the area as ideal for market gardens or nursery purposes, along with an optimistic prediction that it was “only a matter of time when all of the manufacturing establishments of the city are located on this property.”¹

¹ Details of the auction of building lots in Queensborough in 1892 (Richmond Archives)

Many suburban areas tend to support agricultural uses that later transform to either residential or industrial uses, but Queensborough is unique in how agriculture and industry began on equal footings, with the development of riverfront industries processing resources such as lumber, and factories such as the Canadian Pacific Airplane plant and Mercer's shipyards. The area's prominence was signaled by the opening of a post office in 1908 on what was then Lulu Island Road (now Ewen Avenue) (Figure 8). By then, a school was already in place.



Figure 8: Queensborough General Store and Post Office, 1911. City of New Westminister Archives IHP4476

The area continued to grow through the interwar and post-war period (i.e. well into the 1950s and 1960s), although the area developed was relatively limited to several long rectangular blocks set on either side of Ewan Avenue, reflecting the gradual completion of the early 1900s subdivision pattern. Much of the surrounding land remained agricultural (Figure 9).



Figure 9: Aerial view of Queensborough, 1954. South-westerly half of Section XXIV outlined. City of New Westminster Archives IHP6685

The pattern of random, and in some cases groupings, of empty lots, and large parcels such as the one that includes the subject site, were gradually filled in. The late 1950s Fire Insurance Plan illustrates this pattern (Figure 10).

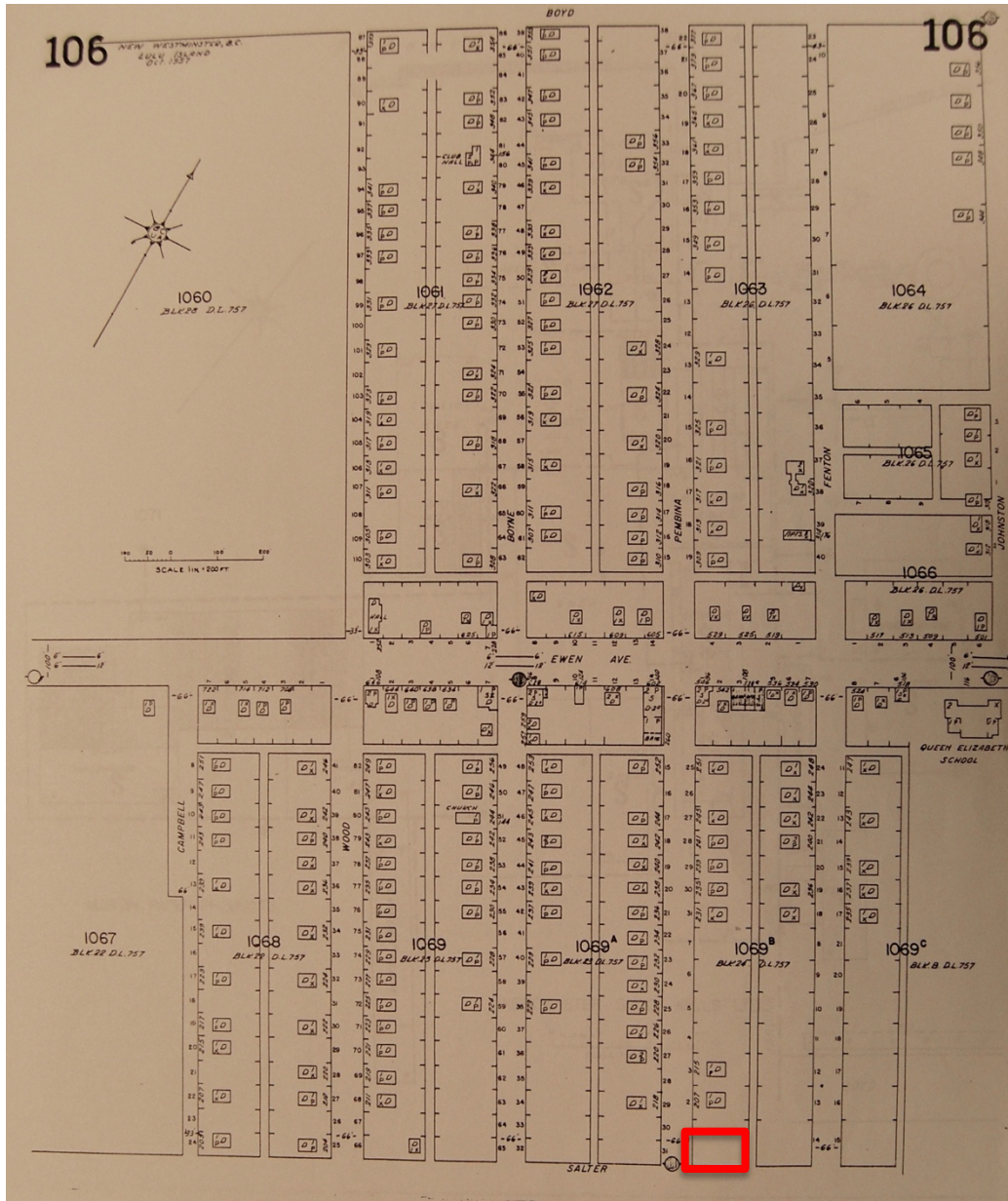


Figure 10: Fire Insurance Plan, 1957, with subject site outlined.
Source: City of New Westminster Archives.

The completion of the Queensborough Bridge in 1960 provided improved access to the community and encouraged commuting to other parts of the Lower Mainland, in contrast to earlier years when residents were more inclined to work in or immediately around New Westminster (Figure 11).



Figure 11: Newly completed Queensborough bridge, c. 1960.
Source: *Royal City*, Jim Wolf, Heritage House Publishing, 2005.

The subject site illustrates that era of post-infrastructure development with the continued filling in of vacant lots in the 1960s and through the 1970s.

2.2. SUBJECT SITE: 203 PEMBINA STREET

The area around 203 Pembina Street is made up of various residential forms and density: single-family houses of a similar modest scale to the north and south, larger newer houses on the west side and low-rise apartments to the southwest. The development trends are partly evident in the ages of houses. The ages of the original houses such as those from the mid-1910s, and groupings of those from the 1940s and 1950s, provide insight into the earlier development of the block, while those from the 1990s and 2000s illustrate the gradual redevelopment trend of larger houses (Figure 12).



Figure 12: Age of Dwellings Surrounding 203 Pembina Street
Source: BC Assessment

The subject property was purchased in 1964 by Gino and Patricia Claret in 1964. Their house was constructed between 1966 and 1968, with the help of the local Italian community, which was prevalent in the Queensborough area at that time. The house is among the last of the post-war modern houses developed in the immediate area (excluding those that have been demolished and redeveloped in the 1990s and early 2000s).

Gino and Patricia Claret resided at this property from the time of the construction of the house until the early 2000s. Gino Claret was a millworker at Triangle Pacific Forest Products until at least 2001.

The earliest photograph of the site pre-dates the planting of the tree (Figure 13).



Figure 13: Pembina Street looking north from the Annacis causeway, c. 1960. ²
Source: City of New Westminster Archives, Item IHP6644.

The house has remained a single-family dwelling since its completion in 1968 by Gino and Patricia Claret. The Queensborough Northern Red Oak tree situated toward the south-west corner of the property was planted by those original owners immediately after completion of the house. At the time of planting, it was six years old. Today's context illustrates how dominant the red oak tree has become in 55 years: the massive canopy extends well above the roofline of the existing house (Figure 14) and over the roadway (Figure 15). Based on the documented age at the time of planting, the tree is now 61 years old.

² Although the Archives dated the photo as c. 1960, it is important to note that both the firehall and 203 Pembina Street that are visible were constructed around 1962 and 1966-1968 respectively, suggesting the date of this photo is more aligned with the late 1960s, around the same time as the Northern Red Oak tree was planted.



Figure 14: West side of property as seen from Pembina Street



Figure 15: South side of property as seen from Salter Street

There are a number of oak trees situated within the City of New Westminster, primarily in and around Queen's Park. However, there is no other known oak tree

situated in the Queensborough neighborhood, adding to the unique characteristics of this tree. The significance of the tree extends well beyond its age, species and expansive canopy. Its historical context as a neighbourhood landmark is strongly tied to the local firehall, built in 1962 and situated immediately to the south (for a time it was addressed as 200 Pembina Street) (Figure 16).

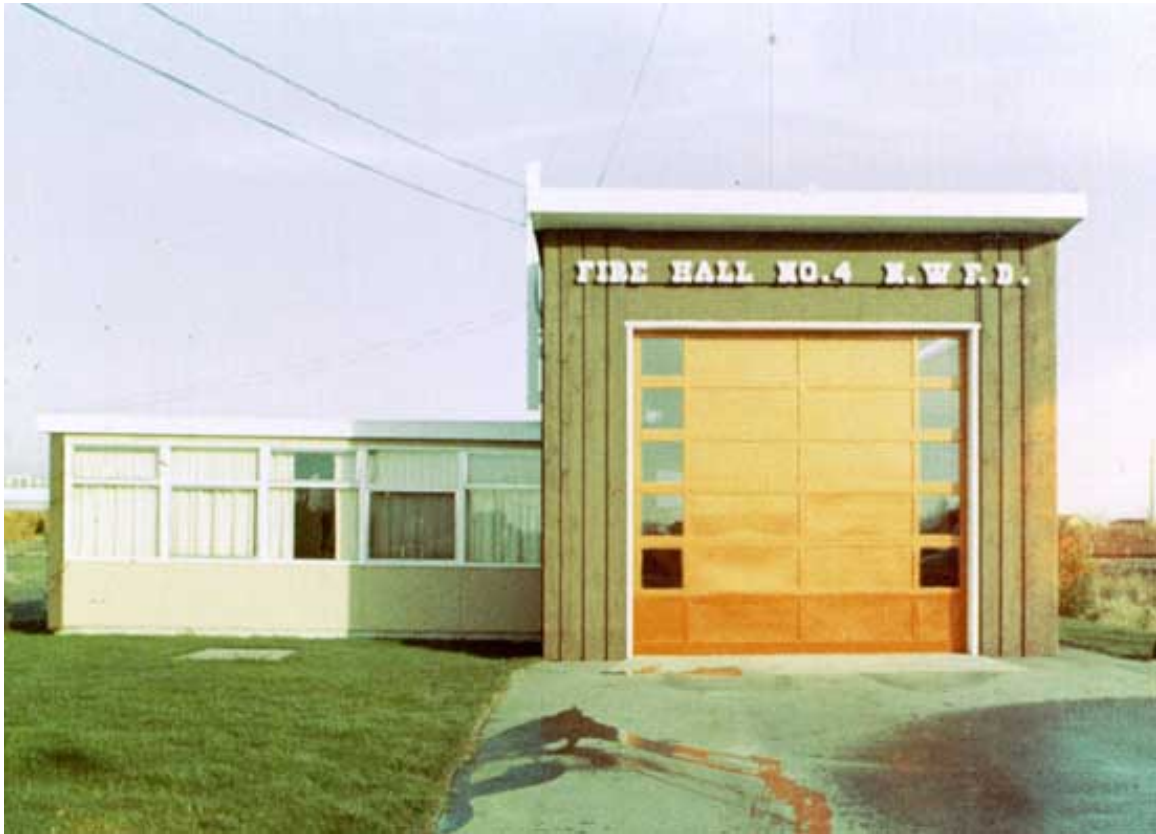


Figure 16: New Westminister Fire Department, Fire Hall #4, 196?.
Source: City of New Westminister Archives, Item IHP7301.

Those who served the community, particularly those from the firehall, were drawn to the tree and made it a local gathering place, bringing their chairs and sitting under the shade. This continued until 1992-1993 when the firehall was decommissioned and soon after demolished. Community members would trim the tree and mow the lawn and in exchange, Gino and Patricia Claret would supply them with vegetables grown in their garden. In addition, the neighbours enjoyed the fall colours of the tree and the previous owners noted how every neighbour from their property north to the old Spanos' grocery store would help in raking leaves in the fall.

As such, the Queensborough Northern Red Oak tree has become a significant cultural landmark in the neighbourhood with a strong visual presence as well.

3. STATEMENT OF SIGNIFICANCE

QUEENSBOROUGH NORTHERN RED OAK TREE

DESCRIPTION OF HISTORIC PLACE

The Queensborough Northern Red Oak is an intact mature tree situated toward the southwest corner of the parcel addressed as 203 Pembina Street, in the Queensborough neighbourhood of New Westminster, BC.

HERITAGE VALUE

Planted in or around 1968, and roughly six years old at the time of planting, the Queensborough Northern Red Oak tree is valued for its prominent corner location and as a natural landmark; it is furthermore valued as a tree that, over time, acquired cultural importance for its community association as a gathering place; and it is noteworthy for its age and relative rarity in the Queensborough neighbourhood of the city.

The Queensborough Northern Red Oak tree is significant for its prominent corner location at the junction of Pembina Street and Salter Street. It is situated at the front of the property addressed as 203 Pembina Street. Its canopy dominates both the frontage and views from all directions. As a natural feature, it is a physical landmark in the area.

The Queensborough Northern Red Oak tree is significant for the intangible value of its role as a community gathering place and it exemplifies the importance of community connections. Planted by the original long-term Italian-Canadian owners, Gino and Patricia Claret, and carefully maintained over many decades, it is valued for its importance to others in the community as an informal gathering place. In particular, it reflected the diversity of the community brought about by the post-war immigration and development that filled out the community. In addition, it brought together those who were stationed at the nearby local firehall: they would regularly bring their chairs and gather under the tree to take advantage of its generous shade. This regularly occurred until closure of the firehall around 1993.

Additionally, the Queensborough Northern Red Oak tree is additionally valued for its relative rarity and qualities of its species, situated in a neighbourhood which has a small number of dominant-sized trees and which has no other trees of this age or prominence in the immediate area, either along Pembina Street or Salter Street. The Northern Red Oak is not native to British Columbia: it is native to eastern and central US and south-central Canada, the Garry Oak is the only oak native to BC. While it may be found elsewhere in New Westminster, and recognized, there is no other known Northern Red oak tree within Queensborough and none that is formally recognized. Furthermore, its

qualities extend to the longevity of the genus and species, amongst the longest living trees and one of the oldest tree genera on the planet. Its positive environmental impact vis a vis carbon sequestration and pollutant capture, and stormwater management (due to its size, longevity and water needs) is notable: oak can be among the greatest contributors to the environment. Its urban tolerance in terms of drought and disease resistance is high, and its distinguished bark (dark and light alternating stripes sometimes referred to as “ski slopes”), its vibrant red leaf colour in fall, and acorns that are non-invasive and enjoyed by wildlife, are all characteristics that result in a positive environmental and aesthetic contribution.

CHARACTER DEFINING ELEMENTS

The elements that define the heritage character of the Queensborough Northern Red Oak tree are its:

- end-of-block location with its contribution to spatial organization, as set on a flat parcel prominently situated at the northwest corner of Pembina Street and Salter Street, and situated close to the west property line;
- contribution to land patterns, and visual relationship as a local natural landmark with a strikingly wide and tall form, and its provision of shade in the summer;
- longevity at this location, in place since 1968;
- the use of the tree as a community gathering place;
- growth habit in its mature form, as a large spreading shade tree with deciduous leaves that provide shade in summer while allowing light to pass through in winter;
- in leaf from spring to late fall and bloom periods from mid-spring to late spring;
- dark reddish grey-brown colour of the bark; and
- scaly bark with broad, thin, rounded edges and texture of ridges.

4. CONSERVATION GUIDELINES

The conservation standards that pertain to the Queensborough Northern Red Oak tree are drawn from Parks Canada’s *Standards and Guidelines for the Conservation of Historic Places in Canada*. Section 4.1, titled “Guidelines for Cultural Landscapes, including Heritage Districts.” Specifically, Subsection 8, Vegetation, is the most relevant approach to the Queensborough Northern Red Oak tree. Among the various components, vegetation refers to trees and may include individual plants such as a sentinel tree in a pasture or specimen trees in a garden. Vegetation is often the most dynamic and memorable feature in a cultural landscape. The Standards and Guidelines note that in addition to the continuous cycle of growth and decay, variations in colour, form and canopy across the seasons will be expressed.

4.1. STANDARDS AND GUIDELINES

The Queensborough Northern Red Oak tree natural feature located in the western neighbourhood of New Westminster known as Queensborough. Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (2nd Edition, 2010) is the source used to assess the appropriate level of conservation and intervention. Under the *Standards and Guidelines*, the work proposed for the Queensborough Northern Red Oak tree includes aspects of preservation, restoration and rehabilitation.

Preservation: the action or process of protecting, maintaining, and/or stabilizing the existing materials, form and integrity of a historic place or of an individual component, while protecting its heritage value.

Restoration: the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

Interventions should be based upon the Standards outlined in the *Standards and Guidelines for the Conservation of Historic Places in Canada*, which are conservation principles of best practice. The following General Standards should be followed when carrying out any work to a historic property.

STANDARDS

Standards Relating to All Conservation Projects

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.

5. Find a use for a historic place that requires minimal or no change to its character-defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an on-going basis. Repair character-defining elements by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.

VEGETATION GUIDELINES

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, where 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, caliber, 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.

	Recommended	Not Recommended
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 preventative maintenance on character-defining vegetation.
7	Using maintenance practices that respect the habit, form, colour, texture, fruit, bloom, 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.	Failing to propagate vegetation from original stock cuttings, when few or no known sources for replacement are available.
9	Retaining and perpetuating vegetation by preserving seed collections and stock cuttings to preserve the genetic pool.	

4.2. CITY OF NEW WESTMINSTER POLICIES

4.2.1. HERITAGE POLICIES

The City of New Westminster paused work on the Heritage Revitalization Agreement (HRA) Policy Refresh in May of 2022. The broader community consultation scheduled as the second phase of this work will be delayed further. The Policy Refresh was intended to update HRA policy as it pertains to small-scale HRA applications, clarifying for both applicants and community members as to what is required for protection and restoration of heritage assets, along with incentives that may be available.

As such, the current policy on HRAs is still in place, and eligibility is based on the resource having heritage value and formally recognized by being on (or proposed to be added to) a Heritage Register.

In the case of the Queensborough Northern Red Oak tree, the degree of conservation is guided by the principles of retention in situ and development around the feature that pays particular attention to protecting the root zone, and post-development, the ongoing management of the tree in keeping with accepted professional arboreal practices. **For the purposes of this proposal, retaining the entire tree is the intended goal.**

4.3. GENERAL CONSERVATION STRATEGY

The primary intent is to preserve all of the Queensborough Northern Red Oak tree. It is critical that due to the proposed development undertaken around the tree that will be in extremely close proximity, such work will be managed so as to not impact its short-term or longer-term health and viability. The intent is for the tree to remain as healthy as is currently the case, or better, through all the phases of work. This includes, but is not limited to, following accepted professional arboreal practices to have the new construction design minimize or eliminate any negative impact(s), and post-construction, having a regular maintenance plan in place, as developed, implemented and approved by a registered arborist.

The end goal is to achieve a rehabilitation that will maintain the tree's structure, canopy, height, and preserve all character-defining elements.

4.4. SITE PROTECTION AND STABILIZATION

In addition to the general strategy outlined in Section 4.3, another critical measure is site protection and stabilization. Site protection is an important component of the general conservation of the Queensborough Northern Red Oak tree. It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. In the pre-construction phase and during construction, the site must be protected against unauthorized access with its perimeter secured through the use of fencing, lighting and other security measures. Furthermore, during the entire construction phase, an adequate protected distance around the tree must be maintained, as determined by a registered arborist.

5. CONDITION ASSESSMENT AND OBSERVATIONS

A condition review of the Queensborough Northern Red Oak tree was completed as part of a site visit on **April 29, 2022**, where a comprehensive assessment was conducted and photo documentation completed. In addition, to supplement the site visit, a report and maintenance plan was completed by QBC Tree Consulting and Services Limited on **March 6, 2023**. **This was updated on September 18, 2023**, and this provides critical context to, and direction for, the proposed development.

The following sections outline the condition, for each of the major components of the Queensborough Northern Red Oak tree, including the context in which it is located, the physical condition pertaining to roots and drip zone, trunk, canopy and form, and foliage, and the presentation of several strategies as part of the recommended conservation strategy and mitigation plans (see Section 6).

	DESCRIPTION AND CONDITION	PHOTO DOCUMENTATION
5.1 CONTEXT	The Queensborough Northern Red Oak tree is situated on the east side of Pembina Street, immediately north of Salter Street in the Queensborough neighbourhood. The tree is set in close proximity to the front property line, 5 m from the existing ditch (swale), and on a flat surface. It has a strong street presence on this lot, and commands a dominant view along the entire streetscape. The tree exposure class (TEC) is described as “dominant” meaning it is open grown and free from competition. Condition assessment from the arborist’s report is described as “good”. The tree has a DBH (diameter) of 132 cm and a height of 18 m. The contribution value of the tree on the site, as measured by the arborist, is “high”.	 Seen from end of Salter Street, looking west  Seen from Salter Street, looking east  Seen from Pembina Street, looking south

	DESCRIPTION AND CONDITION	PHOTO DOCUMENTATION
5.2 ROOTS AND DRIP ZONE	The Queensborough Northern Red Oak tree has expanded to encompass much of the front yard, based on its canopy that extends out over the road and the house. The critical root zone (CRZ), denoting the area of undisturbed natural soil around the tree defined by a concentric circle with a radius equal to the distance from the trunk to the outermost circle of the dripline, is 8 m. There is also an open ditch located roughly 4.5 m from the tree alongside Pembina Street, within the critical root zone. The driveway to the north and roadway to the west and the house foundation to the east have likely suppressed the root activity. The roots are not visible to determine any degree of deterioration or damage. The east side root system is expected to be suppressed by the existing main building (i.e. the house) and to a lesser degree, the ditch.	 Swale or small ditch situated along the front of properties to the north on Pembina Street  Swale or small ditch situated along the front of the property

	DESCRIPTION AND CONDITION	PHOTO DOCUMENTATION
5.3 TRUNK	The trunk has a large number of codominant stems. The trunk is in generally good condition. Much of the pruning took place on the east side (facing the house). There is an indeterminant number of old pruning wounds with good compartmentalization. There is also a chain embedded in the trunk but it does not appear to be girdling.	 Base of the tree showing the trunk and codominant stems.  Chain embedded in the trunk, does not appear to be girdling.  Codominant stems and pruning wounds

	DESCRIPTION AND CONDITION	PHOTO DOCUMENTATION
5.4 CANOPY AND FORM	The canopy is expansive, extending to the north, south and west, and less so to the east due to pruning. The spread radius is 9 metres. There is a live crown ratio (LCR) of 70%, measured as percent of live crown observed in relation to a tree of normal form and with a full crown. Despite the fact that the trunk has a large number of codominant stems, the branches that run from those to create the canopy appear to be in good condition.	 Canopy as seen from rear  Form as seen from south side  Form as seen from south side (distant).  Expansive canopy seen from front.

	DESCRIPTION AND CONDITION	PHOTO DOCUMENTATION
5.5 FOLIAGE	The spread radius of the branches and foliage (dripline) is 9 m, measured from the face of the tree to the furthest extent of the tree's canopy as measured or estimated by an arborist. The tree is described by the arborist as having good vigour and dense crown, and an absence of nesting birds.	 Emerging foliage as seen in spring  Full foliage as seen in summer

6. CONSERVATION STRATEGIES

The following are the standards that define the principles of good conservation practice, and an assessment of how they relate to the proposed interventions to the Queensborough Northern Red Oak tree.

Preservation: the action or process of protecting, maintaining, and/or stabilizing the existing materials, form and integrity of a historic place or of an individual component, while protecting its heritage value.

Restoration: the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

Recommendations for the preservation and rehabilitation of this heritage resource are based on the original site visit, the Statement of Significance, and the arborist's report pertaining to the current condition, strategies for conservation and minimizing any impacts of the redevelopment on the tree.

In addition, the approach to conserving each component of the tree must be considered in light of municipal regulations and policy, *Standards and Guidelines for the Conservation of Historic Places*, the current condition assessment and complexities of its natural form etc.. This involves applying the relevant approaches to understand, document, assess and maintain, namely through the Guidelines 4.1.8.1 to 4.1.8.7.

As part of this Conservation Plan, all approaches comprise the retention of the Queensborough Northern Red Oak tree and protection and maintenance strategies, both pre- and post-construction. This is drawn from QBC Tree Consulting and Services Ltd., as illustrated in part on the Tree Management Drawing (Figure 17) and as further elaborated on in their report dated **September 18, 2023**, hereafter referred to as the **"Arborist's Report."**

There are two other trees on this site proposed to be retained and conserved, identified in the Arborist Report as "Tree #A2" and "Tree #A3." While conservation is necessary for those trees as well, this Conservation Plan focuses on the Queensborough Northern Red Oak tree, identified as "Tree #A1."

In the event of any discrepancy between the Arborist's Report and this Conservation Plan, the former shall apply.



For the purposes of assessing conservation approaches, the project is divided into four phases:

1. Pre-construction
2. Demolition
3. Construction
4. Post-construction

These apply to Sections 6.1 to 6.5 below. In addition, to fully address the post-construction phase, a Landscape Plan was prepared by Maruyama and Associates Landscape Architects dated **February 3, 2023**, which applies to Section 6.6 below.

6.1. CONTEXT

The Queensborough Northern Red Oak tree will be fully protected and conserved on site, covering the pre-construction, demolition, construction and post-construction phases of this proposed development (see further detail in Sections 6.2 to 6.5).

Conservation Strategy: Preservation

- Preserve all components of the tree. All rehabilitation work should occur within the property line and building envelope.

6.2. ROOTS AND DRIP ZONE

The roots and drip zone of the Queensborough Northern Red Oak tree will be fully protected and conserved in keeping with accepted professional arboreal practices. Minimal or no intrusion shall be the overall goal. The swale (ditch) is proposed to be filled in: this will also require supervision to ensure that the work, if occurring within the tree protection zone, is done to minimize any impact on the roots or the ground. This applies primarily to the pre-construction, demolition and construction phases of the development, but has some application to the long-term (i.e. post-construction) phase of the development.

Conservation Strategy: Preservation and Rehabilitation

- Provide suitable fencing to restrict all work to the outside of the tree protection zone; any work within that zone must be approved in advance and supervised by the Project Arborist.
- Proper root pruning to be done only where necessary and performed by the Project Arborist.
- No heavy machinery shall occur within the tree protection zone; only low-impact methods for excavation (i.e. hand digging or equivalent) are acceptable.
- Soil aeration system within the critical root zone (CRZ) is recommended for pre-construction, pre-ditch infill and post-construction under supervision of the Project Arborist.

- Demolition of the existing house and installation of a walkway at the east end of the tree, or any other related activity within 1 m of the tree protection zone, requires on-site supervision by the Project Arborist. Upon completion of demolition, and careful removal of all demolition debris, the tree protection barrier shall be extended 26.3 feet from the trunk.
- Apply 4" mulching on the area formerly occupied by the house after its removal to maintain soil moisture.
- Excavation for proposed Building A and Building B as identified on the DP drawings shall be done with on-site supervision by the Project Arborist. Any debris associated with any construction must be kept outside the tree protection zone.
- Rehabilitation of the grounds within the tree protection zone, in the form of proposed plantings or landscaping features, or the proposed walkway, shall be done with on-site supervision by the Project Arborist. The proposed walkway must be installed at or near existing grade.
- On-going (longer-term) treatment of the area immediately around the tree should follow best practices with minimal or no intrusion, or if work is done, that it be done using hand-digging. No heavy machinery is allowed in the tree protection zone under any circumstances.
- New plantings within the tree protection zone shall be limited to no more than 4" of good top soil to minimize any existing soil disturbance and, overall, no more than 3" of additional good quality landscape soil (not construction fill shall be added into that zone).

6.3. TRUNK

The trunk of the Queensborough Northern Red Oak tree will be fully protected and conserved, in keeping with accepted professional arboreal practices. No intrusion shall be the overall goal. This applies primarily to the post-construction phase of the development, but also has some application to the demolition and construction phases of the development.

Conservation Strategy: Preservation and Potential Rehabilitation

- Preserve the trunk and, if necessary, undertake work to remove the chain, but only those parts that are exposed. If this rehabilitation work is undertaken, it should require on-site supervision by the Project Arborist to ensure no damage to the trunk occurs as part of that work.

6.4. CANOPY AND FORM

The canopy and form of the Queensborough Northern Red Oak tree should remain intact and maintained. Any pruning that may be necessary must be approved by, and supervised by, the Project Arborist and in keeping with accepted professional arboreal practices. This applies to the post-construction phase of the development.

Conservation Strategy: Preservation

- Retain the existing canopy and overall form.
- Prune where necessary: removing branches only if damaged or diseased.

6.5. FOLIAGE

The foliage of the Queensborough Northern Red Oak tree should remain intact and maintained, in keeping with accepted professional arboreal practices. This applies to the post-construction phase of the development.

Conservation Strategy: Preservation

- Retain the existing foliage in conjunction with the practices outlined in Sections 6.2 to 6.5.

6.6. LANDSCAPING

A landscape plan was prepared by Maruyama and Associates Landscape Architects on February 3, 2023 (Figure 18). While this covers the post-construction approach to the entire site, it also includes relevant strategies for the area immediately around the Queensborough Northern Red Oak tree.



Conservation Strategy: Rehabilitation

- Implementation of the approved Landscape Plan. This includes retaining the area around the tree, within the drip zone, as outdoor amenity space. Related new features such as complementary trees, a walkway, benches, lighting and signage are to be located immediately outside that zone in order to preserve and protect the Queensborough Northern Red Oak tree.
- It is recommended to integrate that plan into the Heritage Revitalization Agreement and make it a condition that no deviation would be permitted for the area within the drip zone without formal city approval and sign-off by an arborist.

6.7. CONCLUSION

The key areas for conservation strategies to ensure the viability of the Queensborough Northern Red Oak tree include:

1. Full retention on its existing site, maintaining its context.
2. Full protection of a well-defined zone around the tree prior to initiating any work on site, and adjusting that protection once the house on site is demolished.
3. Protection of the trunk, canopy and overall form, and foliage – prior to, during and following the completion of development.
4. On site review and monitoring by an arborist for any aspects of work that must be sensitively undertaken.
5. On-going assessment and maintenance where necessary, on an annual basis, or more frequently where necessary, which is recommended to be set as a condition of a Heritage Revitalization Agreement (HRA) that may be part of this development proposal.
6. Implementation of the approved Landscape Plan and conditions to protect the area from further alteration without formal approval and the input of an arborist. It is recommended to integrate that plan into the HRA.

The degree of heritage conservation as outlined in this report will allow for a high level of protection and for the health and long-term viability of the Queensborough Northern Red Oak tree. It is expected that all work undertaken on or around the tree follows *Standards and Guidelines for the Conservation of Historic Places*, and particularly the guidelines set out in Section 4.1.8. All work on site must not have any impact on the tree's character-defining elements.

7. REFERENCES

7.1. MUNICIPAL AND OTHER RECORDS

- Title Search: N/A
- City of New Westminster Plans: No plans available
- City of New Westminster Archives Plans: No plans available
- Water Application Records: Not available
- Maps: Fire Insurance Plans: 1913 and 1957
- City Directories: Wrigley's British Columbia Directory (1919-1923); Wrigley Henderson Amalgamated (1924-1926); Wrigley's BC Directory (1926-1932); Wrigley's Greater Vancouver and New Westminster Directory (1933); Sun British Columbia Directory (1934); British Columbia and Yukon Directory (1935-1948); Vancouver and New Westminster City Directory (1949 -1955); Lower Fraser Valley Directory (1956-1966), (1970-2001)
- BC Assessment Records <https://www.bcasessment.ca/>
- The History of Queensborough by Queensborough Landing SC, November 8, 2018 <http://queensboroughlanding.ca/the-history-of-queensborough/>
- New Westminster's Neighbourhoods – Historical Context Statements (Queensborough), Denise Cook Design / Birmingham & Wood / Jean Barman, July 8, 2011 <https://www.newwestcity.ca/database/rte/files/Queensborough%20Context%2008%20July%202011.pdf>

7.2. PUBLICATIONS AND DOCUMENTS

- *Royal City – A Photographic Inventory of New Westminster, 1858-1960.* Jim Wolf, Heritage House Publishing Company Ltd., 2005.
- *Historical Atlas of Vancouver and the Fraser Valley.* Derek Hayes, Douglas & McIntyre, 2005.
- *Penguin Dictionary of Architecture and Landscape Architecture*, 5th Edition, Penguin Books, 1999.
- *Time and Tide: The Settlement of Lulu Island's South Arm Shore.* Mary Keen, City of Richmond Archives, 2005.



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APPENDIX 3

CONFIRMATION OF COMMITMENT BY REGISTERED AND/OR CERTIFIED PROFESSIONAL

Date: _____

City of New Westminster

511 Royal Avenue

New Westminster, B.C. V3L 1H9

Attention: Director of Climate Action, Planning and Development

Re: Heritage Revitalization Agreement for Heritage Tree, 203 Pembina Street

The undersigned hereby undertakes to be responsible for field reviews of the construction carried out at the captioned address for compliance with the requirements of Appendix 2 (Conservation Plan) and/or Appendix 6 (Arborist Report) of the Heritage Revitalization Agreement applicable to the property, which the undersigned acknowledges having received and reviewed, and undertakes to notify the City of New Westminster in writing within one business day if the undersigned's contract for field review is terminated at any time during construction. This letter is not being provided in connection with Part 2 of the British Columbia Building Code, but in connection only with the requirements of the Heritage Revitalization Agreement.

Registered and/or Certified Professional's Name

Address

Signature or Seal

Telephone No.

APPENDIX 4

CERTIFICATION OF REGISTERED AND/OR CERTIFIED PROFESSIONAL

Date: _____

City of New Westminster

511 Royal Avenue

New Westminster, B.C. V3L 1H9

Attention: Director of Climate Action, Planning and Development

Re: Heritage Revitalization Agreement for Heritage Tree, 203 Pembina Street

I hereby give assurance that I have fulfilled my obligations for field review as indicated in my letter to the City of New Westminster dated _____ in relation to the captioned property, and that the work complies in all material respects with the requirements of Appendix 2 (Conservation Plan) and/or Appendix 6 (Arborist Report) of the Heritage Revitalization Agreement referred to in that letter. This letter is not being provided in connection with Part 2 of the British Columbia Building Code, but in connection only with the requirements of the Heritage Revitalization Agreement.

Registered and/or Certified Professional's Name

Address

Signature or Seal

Telephone No.

APPENDIX 5

APPROVED PLANS

PEMBINA STREET TOWNHOMES

203 PEMBINA ST, NEW WESTMINSTER

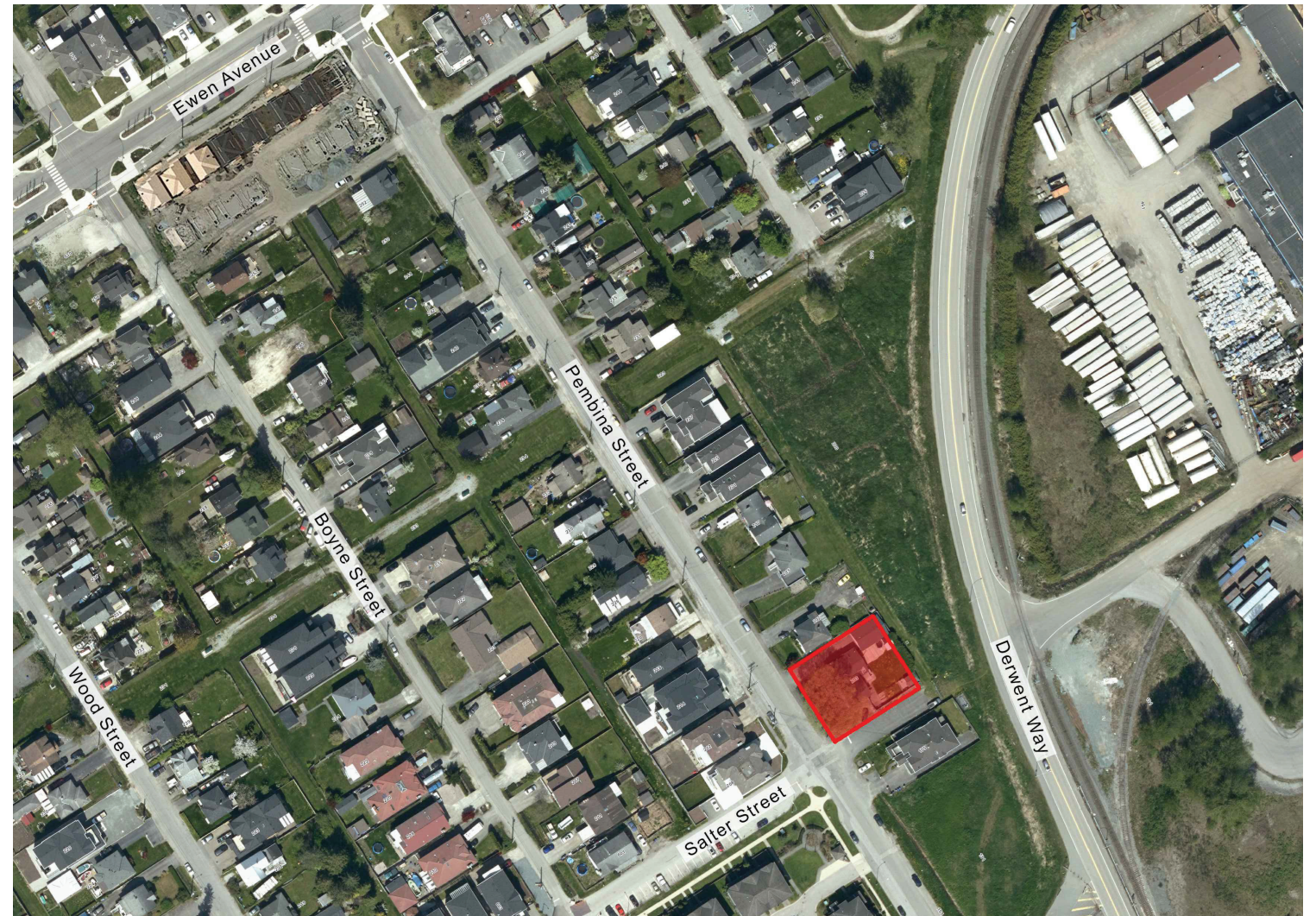
HERITAGE REVITALIZATION AGREEMENT RESUBMISSION

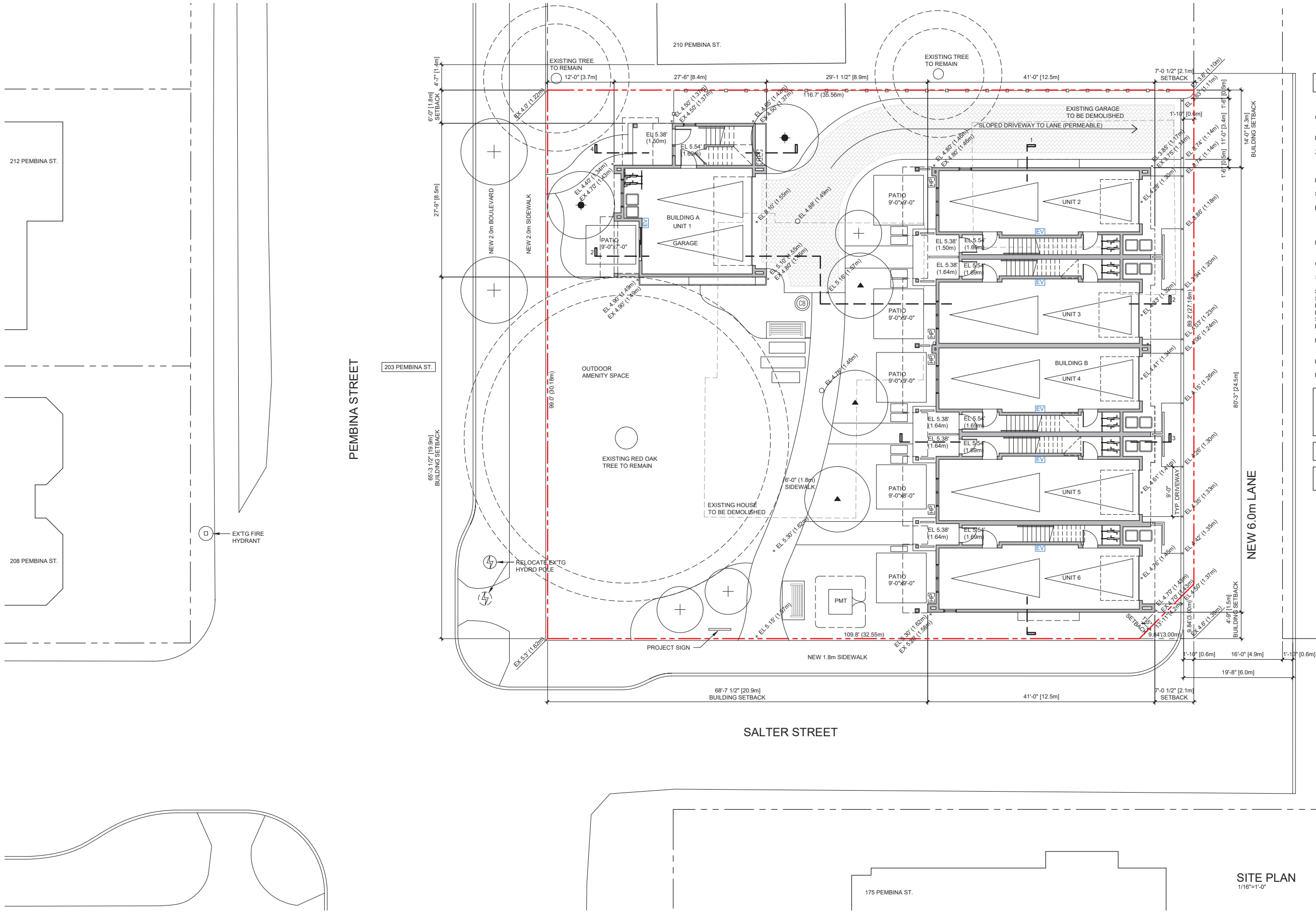
NOVEMBER 21, 2023



BERNARD DECOSSE
ARCHITECT INC.

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





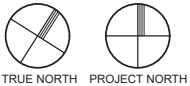
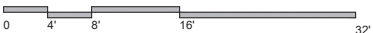
PROJECT DATA

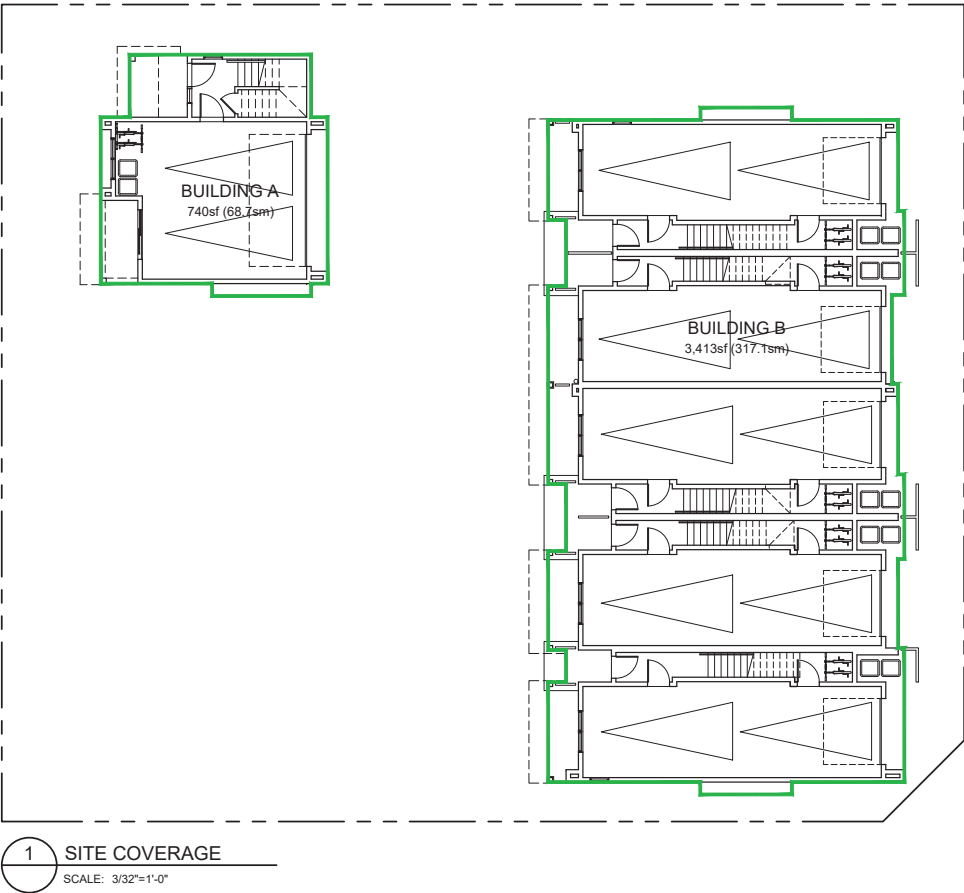
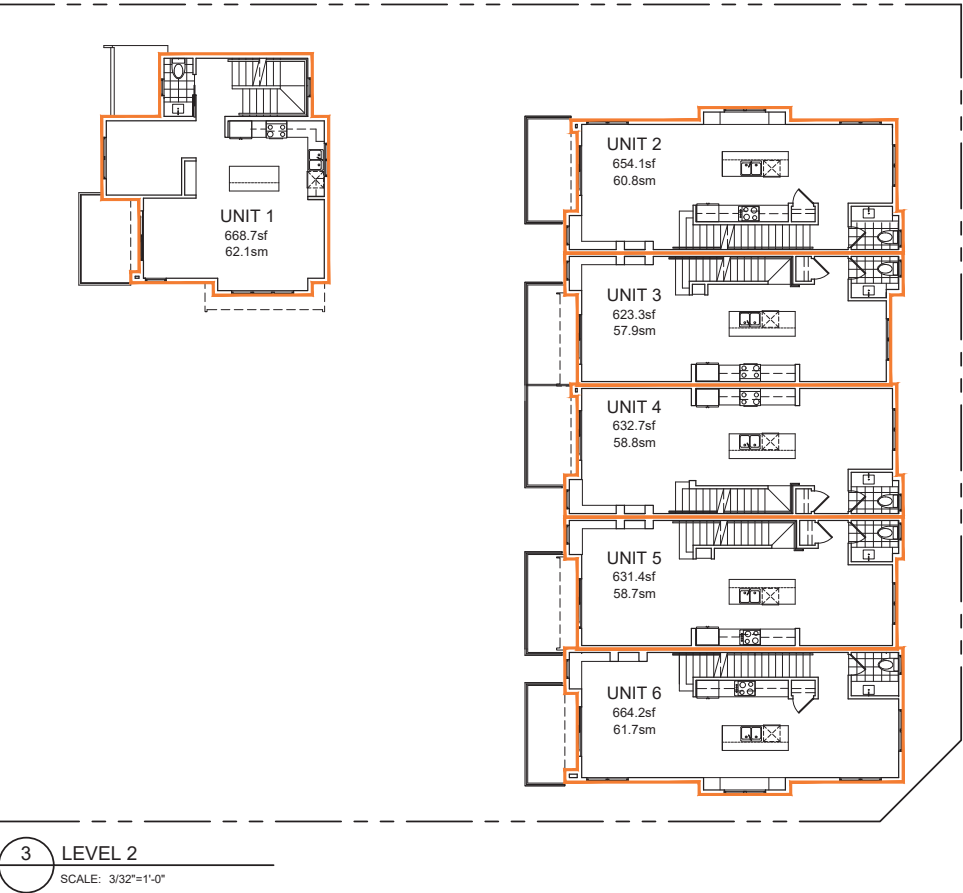
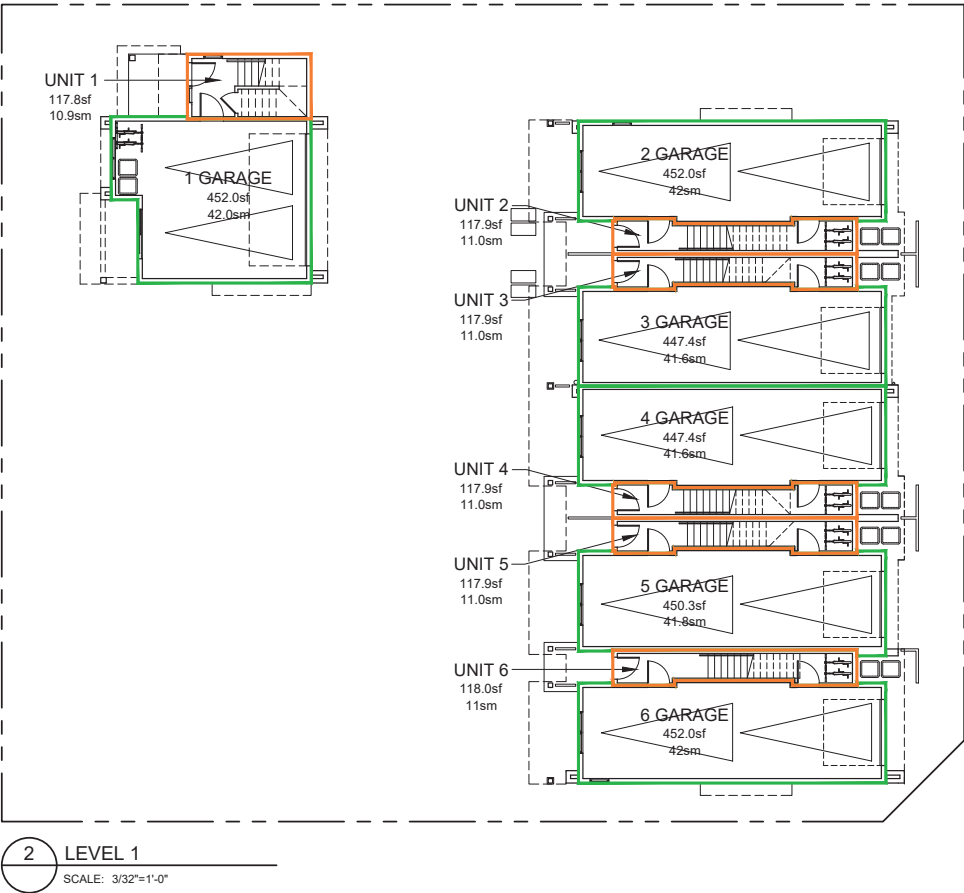
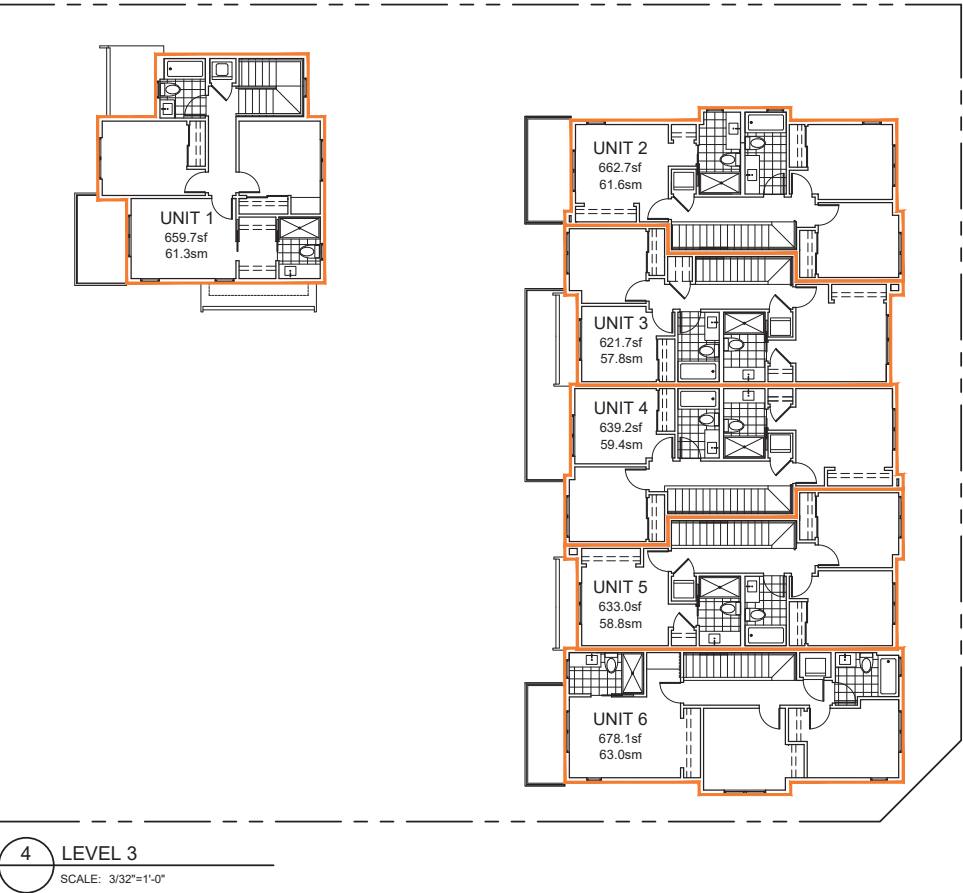
CIVIC ADDRESS:	203 PEMBINA STREET, NEW WESTMINSTER, BC.
LEGAL DESCRIPTION:	LOT 1, DL 757, GROUP 1, NWD 2586
ZONING:	CURRENT - SINGLE FAMILY RESIDENTIAL RQ-1 PROPOSED - COMPREHENSIVE DEVELOPMENT DISTRICT
LOT AREA:	11,504.5sf (1,068.8sm)
SITE COVERAGE:	BUILDINGS: (4,153.0sf/ 11,504.5sf)100 = 36.1%
BUILDING FLOOR AREA:	11,177.3sf (1,038.4sm)
(EXCL ENTRIES & GARAGES):	7,768.8sf (721.7sm)
FLOOR SPACE RATIO:	11,177.3sf/ 11,504.5sf = 0.97
(EXCL GARAGES):	7,768.8sf/ 11,504.5sf = 0.68
OPEN SPACE:	2,750.0sf/ 11,504.5sf = 0.24(100) = 24%
SETBACKS:	BUILDING A BUILDING B
SIDE NORTH	6'-0" (1.80m) 14'-0" (4.27m)
SIDE SOUTH	65'-3" (19.90m) 4'-8" (1.45m)
FRONT WEST	12'-0" (3.66m) 68'-6" (20.92m)
REAR EAST	- 7'-0" (2.15m)
SOUTH EAST CORNER	- 1'-4" (0.43m)
BETWEEN BUILDINGS	29'-1" (8.88m) -
BUILDING HEIGHT:	BUILDING A BUILDING B
	33'-2" (10.15m) 33'-5" (10.24m)
RESIDENT PARKING:	2.0 SPACES/ UNIT = 12 SPACES
BICYCLE PARKING:	2.0 SPACES/ UNIT = 12 SPACES

[EV] 12 RESIDENT PARKING SPACES TO BE EQUIPPED WITH ENERGIZED OUTLETS PROVIDING LEVEL 2 ELECTRIC VEHICLE CHARGING WITH AN ENERGY MANAGEMENT SYSTEM.

[HP] HEAT PUMP LOCATION

THE PROJECT IS TO BE CONSTRUCTED TO STEP CODE 3 ENERGY STANDARD





FLOOR AREAS

UNIT#	LEVEL 1 AREA	GARAGE AREA	LEVEL 2 AREA	LEVEL 3 AREA	UNIT AREA INCL. ENTRY & GARAGE	UNIT AREA EXCL. ENTRY & GARAGE
BLDG. A						
1	117.8	452.0	668.7	659.7	1,898.2sf	1,328.4sf
BLDG. B						
2	117.9	452.0	654.1	662.7	1,886.7sf	1,316.8sf
3	117.9	447.4	623.3	621.7	1,810.3sf	1,245.0sf
4	117.9	447.4	632.7	639.2	1,837.2sf	1,271.9sf
5	117.9	450.3	631.4	633.0	1,832.6sf	1,264.4sf
6	118.0	452.0	664.2	678.1	1,912.3sf	1,342.3sf
TOTAL:	707.4sf	2,701.1sf	3,874.4sf	3,894.4sf	11,177.3sf	7,768.8sf

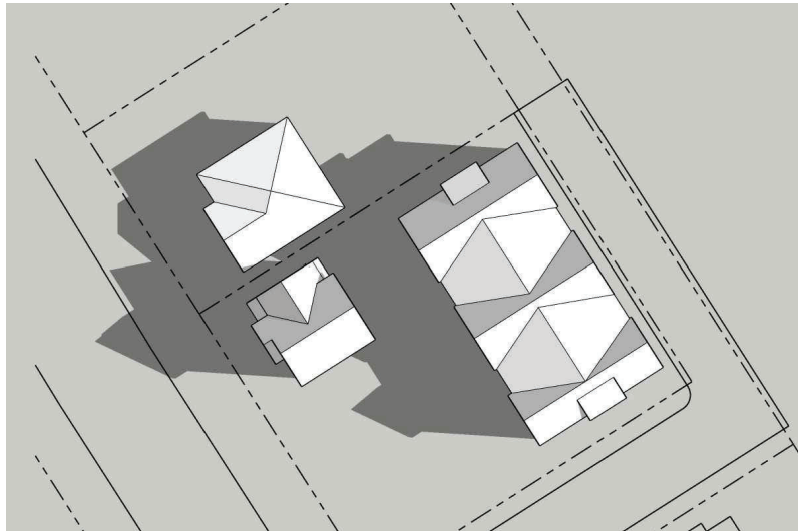
AREA SUMMARY

BUILDING A			
UNIT #	BEDRMS	AREA	+ ENTRY & GARAGE AREA
1	3	1,328.4sf (123.4sm)	1,898.2sf (176.3sm)
TOTAL:		1,328.4sf (123.4sm)	1,898.2sf (176.3sm)
BUILDING B			
UNIT #	BEDRMS	AREA	+ ENTRY GARAGE AREA
2	3	1,316.8sf (122.3sm)	1,886.7sf (175.3sm)
3	3	1,245.0sf (115.7sm)	1,810.3sf (168.2sm)
4	3	1,271.9sf (118.2sm)	1,837.2sf (170.7sm)
5	3	1,264.4sf (117.5sm)	1,832.6sf (170.3sm)
6	3	1,342.3sf (124.7sm)	1,912.3sf (177.6sm)
TOTAL:		6440.4sf (598.3sm)	9,279.1sf (862.1sm)
PROJECT AREA TOTAL: 7,768.8sf (721.7sm) 11,177.3sf (1,038.4sm)			

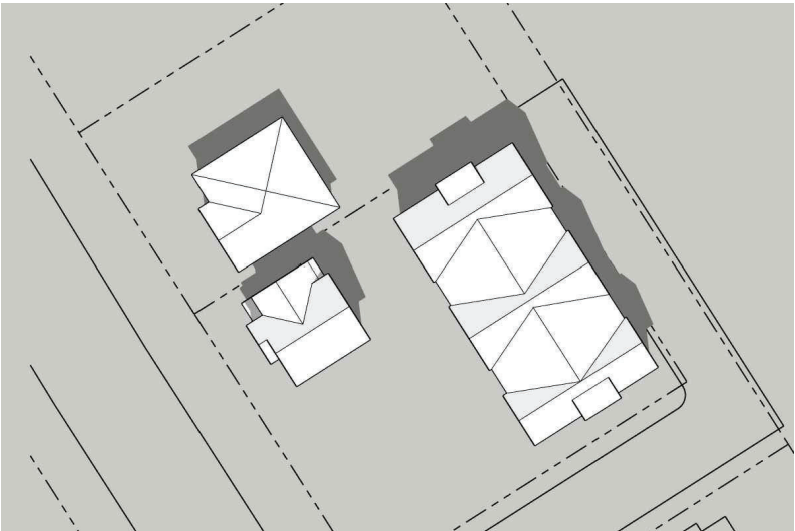
SITE COVERAGE

BUILDING A	740.0sf (68.7sm)
BUILDING B	3,413.0sf (317.1sm)
TOTAL:	4,153.0sf (385.8sm)

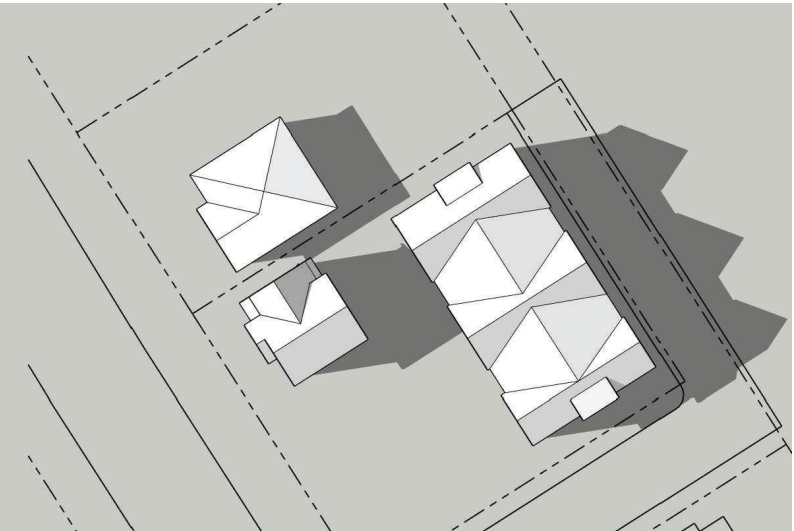
JUNE 21st



9:00 AM

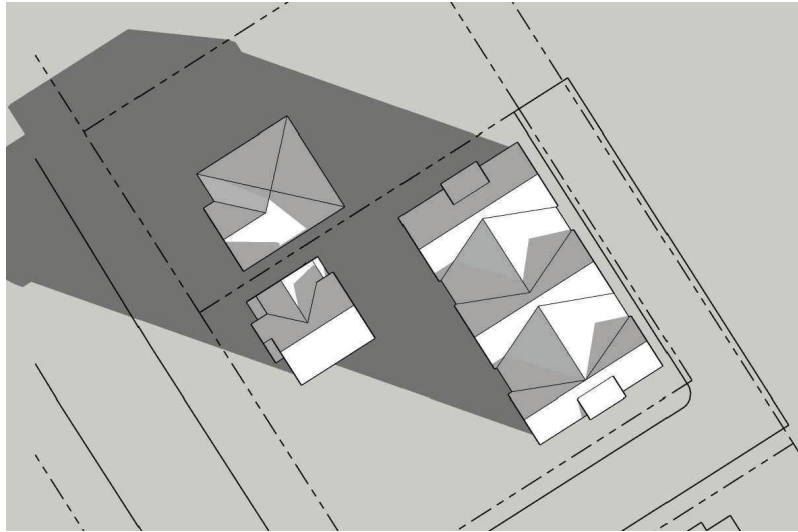


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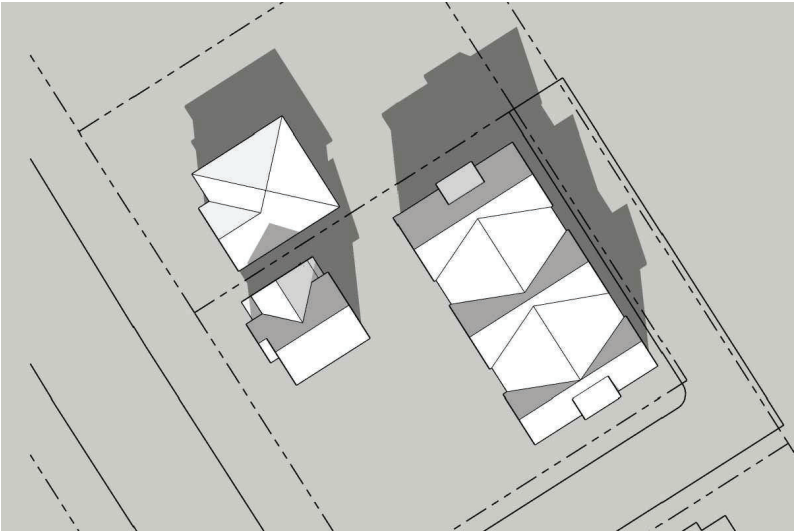


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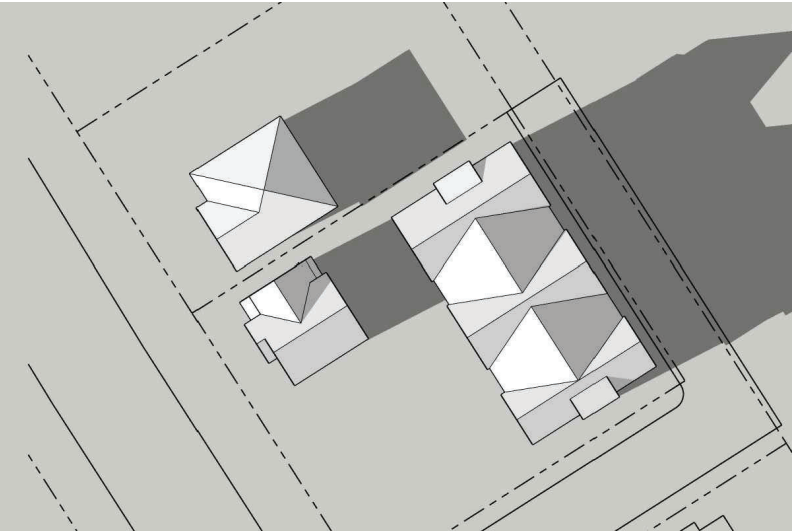
MARCH /
SEPT. 21st



9:00 AM

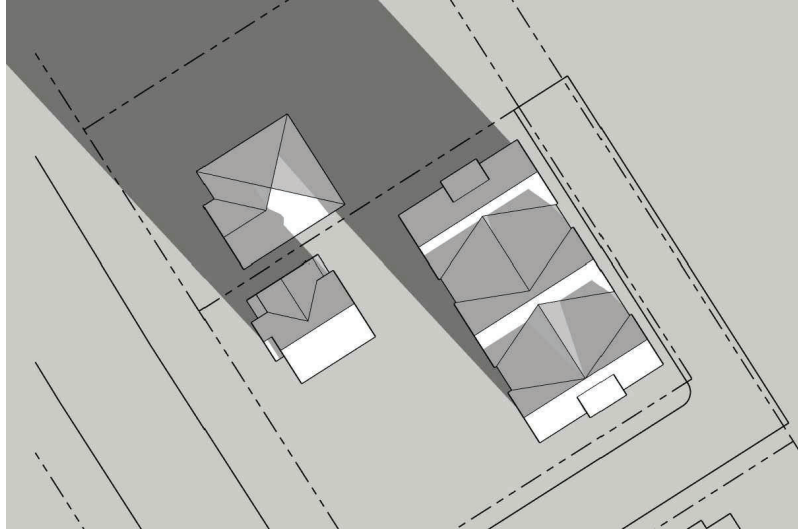


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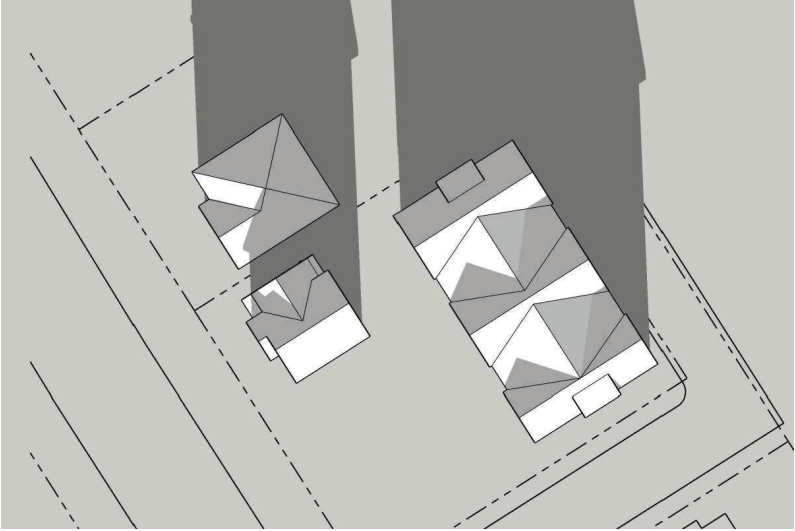


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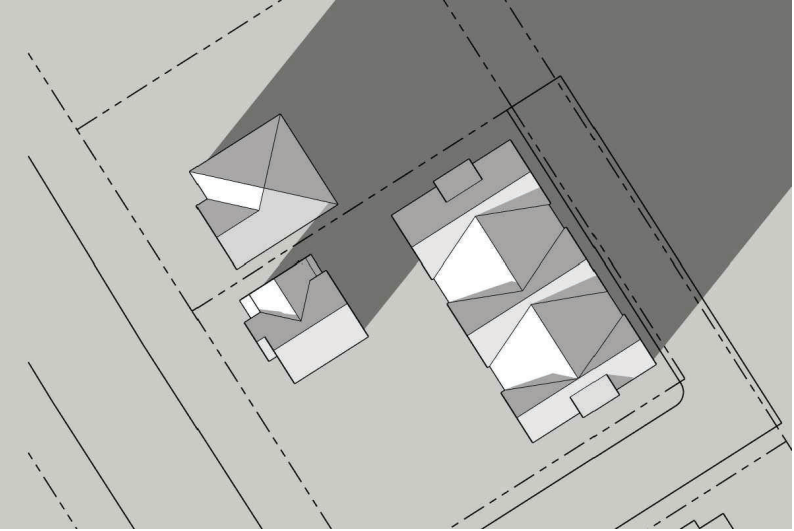
DEC. 21st



9:00 AM



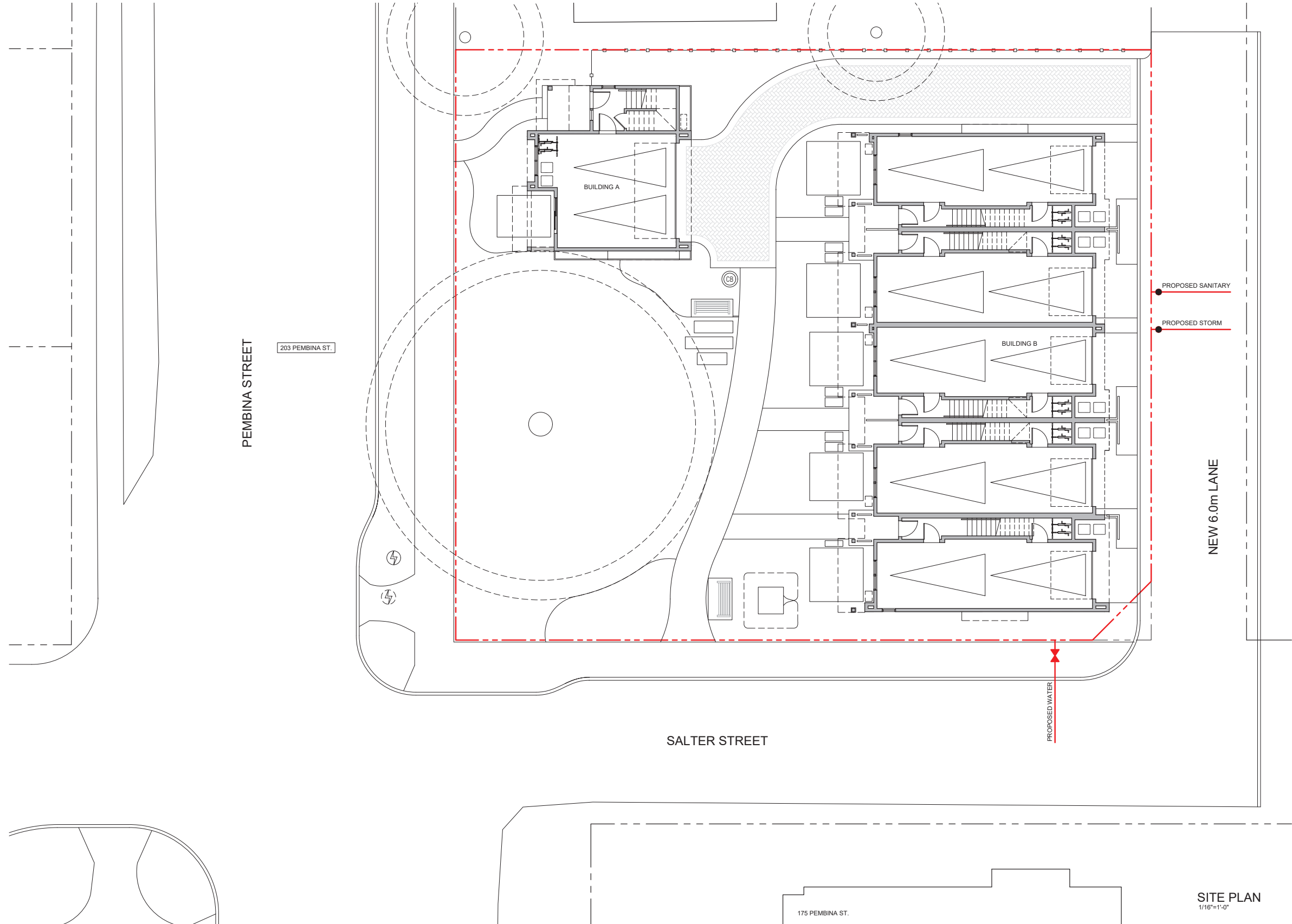
12:00 PM



3:00 PM



PEMBINA STREET STREETScape
1/8"=1'-0"





BUILDING A SOUTH ELEVATION - BUILDING B SECTION 3



BUILDING A WEST ELEVATION



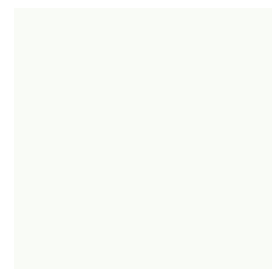
BUILDING B SOUTH ELEVATION



BUILDING B WEST ELEVATION



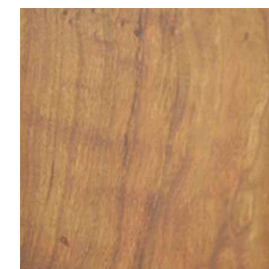
① FIBER-CEMENT BOARD
HORIZONTAL SIDING - PAINTED
(4" EXPOSURE) W/ PAINTED
CORNER BOARDS TO MATCH
- KRIMSON LAKE (90BG 08/075)



② FIBER CEMENT BOARD &
BATTENS - PAINTED W/
PAINTED CORNER BOARDS &
BATTENS TO MATCH - SWISS
WHITE (30BG 72/017)



③ ASPHALT ROOF SHINGLES:
IKO CAMBRIDGE
WEATHERWOOD



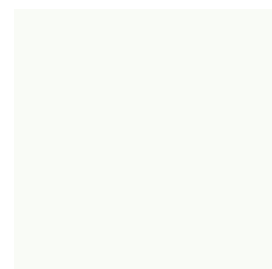
④ SOLID CORE WOOD DOOR:
STAINED - NATURAL
TRANSLUCENT STAIN



⑤ DOUBLE-GLAZED VINYL
FRAMED WINDOWS:
MANUFACTURER'S BLACK
W/ WOOD TRIM



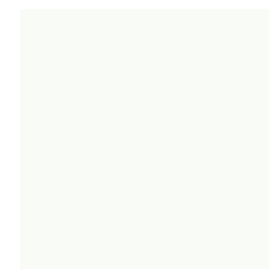
⑥ DOUBLE-GLAZED VINYL
FRAMED SLIDING DOORS:
MANUFACTURER'S BLACK
W/ WOOD TRIM



⑦ WOOD FASCIAS, WOOD TRIMS,
WOOD BARGEBOARDS, WOOD
CLAD POSTS - PAINTED-
SWISS WHITE (30BG 72/017)



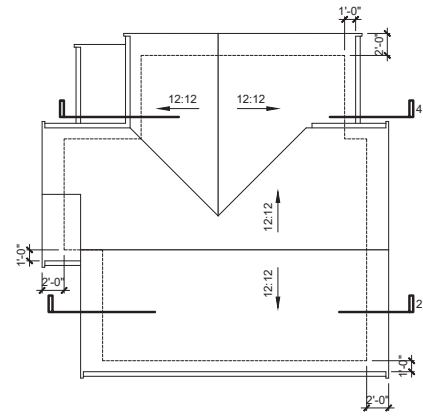
⑧ PREFINISHED METAL
GUARDRAIL W/ SAFETY
GLASS: POWDER COATED -
BLACK



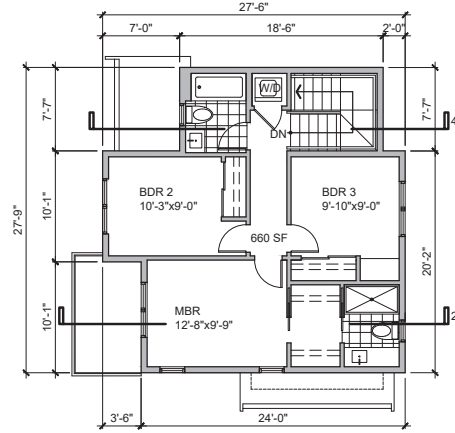
⑨ PREFINISHED ALUMINUM
OVERHEAD GARAGE DOOR -
PAINTED -
SWISS WHITE (30BG 72/017)



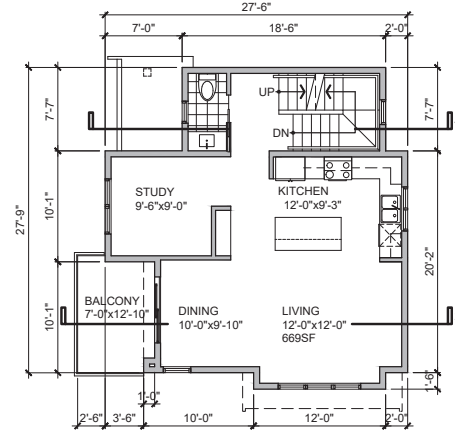
⑩ PREFINISHED ALUMINUM
GUTTERS & RAIN WATER
LEADERS - COLOUR TO
MATCH FIELD COLOUR



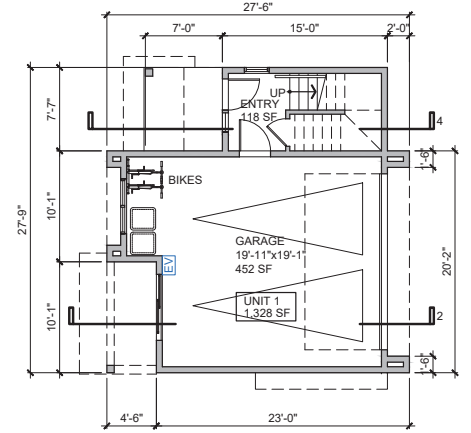
ROOF PLAN
1/8"=1'-0"



LEVEL 3
1/8"=1'-0"

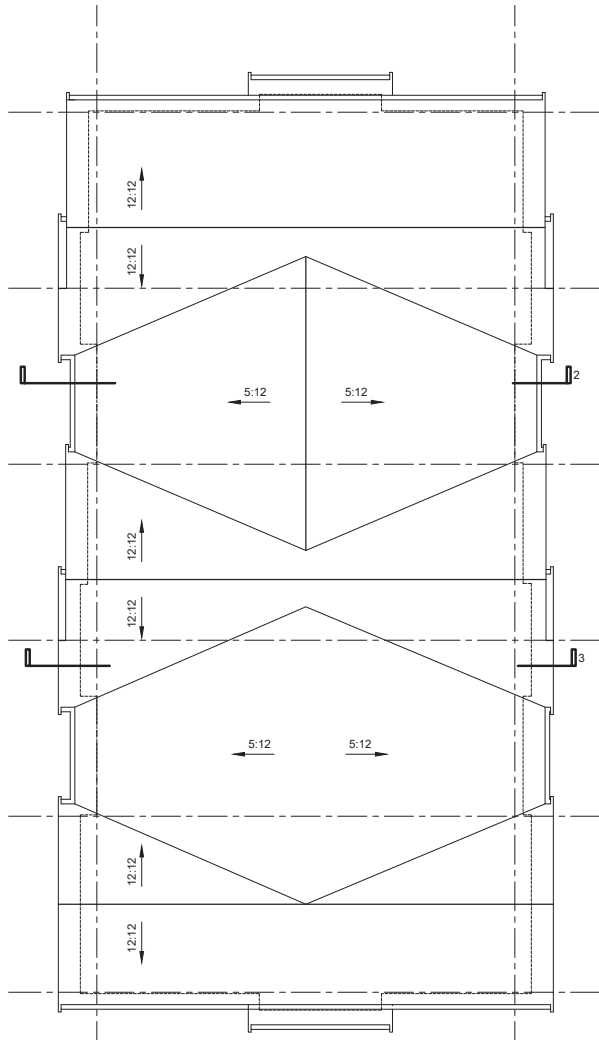


LEVEL 2
1/8"=1'-0"

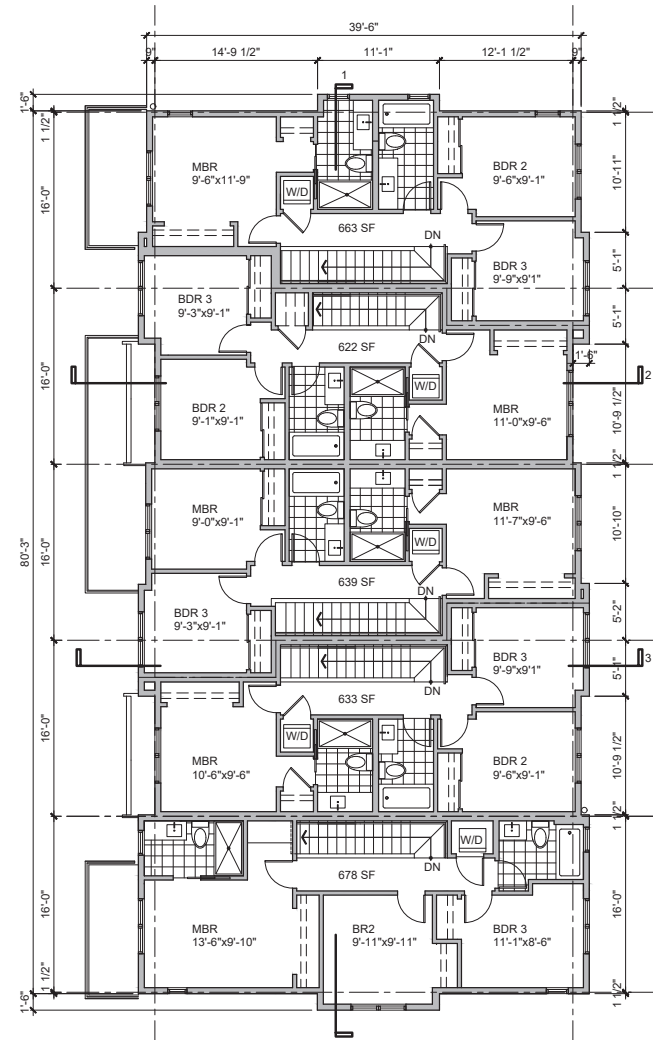


LEVEL 1
1/8"=1'-0"

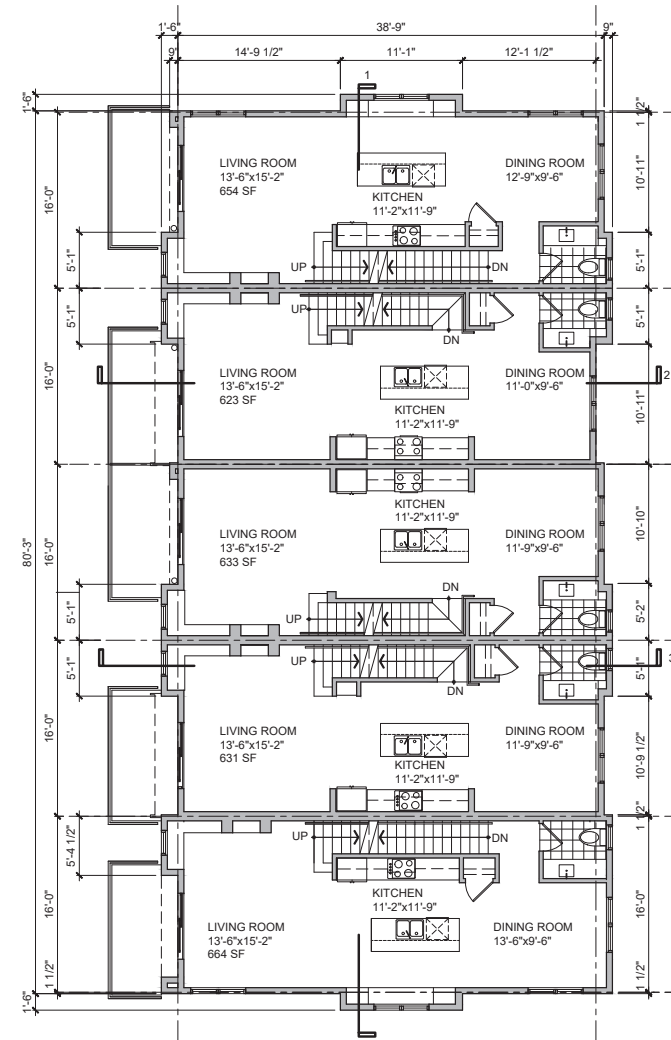
BUILDING A



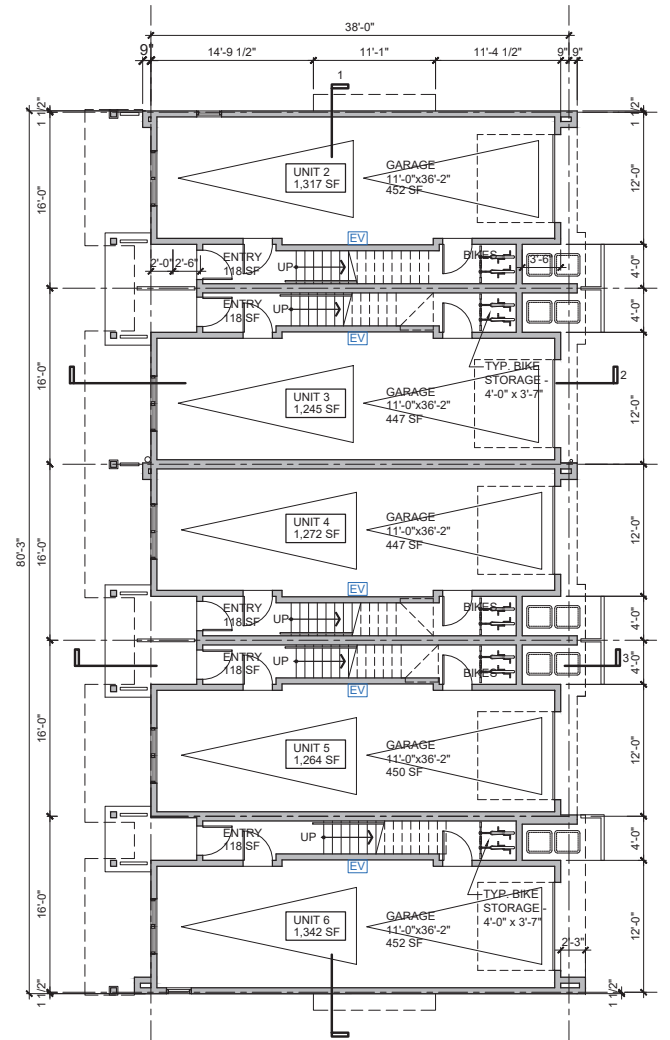
ROOF PLAN
1/8"=1'-0"



LEVEL 3
1/8"=1'-0"

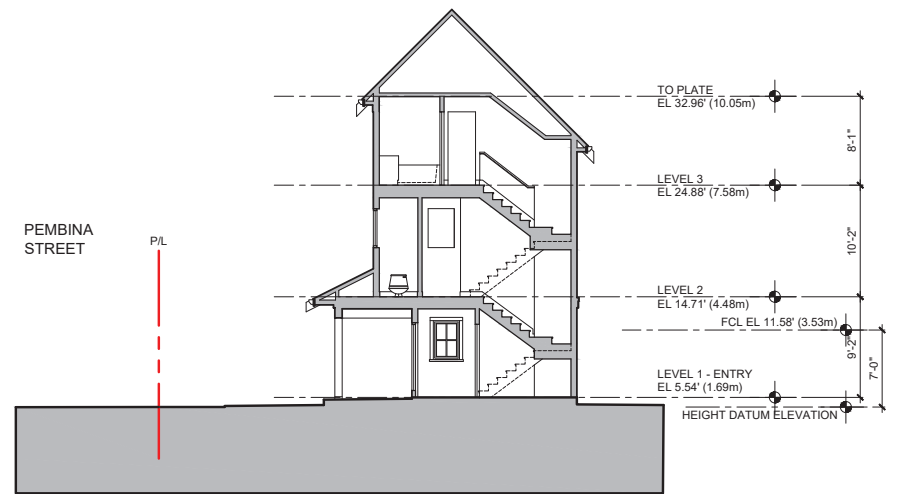


LEVEL 2
1/8"=1'-0"

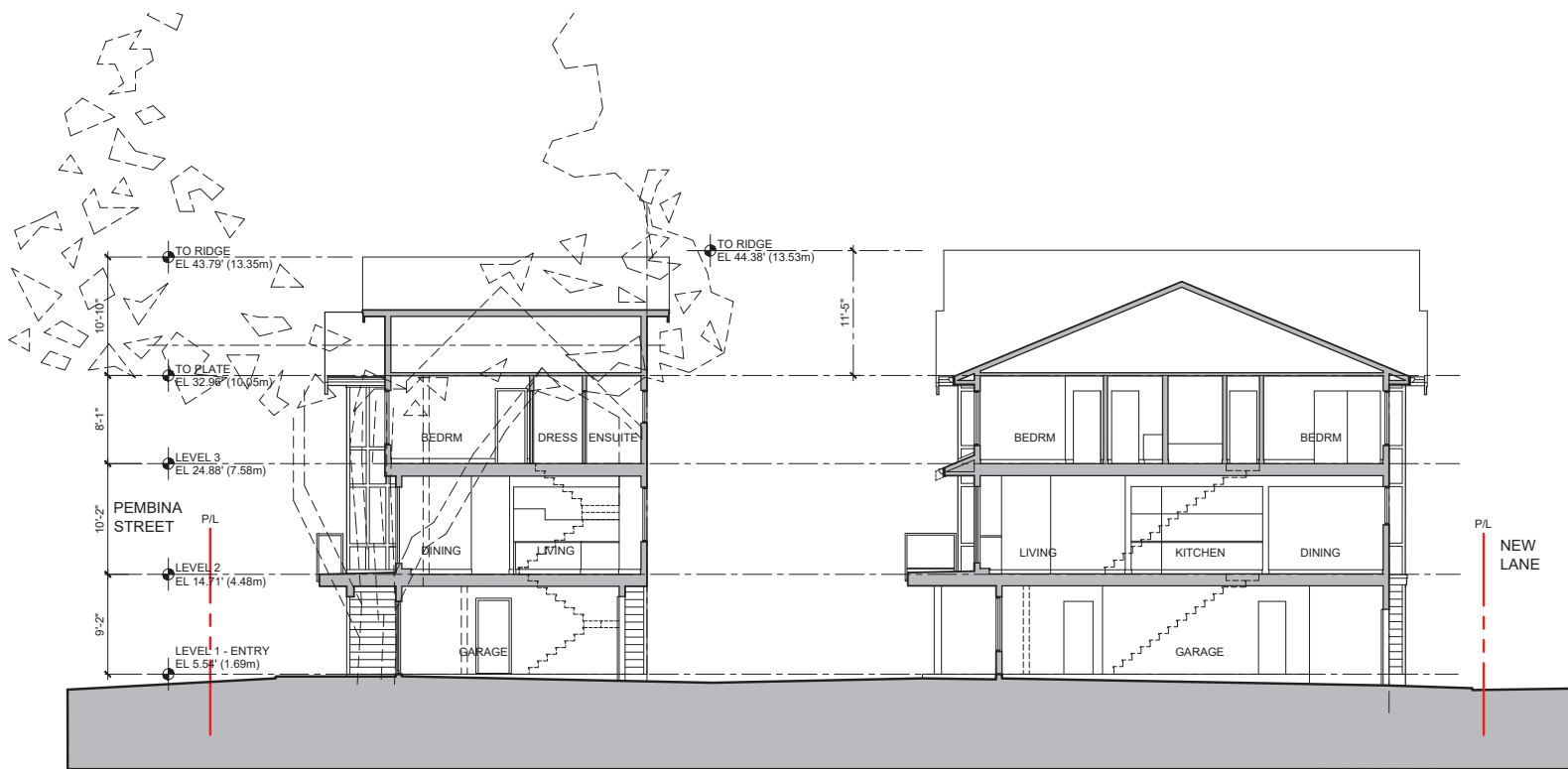


LEVEL 1
1/8"=1'-0"

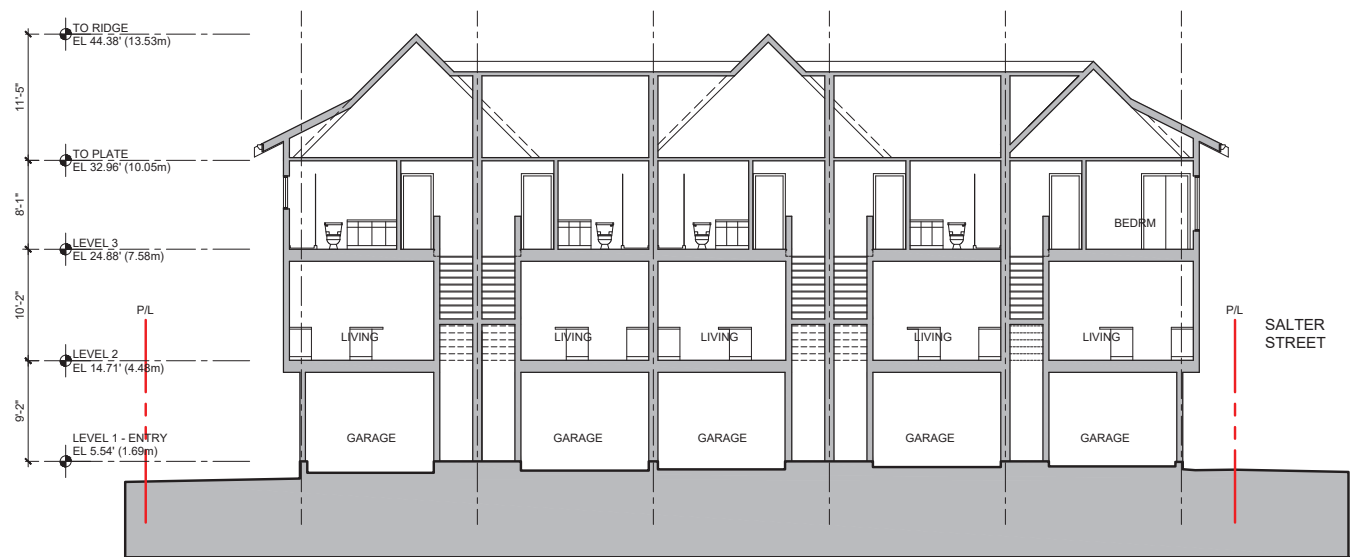
BUILDING B



BUILDING A SECTION 4
1/8"=1'-0"



BUILDING A & B SECTION 2
1/8"=1'-0"



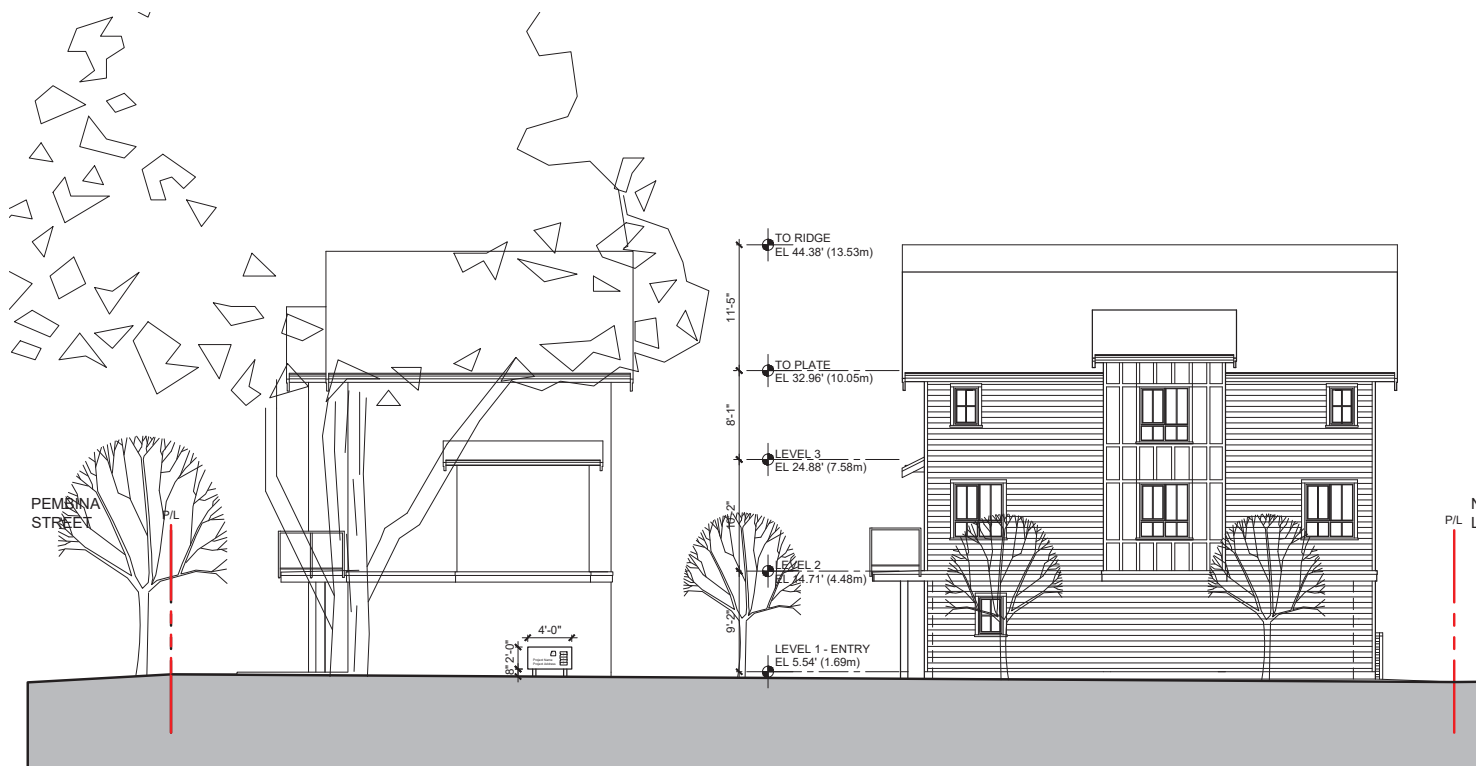
BUILDING B SECTION 1
1/8"=1'-0"



BUILDING A SOUTH ELEVATION - BUILDING B SECTION 3
1/8"=1'-0"



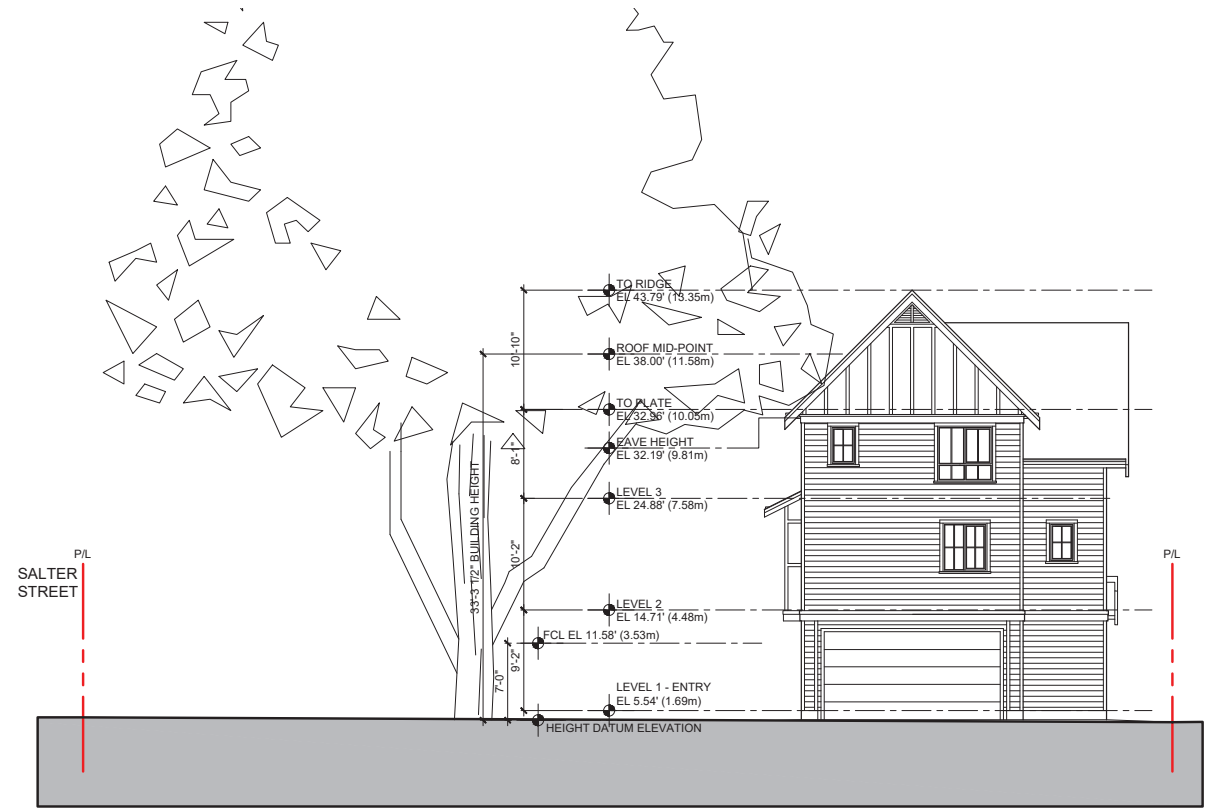
BUILDING A WEST ELEVATION
1/8"=1'-0"



BUILDING B SOUTH ELEVATION
1/8"=1'-0"



BUILDING B WEST ELEVATION
1/8"=1'-0"



BUILDING A EAST ELEVATION
1/8"=1'-0"

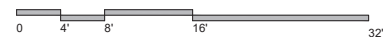


BUILDING A & B NORTH ELEVATIONS
1/8"=1'-0"



BUILDING B EAST ELEVATION
1/8"=1'-0"

BUILDING A & B NORTH & EAST ELEVATIONS



DESIGN RATIONALE

The subject site is located on the northeast corner of the intersection of Salter and Pembina Streets. The property is currently zoned RQ-1 Single Family Residential. There are single family homes on the adjacent properties to the north, south and west. The east side of the property is bounded by an unopened lane and open space providing a buffer from Derwent Way. The dominant feature on the property is an existing large Red Oak tree that may well be the most significant specimen tree in Queensborough. The proposal will protect the existing specimen tree through a Heritage Revitalization Agreement, ensuring its survival well into the future. The existing home would be demolished and replaced with a new single family home sited to the north of the tree and a 5-unit townhome building sited on the east side of the property. A new lane along the east of the property will provide vehicular access to the 5 townhomes and the standalone unit.

The site is 11,505 sf and the proposal is for 6 new residential units of +/- 1400 sf for a floor space ratio of .68 and a site coverage of 36.1%. The property owner would enter into a Heritage Revitalization Agreement with the City of New Westminster, to save the specimen tree going forward, in return for bonus density.

The Queensborough Community Vision

This proposed Official Community Plan Amendment and Rezoning is consistent with the **‘Goals for Achieving the Queensborough Community Vision’**.

Queensborough is a connected, equitable, inclusive, and safe community.

- The site is located within walking distance of Ewen Avenue, the civic and commercial spine of the Queensborough Neighborhood.
- The development will employ Crime Prevention Through Environmental Design (CPTED) principles such as the inclusion of open spaces that encourage neighbourliness, primary living spaces located to provide 'eyes on the street' surveillance, resident 'ownership' of the public area in front of their unit and landscape that clearly defines private and public space within the townhouse site.

Queensborough has diverse and adaptive economic uses that respond to regional, city-wide, and local needs.

- The increased number of residents will improve the viability of local small business, increase demand for more local commercial services and build upon regional service, business, and entertainment areas.

Queensborough has reduced community energy use and the related impacts on climate change.

- The project is located near existing public transportation and is within walking distance to existing commercial, business and entertainment areas.
- These new homes will be constructed to meet current energy standards of New Westminster and the current British Columbia Building Code. Building and landscape design will incorporate sustainable principles.
- Recycling will contribute to waste reduction.

Queensborough protects and enhances natural systems that are ecologically sensitive and important, and/ or provide scenic beauty and enhance community character.

- The HRA will ensure that the specimen tree is protected well into the future.
- Once the property has been developed there will be a significant addition to the urban forest and to the general landscape character for both the residents and larger community to enjoy.
- Building design will incorporate sun shading, natural ventilation.

Queensborough effectively protects against and manages incidents of flooding.

- All new construction will be completed in strict accordance with the Flood Construction Level (FCL) regulation and in an aesthetic manner in keeping with the character described within the Queensborough Official Community Plan.

Queensborough respects community heritage assets.

- The HRA will protect the specimen Red Oak tree going forward.

Queensborough has a diverse housing stock that meets the needs of the community.

- Intensifies and diversifies the housing development within this single-family neighborhood. The increased variety of housing types will provide attractive options for families, empty nesters and individuals seeking new homes in the neighborhood.

Queensborough's comprehensive system of parks, open spaces and recreational facilities serve the diverse needs of the community.

- The provision of new landscaped open spaces within the townhouse development will provide areas for social interaction between neighbors. The landscaped courtyard will enhance the neighborhood and create a pleasing and healthy environment consistent with the intentions expressed within the OCP for Queensborough.

Queensborough as safe, comfortable and convenient routes for the movement of people and goods to and within the community.

- The proximity to existing shops, services and public transportation together with the improvement of adjacent roadways and the Perimeter Trail are going to significantly improve the movement of people and goods. The incorporation of CPTED within the building and landscape design will improve safety within the community.

Queensborough has servicing that efficiently and effectively meets the community's servicing needs in a sustainable manner.

- A storm water management system will be designed to ensure that the needs of this new development are met in a sustainable manner that is compatible with the larger community.

ARCHITECTURAL CHARACTER

The Architectural character of the development is consistent with the intent of the Queensborough Official Community Plan.

Siting

- The single unit has been sited to front on Pembina Street, maintaining the single-family rhythm of Pembina Street. The 5-unit townhome building is sited to the rear of the property and is fronted by the landscaped courtyard.
- The L-shaped siting of the buildings enhances and emphasizes the specimen Red Oak tree and the landscaped courtyard which surrounds it.
- The entry to the individual unit is from Pembina Street and the ground-oriented townhouse entries are the walkway within the courtyard accessed from Salter Street. Landscape design will assist in defining the boundaries between public and private spaces.

Massing, Facades, Materials, Colours and Fenestration

- The three storey units are clearly defined as individual units, with modulated gable facades and sloped roofs. The modulations are highlighted by contrasting cladding materials and colours.
- The primary gabled bays and upper face of the secondary gables are clad in white board and batten cementitious siding. The balance of the cladding is dark slate blue horizontal cementitious siding.
- Lower roofs over balcony doors at middle units and recessed balcony doors at the secondary gables further modulate the building as do the balconies with glazed guardrails.
- Creates a cohesive design that enhances the character and quality of the existing neighborhood, thru massing, fenestration patterns, material selections, detailing and colour.

SUSTAINABILITY

The proposed development will increase density within an existing neighbourhood and provide a greater variety of housing types for existing and new residents. The development benefits from existing transportation systems and is within walking distance to community amenities and neighborhood commercial outlets. The green building strategy for this project includes the following:

Heat Island Effect

- most of the open space is landscaped with plants and trees to provide summer shade.
- parking is provided within parking garages.
- hard surfaces to be finished in light colours.

Light Pollution

- Landscape lighting will be downcast lighting but for up-lighting at feature trees to mitigate light pollution.

Water Efficient Landscaping

- Combination of native and hardy plants to be used to reduce water usage for irrigation. A high efficiency sprinkler system with low flow heads and low trajectory spray and rain sensors will be used.

Water Use Reduction

- CSA approved low consumption fixtures will be used in suites, including water efficient front-loading washers, low flow toilets and low flow showers.

Energy Efficiency

- Passive solar shading from large overhangs on the upper floors.
- Operable windows throughout for natural ventilation and cooling in the summer months.
- Landscape shading at grade and within courtyards.
- High ceilings and large windows in suites and common areas to increase day lighting deep into the building, reducing need for artificial lighting.
- Windows will be double glazed with low-E coating to minimize heat loss and heat gain.
- Energy efficient lighting options will be considered throughout the project.
- Energy Star appliances will be installed.

Storage and Recyclables

- Curbside pickup of waste and recycling, residents to participate in the city-wide recycling program.

Durable Building

- Selection of quality cladding materials such as cementitious siding, cedar sidewall shingles and a durable laminated asphalt shingle roofing combined with rain screen construction and large overhangs will protect and extend the life of the building.

Low-Emitting Materials

- Low VOC paints, sealants and carpets will be used throughout the project.
- Thermal Comfort:
- Individual units will have individual room control for heating.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Community Facilities to Encourage Neighbourliness

- Courtyard patios, benches, and open lawn play areas.
- Landscaped courtyard with walkways.
- Adjacent community riverside parkway system with pathways linking the larger neighbourhood.

Architectural Planning

- Primary living spaces facing streets and courtyards, providing "eyes on the street" surveillance and resident 'ownership' of the public area in front of their unit.
- Private patios for individual homes and landscape screening which signal a clear separation between public and private zones.

Lighting

- Lighting sources will be LED, public area lighting will be switched by photocell.
- Ground level patios will have a light controlled by the resident.
- Motion activated lighting at individual parking garages.
- Courtyard walkways will be lit by bollard lights and tree up-lights, in addition to adjacent balcony and patio lighting.
- Unit entries will be lit with recessed lighting at underside of entry roofs.

Fencing

- Fencing will be provided along the North property line with a landscape buffer.

Signage

- Way finding signage will be provided at the entry from Salter Street to the courtyard.

Landscaping

- Shrubs next to building entries and patios will be kept to a height of 2 ft. to 3 ft. to improve visibility and reduce concealment opportunities.
- Shrubs will be used to define private patios and outdoor spaces.
- Low shrubs will be used adjacent to the main level as barriers to discourage approaching residential windows.
- Courtyard trees will be deciduous to afford views across the courtyard under the tree canopy, use of conifers with branches extending to the ground will be kept to a minimum and located in highly visible areas only and in areas which act as a visual buffer for the neighbours.

CONCLUSION

This HRA will ensure that a significant specimen Red Oak tree, which has been deemed by the City Planning Department as worthy of saving, will remain well into the future. The increased density will afford a greater variety of housing choices for first time buyers, young families and empty nesters alike. The development is within walking distance to community amenities, primary commercial, business and entertainment areas of the community. The increased density will result in an expansion of the public transportation, commercial, business and entertainment services as demand increases.

The enhanced landscape of this development will represents a significant increase in the urban forest. The scale and character of the development will be in keeping with that of existing residential developments within the immediate and larger neighbourhoods. The street edge and open space provided will benefit the residents and the public at large, enhancing this very livable community. The scale of this development is in keeping with recent developments in Queensborough. It is a responsible development alternative that ensures the retention of a significant landscape feature while providing increased housing opportunities which is consistent with the Queensborough Community Vision and the sustainability goals of the City of New Westminster.



1 LANDSCAPE PLAN
SCALE: 1/8"=1'-0"

NOTES:

1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCNTA OR BCSLA GUIDELINES.
2. REFER TO ARBORIST REPORT AND DRAWINGS PREPARED BY ARBORTECH FOR ALL RELATED TREE REMOVAL AND TREE RETENTION REQUIREMENTS.
3. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
4. AMMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
5. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
A. GRASSED AREAS: 150MM B. GROUND COVERS: 350MM C. SHRUBS: 450MM D. TREE PITS: 1000MM
6. LAWN AREAS SHALL BE SODDED WITH #1 PREMIUM RESIDENTIAL SOD, NON NETTED.
7. 2" DEPTH OF 1"MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
8. IRRIGATION SYSTEM - (AUTOMATIC) DESIGN BUILD TO BE COORDINATED BY GENERAL CONTRACTOR OR THE LANDSCAPE CONTRACTOR. FULLY QUALIFIED IRRIGATION CONSULTATION BY THE CONTRACTOR.
9. PAVING TYPES AND MATERIALS AS FOLLOWS:
- OFF SITE SIDEWALKS, CAST IN PLACE CONCRETE W/BROOM FINISH.
- ON SITE, WALKWAYS AND WASTE TRANSFER PAD TO BE CAST IN PLACE CONCRETE PAVING WITH BROOM FINISH.
- PRIVATE PATIOS, TEXADA SLAB, SIZE: 24" X 24" X 2". COLOR: CHARCOAL, AVAILABLE FROM BELGARD, PH:877-235-4273
- INSTALLATION OF PAVERS SHALL FOLLOW THE MANUFACTURER'S INSTALLATION DETAIL AND SPECIFICATIONS.
9. BENCHES, QTY. 2, MAGLIN - ICONIC 2300 SERIES, IPE WOOD BACKED BENCH WITH SIDE ARMS, WOOD SLATS ARE FINISHED WITH PENETRATING SEALERS, ALL METAL COMPONENTS TO BE POWDER COATED WITH STANDARD COLOR GUNMETAL, C/W PERMANENT ANCHOR SYSTEM.
10. LANDSCAPE FENCING REFER TO DWGS.
11. ROAD GRADING AND OVERALL SITE GRADING BY CIVIL ENGINEERING/OR ARCHITECTURAL.

PLANT LIST:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
APD	2	ACER PALMATUM	JAPANESE MAPLE	5CM CAL.	B & B
ASD	2	ACER RUBRUM SCARLET SENTINEL	SCARLET SENTINEL MAPLE	5CM CAL.	B & B
MXD	3	MAGNOLIA X. GALAXY	GALAXY MAGNOLIA	5CM CAL.	B & B
HCD	4	HBISCUS COELESTIS	SHRUBBY ALTHEA	5CM CAL.	B & B
TOC	50	TAXUS MEDIA HICKSI	HICK'S YEW	1.75M HT.	B & B
CC	3	COTINUS COGYGRIA	SMOKE BUSH	#3	CONTAINER
JC	8	JUNIPERUS CHINENSIS MINT JULEP	SEAGREEN JUNIPER	#3	CONTAINER
MA	14	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3	CONTAINER
PF	3	POTENTILLA FRUTICOSA	SHRUBBY CINQUEFOIL	#3	CONTAINER
PJ	3	PIERIS JAPONICA FOREST FLAME	JAPANESE PIERIS	#3	CONTAINER
PM	23	POLYSTICHUM MUNITEM	WESTERN SWORD FERN	#3	CONTAINER
PO	23	PRUNUS L. OTTO LUYKENS	OTTO LUYKEN LAUREL	#3	CONTAINER
RD	23	RHODODENDRON DORA AMETEIS	DORA AMETEIS RHODO.	#3	CONTAINER
RH	12	RHODODENDRON HACHMANN'S FANTASTICA	FANTASTICA RHODODENDRON	#3	CONTAINER
RU	16	RHODODENDRON UNIQUE	UNIQUE RHODO.	#3	CONTAINER
SB	25	SPIRAEA BUMALDA 'DART'S RED'	DART'S RED	#3	CONTAINER
SP	13	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA	#3	CONTAINER
AC	25	ASTILBE CHINENSIS 'VISIONS'	ASTILBE	#1	CONTAINER
CM	36	COREOPSIS VERTICILLATA MOONBEAM	MOONBEAM TICKSEED	#1	CONTAINER
CZ	11	COREOPSIS VERTICILLATA ZAGREB	ZAGREB TICKSEED	#1	CONTAINER
GS	4	GAULTHERIA SHALLON	SALAL	#1	CONTAINER
HS	59	HEMEROCALIS STELLA D'ORO	DAY LILY	#1	CONTAINER
LA	20	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#1	CONTAINER
PA	12	PENNETUM ALOPECUROIDES 'HAEMEL'	DWARF FOUNTAIN GRASS	#1	CONTAINER
NW	26	NEPETA WALKER'S LOW	WALKER'S LOW CATMINT	#1	CONTAINER

LEGEND:

	PROPOSED TREE		EXISTING TREE		6 FT. HT. FENCE
	SHRUB PLANTING		2' X 2' CONC. UNIT PAVER		BENCH W/ CONC. PAD
	LAWN		RIVER ROCK BORDER		MODULA CONC. STEPPING PADS

REVISIONS/ISSUED
2. NOV. 21, 2023 - REISSUED FOR REZONING & D.P. APPLICATION

RE-ISSUED FOR REZONING & D.P.
11/21/2023

PROJECT
TOWNHOUSE DEVELOPMENT
203 PEMBINA STREET, NEW WESTMINSTER, BC.



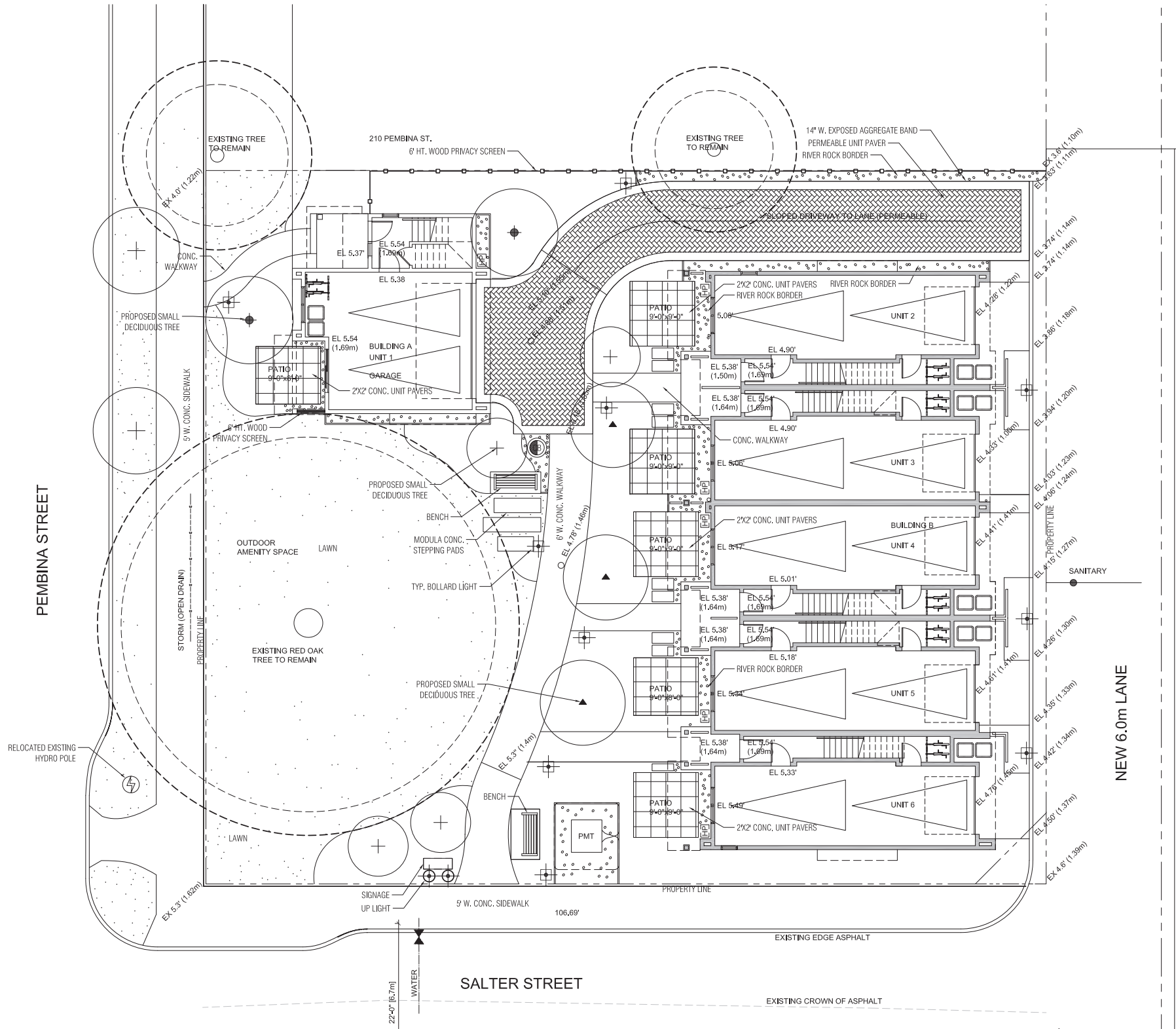
DATE FEB. 03, 2023
DESIGN JZ, RMM
DRAWN RMM
CHECKED RMM
SCALE AS SHOWN
JOB NO. M2213

SHEET TITLE
LANDSCAPE PLAN

SHEET NO.
L-01

COMPASS: REVISIONS: DRAWING AND DESIGN © ALL RIGHTS RESERVED BY MARUYAMA & ASSOCIATES INC. 680 C. LEE IN BOOT SQUARE, VANCOUVER, B.C. V6Z 4B4. PH: (604) 274-9907 FX: (604) 974-4931 E-MAIL: maruyama@maru.ca

DEVELOPER:
ARCHITECT: BERNARD DECOSE ARCHITECT INC.



1 LANDSCAPE PLAN - LIGHTING
SCALE: 1/8"=1'-0"



LIGHTING NOTES:

- ALL LANDSCAPE LIGHTING TO BE CONTROLLED BY PHOTOCELL AND TIMECLOCK, LIGHTING ZONE CONFIGURATION TO BE CONFIRMED WITH LANDSCAPE ARCHITECT/ELECTRICAL ENGINEER.
- ELECTRICAL WIRE TO BE 18 AWG WATERPROOF WIRE, 1"DIA. CONDUIT TO BE REQUIRED WITHIN THE PLANTER OR UNDERNEATH PAVING SURFACE.
- REFER TO ELECTRICAL ENGINEER FOR THE TECHNICAL SPECIFICATION OF THE LIGHT FIXTURE, POWER SUPPLY, CONTROLLER AND UNDERGROUND WIRING. REFER TO LANDSCAPE PLAN FOR LOCATION AND TYPE OF THE LIGHT FIXTURE.

LANDSCAPE LIGHTING:

LIGHT TYPE	LEGEND	QTY.	MODEL No.	GENERAL REQUIREMENTS
UPLIGHT (SIGNAGE)		2	WAC LANDSCAPE LIGHTING ACCENT 120V 5012 - 30 - BZ	COLOR BRONZE W/ MOUNTING STAKE SEE ELECTRICAL ENG. DWGS FOR COMPLETE DETAILS
BOLLARD LIGHT (ROOF LEVEL)		10	LUMIERE 303 - B1 - LEDB1 EON LED	COLOR: FINISH: BRONZE - BZ SIZE: 24" HT. SEE ELECTRICAL ENG. DWGS FOR COMPLETE DETAILS

REVISIONS/ISSUED
1. NOV. 21, 2023 - REVISIONS FOR REZONING & D.P. APPLICATION
2. NOV. 21, 2023 - REVISIONS FOR REZONING & D.P. APPLICATION

RE-ISSUED FOR REZONING & D.P.
11/21/2023

PROJECT
TOWNHOUSE DEVELOPMENT
203 PEMBINA STREET, NEW WESTMINSTER, BC.

DEVELOPER:
ARCHITECT: BERNARD DECOSE ARCHITECT INC.

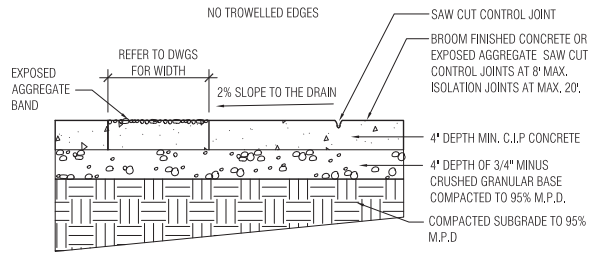
ROD MARUYAMA & ASSOCIATES INC. - 680 C. LEE IN BOOT SQUARE, VANCOUVER, B.C. V6Z 4B4. PH: (604) 274-9907 FX: (604) 574-4931 EIR: maru@rma.com



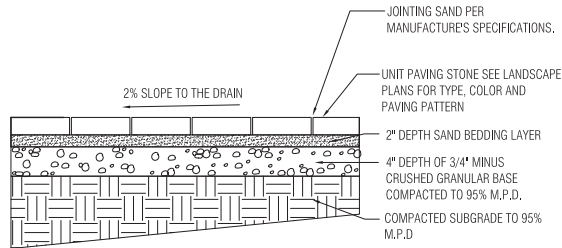
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DESIGN JZ, RMM
DRAWN RMM
CHECKED RMM
SCALE AS SHOWN
JOB NO. M2213

SHEET TITLE
LANDSCAPE LIGHTING

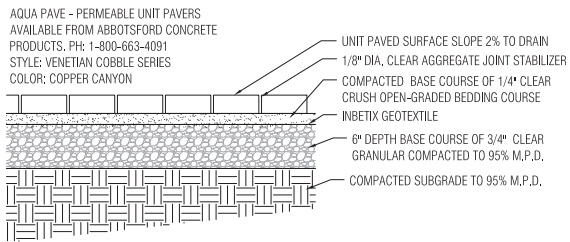
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L-02



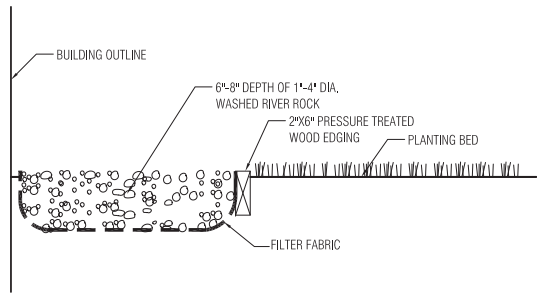
1 CONCRETE PAVING
SCALE: 1"=1'-0"



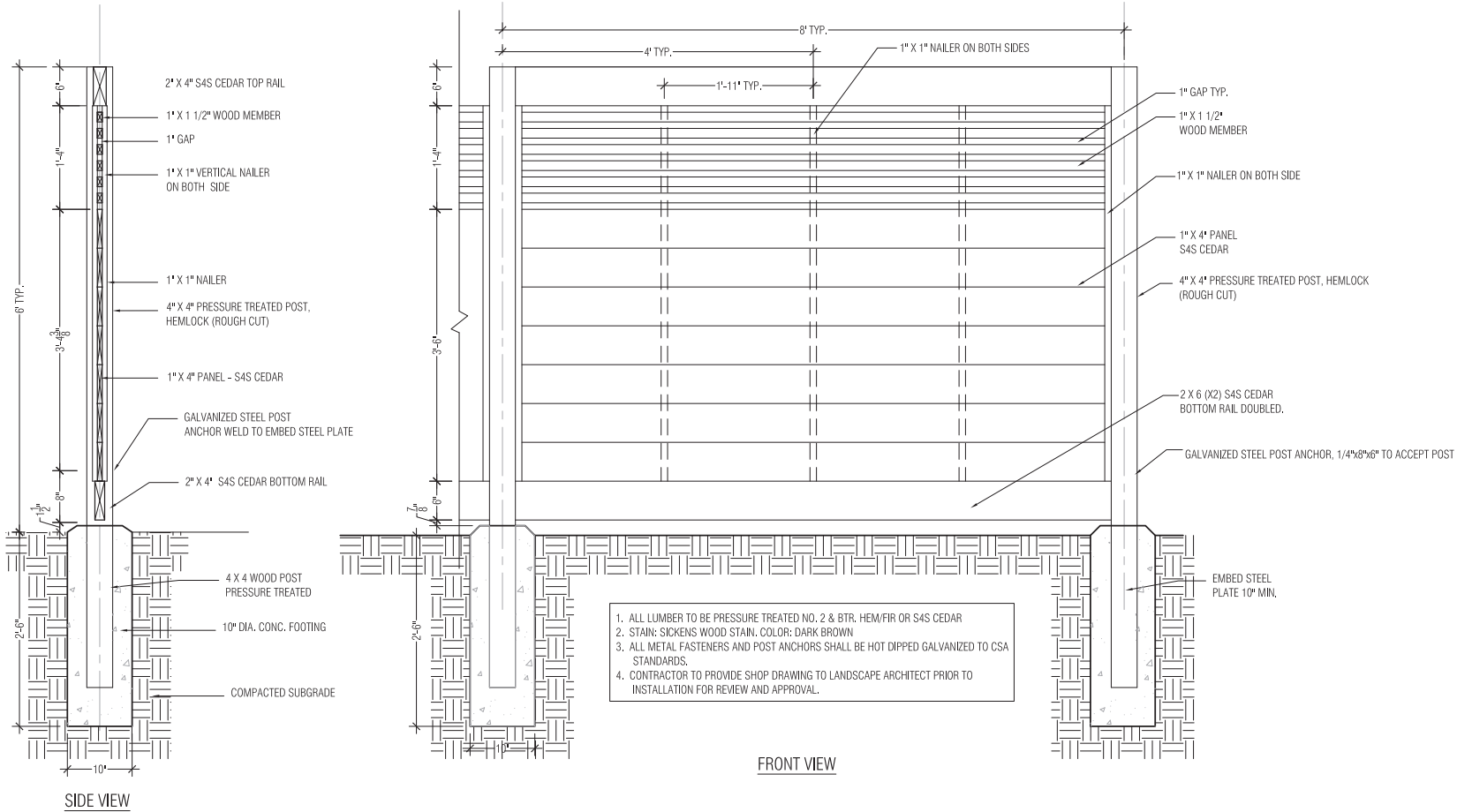
2 CONCRETE UNIT PAVER
SCALE: 1"=1'-0"



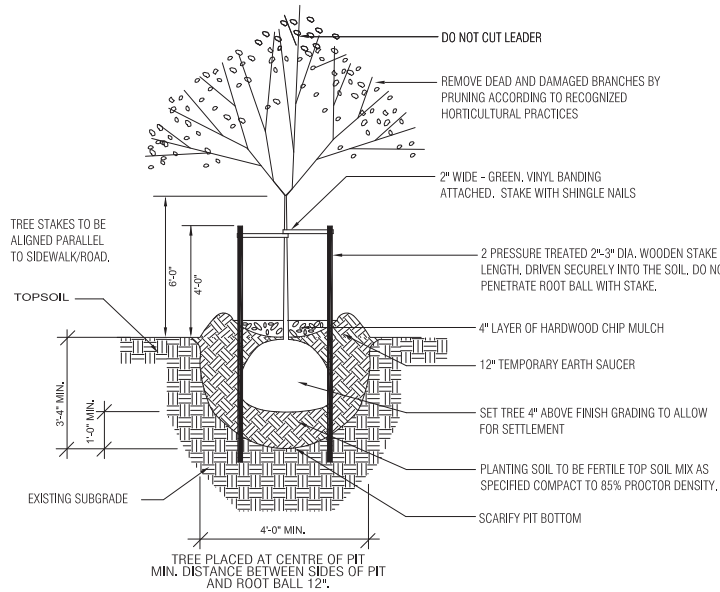
3 CONCRETE UNIT PAVER - PERMEABLE
SCALE: 1"=1'-0"



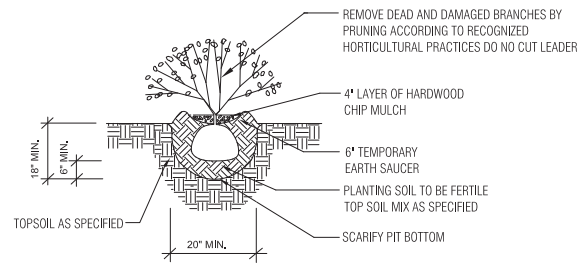
4 CONCRETE UNIT PAVER - PERMEABLE
SCALE: 1"=1'-0"



5 6' HT. WOOD PRIVACY SCREEN
SCALE: 1"=1'-0"



6 DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS



7 SHRUB PLANTING DETAIL
SCALE: NTS

REVISIONS/ISSUED
1. NOV. 21, 2023 - RE-DESIGNED FOR REZONING & D.P. APPLICATION
2. NOV. 21, 2023 - RE-DESIGNED FOR REZONING & D.P. APPLICATION

RE-ISSUED FOR REZONING & D.P.
11/21/2023

PROJECT
TOWNHOUSE DEVELOPMENT
203 PEMBINA STREET, NEW WESTMINSTER, BC.
DEVELOPER:
ARCHITECT: BERNARD DECOSE ARCHITECT INC.
ROD MARUYAMA & ASSOCIATES INC. - 680 C. LEE IN BOOT SQUARE, VANCOUVER, B.C. V6Z 4B4. PH: (604) 274-9907 FX: (604) 574-9931 EIR: rodmar@rdmarchitects.com



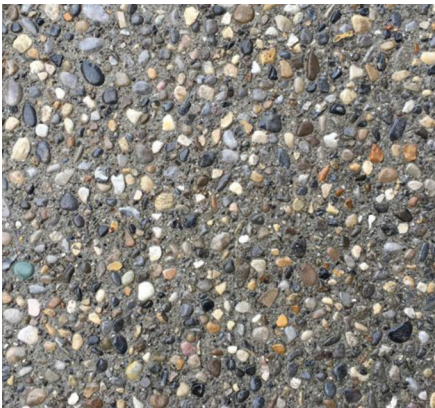
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JOB NO.	M2213

SHEET TITLE
LANDSCAPE DETAILS

SHEET NO.
L-03



CONCRETE PAVING BROOM FINISH



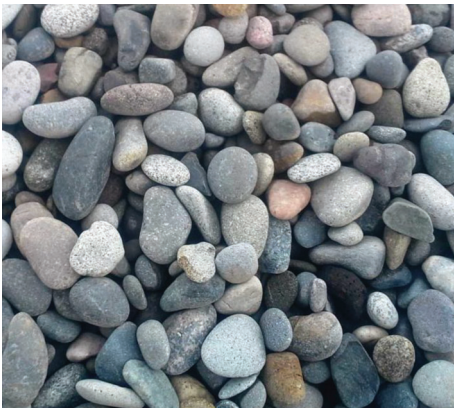
CONCRETE PAVING - EXPOSED AGGREGATE



PERMEABLE UNIT PAVER
AQUAPAVE 110 x 221.5 x 80mm
COLOR: SHADOW



CONCRETE UNIT PAVER
TEXADA SLAB 610 x 610 x 50mm
COLOR: CHARCOAL



1" - 2" DIAMETER RIVER ROCK



MAGLIN ICONIC BACKED BENCH
METAL COMPONENT TO BE POWDER COATED,
COLOR GUNMETAL
WOOD: IPE WOOD

DESCRIPTION

Eon 303-B1-LEDB1 is a compact, low profile, dimmable, LED bollard that provides downlight only via a fixed head. 303-B1-LEDB1 has a single head on one side of the luminaire. The bollard comes standard with universal input LED driver (120-277V, 50/60 Hz). Dimming is achieved with a standard ELV, reverse phase dimming driver or an optional 0-10V dimming driver. Eon fixtures may be used indoors or outdoors and carry an IP66 rating. The patented Lumixevent™ leveling system provides quick installation, easy adjustment, secure mounting and protection from vibration.

Catalog #

Project

Comments

Prepared by

Type

Date

SPECIFICATION FEATURES

Construction
The head of the 303-B1-LEDB1 is precision machined from corrosion-resistant 6061-T6 aluminum. Body is extruded aluminum and adjustable mounting base is cast from corrosion resistant aluminum alloy. Stainless steel hardware is included. Four (4) 3/8" x 12" galvanized anchor bolts and a galvanized steel anchor bolt template are standard. Specify option-LAB and order the anchor bolt template kit separately (Catalog # 756-101PK).

Optical
LightBAR™ and optical assembly are sealed by a clear, impact resistant tempered glass lens. The optical assembly is available in three distributions: T2 (lateral throw), T4 (forward throw) and T5X (Flood). Available in several color temperatures: 2700K, 3000K, 3500K, 4000K and TSAM (Amber). Both color temperature and distribution must be specified when ordering - see catalog logic for details. An edge-lit option is available.

Electrical
The bollard is standard with an ELV trailing edge phase dimmable driver that accepts a universal input (120-277, 50/60Hz). An optional 0-10V universal dimming driver is also available. Both driver options incorporate surge protection. The receptacle option incorporates a specification grade, 120V, 15A tamper proof and weather resistant duplex (GFCI). The photocell option comes in either a 120V or 277V. Please see Option section for more detail.

Finish
Luminaire and mounting base are double protected by a RoHS compliant chemical film undercoating and polyester powdercoat paint finish. The mounting base is painted black. The luminaire housing and head are available in a variety of standard colors. RAL and custom color matches are available upon request. As an option, the Eon bollards are also available in colors to match other outdoor Eaton product lines, such as InVue. See the Finish section in the ordering detail for more detail.

Warranty
Lumiere warrants the EON series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.

303-B1-LEDB1
EON LED

APPLICATIONS:
BOLLARD

CERTIFICATION DATA
UL Listed, UL Wet Location Listed, UL Dry / ULW Compliant, ROHS Compliant, IP66 Ingress Protection Rated

TECHNICAL DATA
90°C Maximum Temperature Rating, External Supply Wiring 90°C Maximum

Under side profile view

BOLLARD LIGHT

ACCENT 120V
5012



PRODUCT DESCRIPTION
Landscape accent luminaire. Simple to retrofit existing line voltage systems or coordinate well with a new commercial landscape installation.

- FEATURES**
- Adjustable and lockable beam angle
 - Integral dimmer
 - IP66 rated, Protected against high-pressure water jets
 - Includes a detachable shroud
 - Solid diecast brass or corrosion resistant aluminum
 - Factory sealed water tight fixtures
 - Detachable shroud, 6' lead wire and wire nuts included
 - Maintains constant lumen output against voltage drop
 - UL 1598 Listed
 - Not suitable to use with external dimmers

ORDERING NUMBER		Color Temp	Finish
5012	Accent 120V	30 3000K	BK Black on Aluminum BZ Bronze on Aluminum BBR Bronze on Brass

5012-30
Example: 5012-30BBR

UP LIGHT

WAC
LANDSCAPE LIGHTING

Fixture Type:

Catalog Number:

Project:

Location:

SPECIFICATIONS

Input: 110V - 120VAC
Power: 3.5W to 14.5W
Brightness: 100 lm to 900 lm
Beam Angle: 15° to 60°
CRI: 85
Rated Life: 45,000 hours

REVISIONS/ISSUED
1. 11/21/2023 - RE-REVISIONING L.O.P. APPLICATION
2. NOV. 21, 2023 - RE-ISSUED FOR REZONING & L.P. APPLICATION

RE-ISSUED FOR REZONING & L.P.
11/21/2023

PROJECT
TOWNHOUSE DEVELOPMENT
203 PEMBINA STREET, NEW WESTMINSTER, BC.

DEVELOPER:
ARCHITECT: BERNARD DECOSE ARCHITECT INC.

ROD MARUYAMA & ASSOCIATES INC. - 680 C. LEE IN BOOT SQUARE, VANCOUVER, B.C. V6Z 4B4, PH: (604) 274-9967 FX: (604) 974-6931 E-MAIL: maru@ma@pmls.net

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DATE	FEB. 03, 2023
DESIGN	JZ, RMM
DRAWN	RMM
CHECKED	RMM
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JOB NO.	M2213

SHEET TITLE
LANDSCAPE MATERIALS

SHEET NO.
L-04

Appendix 6

ARBORIST REPORT



Arborist Report for Development / Construction Application Purpose

Original Date: March 6, 2023
Amendment Date: September 18, 2023
Amendment Date: November 2, 2023

Attn: The owner of 203 Pembina Street New Westminster BC

Summary of Change

(1) Updated arborist report as per City comments by email dated October 27, 2023.

Introduction

QBC Tree Consulting and Services Ltd. (QBC) is retained to complete an assessment of the trees on or/and adjacent to the following site address:

Site address: 203 Pembina Street New Westminster BC
Project: Demolition of existing building and hard structures; and development of 6-units townhomes
Date and time of site visit: February 25, 2023 at 4:00pm
Weather at time of visit: Murky
Prepared by: Matthew Wong
ISA Certified Arborist and Qualified Tree Risk Assessor (TRAQ) HK-1218AT

The purpose of this report is to ensure the proposed project is in compliance with the City of New Westminster Tree Protection and Regulation Bylaw No.7799 during construction activities at the project site. Reference documents provided by the client included the Tree Location and Topographic Survey and the preliminary Site Plan. Further revisions of this report and appendices may be forthcoming once drawings for this project are finalized.

Ditch infill drawing was not available for review at the time of writing. It is the responsibility of the owner and their project team to provide relevant document to QBC for further review.

The trees at the site were evaluated based on a visual and ground based assessment , including identifying the species, referencing / tagging, measuring the size (trunk diameter at breast height (DBH) at 1.4m above tree base, estimated height and spread), photographing the condition of each tree, rating the current health and structural condition according to the presence/absence of tree disease, role in the landscape/habit/ecology, general topography, general soil/drainage and other relevant tree or site factors.

This report was prepared for and on behalf of the client and it is intended solely for their use, QBC shall not accept any liability derived from the partial, unintended, unauthorized or improper use of this report. This report is valid for six months from original issuance date and is produced with the certain limitations specified in Limitations Conditions (Appendix 2).

Trees were assessed according to International Society of Arboriculture (ISA) standards using the TRAQ (Tree Risk Assessment Qualification) method. Suitability for tree retention was evaluated based on the health of the trees and their location in relation to the proposed building envelopes and infrastructure. This report summarizes the proposed tree removals and retention trees, with the suggested guidelines for protecting the remaining trees during the construction process.

We analyze our finding to determine the viability and value of the trees, and to establish value for preservation consideration in context to the proposed land use. The project designs and details are carefully reviewed with consideration of the tree location relative to proposed construction of facilities and infrastructure in order to determine



the direct and indirect construction impacts expected to be incurred by the trees to develop a mitigation plan. 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.

This report is not intended as a tree failure risk analysis. However, the structural form and presence and severity of defects were factors in our assessment. QBC assumes no liability for the failure of trees or parts of trees, either inspected or otherwise.

The owner is required to seek guidance and/or arrange on-site field services or supervision by the Project Arborist. It is the client and/or the design consultant responsibility to keep QBC apprise of and revision or additional details that may impact the tree preservation scheme and protection zones presented herein so that we can keep our documentation up to date with the most current project design. The client is also required to obtaining relevant tree removal permit from the relevant authority prior to any tree cutting and/or relevant permission from adjacent property owners before removing off-site trees.

Location of subject lot (source from CityViews Map)





Location of subject lot (source from Google View)



Tree Protection Measures

Tree protection zone (TPZ) is fenced areas designed to protect a tree from the negative impacts of construction and development. Within a TPZ, no construction activity, including materials storage, grading or landscaping, may occur without project arborist approval. TPZ is measured by a concentric circle with a radius equal to the distance from the trunk. The size of a TPZ is determined by the extent of critical root zones according to local municipal bylaw specifications and may be modified based on professional judgment of the certified arborist to accommodate species specific tolerances and site-specific growing conditions.

The tree protection measures and treatments will require coordination and cooperation with the general contractor and/or their subcontractors or trades and may also require that they undertake certain work to remain in compliance.



Observation and Construction Impact Summary

A total of three (3) trees according to the survey plan and Bylaw requirement were identified in the tree inventory. Below is the summary of our findings based on the site observation and the current project design.

Tree No.#	Owner-ship	Species	DBH (cm)	CRZ (m)	TPZ	Condition	Construction Impact (Distance from trunk)	Action
1	Onsite	Red Oak (<i>Quercus rubra</i>)	132	8.0m (26.3ft)	8.0m (26.3ft)	Good	❖ Demolition of existing main building at 11ft East ❖ Removal of existing landscape features at 24ft North ❖ Removal of any hard surfaces (e.g. existing walkway) at 15ft Northeast ❖ Site fill/pre-load prior construction (if any) ❖ Foundation of proposed Building A (Unit 1) at 27ft North, excavation line will be at 24ft North ❖ Installation of proposed landscape features / planting at 26ft Northeast and 26ft Southeast, as well as the proposed lawn within entire TPZ ❖ Ditch infill project at its 16ft West (if any) ❖ Installation of proposed walkway at 28ft East ❖ Installation of proposed City sidewalk at 15ft West	To be <u>RETAINED</u> with Project Arborist onsite supervision for: (1) Demolition of existing main building (2) Removal of existing landscaping and hard surfaces (3) Installation of temporary tree well/shoring prior site fill/pre-load (if any) (4) Foundation excavation for proposed Building A (5) Installation of any landscape features / planting (6) Ditch infill project (if any and is approved) (7) Installation of proposed walkway (8) Installation of City sidewalk



Tree No.#	Owner-ship	Species	DBH (cm)	CRZ (m)	TPZ	Condition	Construction Impact (Distance from trunk)	Action
A2	North neighbor (#207 Pembina Street)	Rhododendron (<i>Rhododendron</i>)	25 Sum of Squares (SS)	1.5m (5ft)	1.5m (5ft)	Good	❖ Demolition of existing driveway at 1ft South ❖ Site fill/pre-load prior construction (if any) ❖ Replacement of existing fences (if any) at 1ft South ❖ Installation of proposed landscaping at 1ft South ❖ Ditch infill project at its 5ft West (if any) ❖ Installation of proposed City sidewalk at 2ft West	To be <u>RETAINED</u> with Project Arborist onsite supervision for: (1) Demolition of existing driveway (2) Installation of temporary tree well/shoring prior site fill/pre-load (if any) (3) Fence replacement (if any) (4) Installation of any landscaping features / plantings (5) Ditch infill project (if any and is approved) (6) Installation of City sidewalk
A3	North neighbor (#207 Pembina Street)	Hawthorn (<i>Crataegus</i>)	20	2.5m (8.2ft)	2.5m (8.2ft)	Good	❖ Site fill/pre-load prior construction (if any) ❖ Replacement of existing fences (if any) at 1ft South ❖ Installation of proposed landscaping at 5ft South ❖ Installation of proposed driveway at 3ft South	To be <u>RETAINED</u> with Project Arborist onsite supervision for: (1) Installation of temporary tree well/shoring prior site fill/pre-load (if any) (2) Fence replacement (if any) (3) Installation of any landscaping features / planting (4) Installation of proposed driveway

Further information refers to Tree Photos (Part A), Tree Management Drawing (Part B) and Tree Inventory List (Part C).



Construction Measures

According to the above-mentioned construction impact, below are the mitigation measures to lessen the tree disturbance of trees to be retained.

- Installation of tree protection barrier
 - Tree(s) to be retained and protected with TPZ refers to Tree Management Drawing (Part B).
 - Due to existing main building constrain, the pre-construction East tree protection barrier of Tree #1 has adjusted to install along the existing main building exterior wall.
 - Phased tree protection barrier is required. Phase 2 East tree protection barrier of Tree #1 to be extended to 26.3ft from edge of trunk.
- Demolition of existing main building at the East of Tree #1
 - On-site supervision by Project Arborist.
 - Demolish with care to avoid branch damage.
 - Keep debris outside the TPZ immediately following the removal.
 - Extend the East tree protection barrier of Tree #1 to 26.3ft from trunk after demolished.
 - Apply 4" mulching on the area of existing main building after removal to maintain soil moistness.
- Removal of existing hard surfaces and landscape features at the North of Tree #1; and the existing driveway at South of Tree #A2
 - On-site supervision by Project Arborist.
 - Use low impact method (e.g. handheld chipping hammer / AirSpade hammer) and/or hand dig for the concrete removal instead of heavy machine.
 - Proper root pruning by Certified Arborist to avoid roots torn and crushed.
- Installation of temporary tree well / shoring PRIOR fill/pre-load adjacent to the TPZ of Tree #1, #A2 and #A3
 - By the time of writing arborist report, geotechnical report is not available yet. Whenever fill/pre-load is recommended by Qualified Professional Engineer, installation of temporary tree well/shoring is required to ensure no fill within TPZ.
 - No grade change is allowed within the TPZ of retained trees. The TPZ of Tree #1, #A2 and #A3 are NO FILL ZONE.
 - For the fill/pre-load adjacent to the TPZ of Tree #1, #2 and #3, install a temporary tree well (or similar) at the extent of the tree protection barriers of these trees PRIOR fill/pre-load, to minimize soil fill over tree roots system. Proposed tree well height have to be installed at or near proposed grade.
 - Installation of tree well is required on-site supervision by Project Arborist.
- Foundation excavation of proposed Building A at North of Tree #1
 - On-site supervision by Project Arborist.
 - Noted that Air-Spading root exploration is recommended by City Arborist to determine presence roots along excavation line for assessment, client would like to arrange this at the later stage.
 - L-shape footing is required for the South foundation of proposed Building A to minimize the encroachment of CRZ.
 - Handle manually or by other low impact construction method (e.g. Air-Spade) within and 1m of the TPZ in order to reduce the root damages and to lessen the tree disturbance.
 - Proper root pruning by Certified Arborist to avoid roots torn and crushed during excavation, and will be covered with burlap as root curtain until backfilled.



- Installation of proposed driveway at the South of Tree #A3
 - On-site supervision by Project Arborist.
 - Proposed driveway (within TPZ) must be installed at or near existing grade.
 - Using permeable material (e.g. bricks / turfstone) for proposed driveway within TPZ.
- Replacement of existing fences at the South of Tree #A2 and #A3 (if any)
 - On-site supervision by Project Arborist.
 - Remove existing fence manually with low impact method
 - Re-use the existing fence post holes as possible and avoid new holes digging and roots disturbance
 - The new fences will not employ any continuous footings and any required new footings will be use low impact method hand digging and as small foot print as possible.
 - Proper root pruning by Certified Arborist to avoid roots torn and crushed.
- Installation of proposed landscaping features / plantings within and in 1m of the TPZ of Tree #1, #A2 and #A3
 - On-site supervision by Project Arborist.
 - For new planting within the TPZ, apply not more than 4" good quality top soil to lessen existing soil disturbance.
 - The proposed lawn and walkway that encroaches into the TPZ must be installed at or near existing grade.
 - No more than 3" of additional good quality landscape soil (not construction fill) may be added into the TPZ.
- Installation of proposed walkway at the East of Tree #1
 - On-site supervision by Project Arborist.
 - Proposed walkway (within TPZ) must be installed at or near existing grade.
- Installation of proposed City sidewalk at the West of Tree #1 and #A2
 - By the time of writing arborist report, City sidewalk drawing is not available yet. Client mentioned that this is will be completed as part of the works and services agreement.
 - Once City sidewalk creation drawing is provided, further assessment is required by Project Arborist and is subject to review and approval by City of New Westminster.
 - As proposed work will be within TPZ, On-site supervision by Project Arborist will be required.
 - Though the installation of proposed City sidewalk encroached within TPZ of Tree #1 at 12ft West, most of the proposed City sidewalk is over the existing ditch, which is proposed to be infilled. In average, only about 2ft wide of the existing soil of Tree #1 will be covered by the proposed City sidewalk. Furthermore, the average grade along the ditch within CRZ is 3.6ft, therefore the installation of proposed City sidewalk does not required excavation of existing soil.
 - Anticipated the proposed City sidewalk will be at 1ft West of Tree #A2, retention possibility of this tree is subject to review once drawing is available, regarding to the conflict of sidewalk installation, as well as the conflict of canopy and road users, depends on whether trimming can be within ANSI A300 standard.
- Ditch Infill Project at West of Tree #1 and #A2 (if any)
 - By the time of writing arborist report, Ditch infill work drawing is not available yet. Client mentioned that this is will be completed as part of the works and services agreement.
 - Once Ditch Infill Drawing is provided, further assessment is required by Project Arborist and is subject to review and approval by City of New Westminster.
 - As proposed work will be within TPZ, On-site supervision by Project Arborist will be required.
 - Anticipated excavation for culvert installation will be carried out at the West of Tree #1 and #A2, as long as the excavation will be at the West of existing ditch only, the impact of culvert installation is low.



- Soil aeration system within CRZ of Tree #1
 - On-site supervision by Project Arborist.
 - Recommended to arrange in 3 phases as follows:
 - (i) Pre-construction:
Shallow Decompaction at about top 20-30cm of soil and turned over with an AirSpade tool within the drip line, allowing for greater water and nutrient absorption. Apply 4" bark mulching on the area of existing main building after removal to maintain soil moistness.
 - (ii) During-construction (before ditch infill):
To provide the necessary water and air to the tree roots involves the use of a soil aeration tubes system along West end of the existing tree roots system, ie top bank of existing ditch. Thus, the soil aeration tubes will be installed underneath the proposed City sidewalk. This gives the tree's roots room to grow, and provides necessary oxygen and water access.
 - (iii) Post-construction:
Deep root fertilization is recommended at post-construction as this can help relieve trees stress after construction. Apply 4" bark mulching on the area of existing main building after removal to maintain soil moistness. Depends on tree response, further tree maintenance may be required (e.g. vertical mulching) for successful tree retention. As per City, get tree maintenance into a covenant may be required.
- Irrigation measures

Those retained and protected trees are recommended to be irrigated during the period of May 15th to September 15th for successful tree retention. Watering should follow the Water Restriction of the City when in place.

Further tree protection information, refer to General Construction Guideline (Appendix 1) for reference.



Part A: Tree Photos

Tree #1





Tree #1 (continues....)





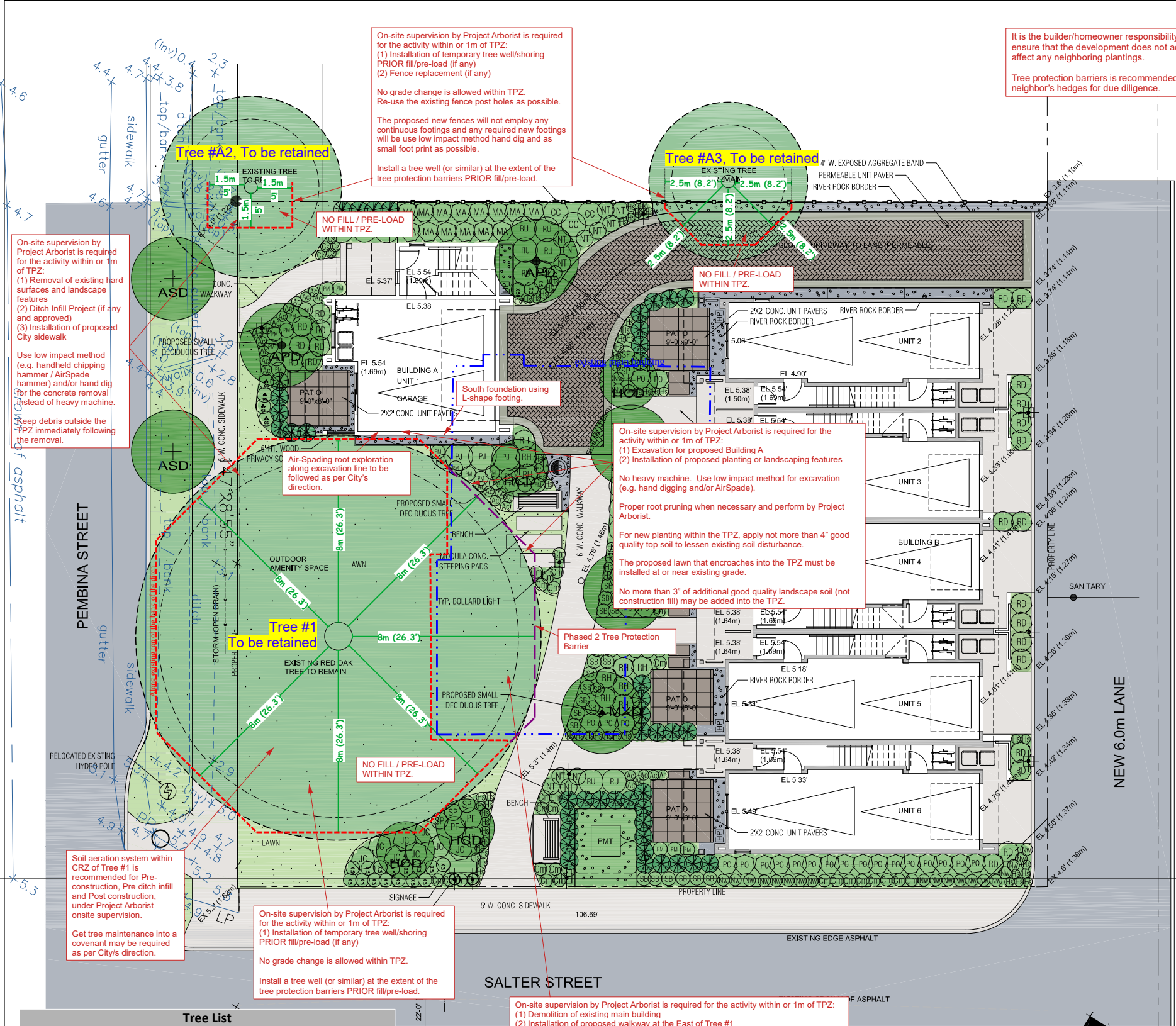
Tree #A2





Tree #A3





Tree List					
Tree ID	Genus species (Botanical name)	DBH (cm)	Crown Spread Radius (m)	CRZ/TPZ (m)	CRZ/TPZ (foot)
1	Red Oak (<i>Quercus rubra</i>)	132	9.0	8.0	26.3
A2	Rhododendron (<i>Rhododendron</i>)	25	3.0	1.5	5.0
	Sum of Squares (SS)	3.0			
A3	Hawthorn (<i>Crataegus</i>)	20	2.5	2.5	8.2

NOTES:

- ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCNTA OR BCSLA GUIDELINES.
- REFER TO ARBORIST REPORT AND DRAWINGS PREPARED BY ARBORTECH FOR ALL RELATED TREE REMOVAL AND TREE RETENTION REQUIREMENTS.
- TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
- AMMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
- TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
A. GRASSED AREAS: 150MM B. GROUND COVERS: 350MM C. SHRUBS: 450MM D. TREE PITS: 1000MM
- LAWN AREAS SHALL BE SOODED WITH #1 PREMIUM RESIDENTIAL SOD, NON NETTED.
- 2" DEPTH OF 1"MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
- IRRIGATION SYSTEM - (AUTOMATIC) DESIGN BUILD TO BE COORDINATED BY GENERAL CONTRACTOR OR THE LANDSCAPE CONTRACTOR. FULLY QUALIFIED IRRIGATION CONSULTATION BY THE CONTRACTOR.
- PAVING TYPES AND MATERIALS AS FOLLOWS:
- OFF SITE SIDEWALKS, CAST IN PLACE CONCRETE W/BROOM FINISH.
- ON SITE, WALKWAYS AND WASTE TRANSFER PAD TO BE CAST IN PLACE CONCRETE PAVING WITH BROOM FINISH.
- PRIVATE PATIOS, TEXADA SLAB, SIZE: 24" X 24" X 2". COLOR: CHARCOAL, AVAILABLE FROM BELGARD, PH-877-235-4273
INSTALLATION OF PAVERS SHALL FOLLOW THE MANUFACTURER'S INSTALLATION DETAIL AND SPECIFICATIONS.
- BENCHES, QTY. 2, MAGLIN - ICONIC 2300 SERIES, IPE WOOD BACKED BENCH WITH SIDE ARMS, WOOD SLATS ARE FINISHED WITH PENETRATING SEALERS. ALL METAL COMPONENTS TO BE POWDER COATED WITH STANDARD COLOR GUNMETAL. C/W PERMANENT ANCHOR SYSTEM.
- LANDSCAPE FENCING REFER TO DWGS.
- ROAD GRADING AND OVERALL SITE GRADING BY CIVIL ENGINEERING/OR ARCHITECTURAL.

PLANT LIST:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
APD	2	ACER PALMATUM	JAPANESE MAPLE	5CM CAL.	B & B
ASD	2	ACER RUBRUM SCARLET SENTINEL	SCARLET SENTINEL MAPLE	5CM CAL.	B & B
MXD	3	MAGNOLIA X. GALAXY	GALAXY MAGNOLIA	5CM CAL.	B & B
HCD	4	HIBISCUS COELESTIS	SHRUBBY ALTHEA	5CM CAL.	B & B
TOC	50	TAXUS MEDIA HICKSII	HICKS YEW	1.75M HT.	B & B
CC	3	COTINUS COGGYGRIA	SMOKE BUSH	#3	CONTAINER
JC	8	JUNIPERUS CHINENSIS MINT JULEP	SEAGREEN JUNIPER	#3	CONTAINER
MA	14	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3	CONTAINER
PF	3	POTENTILLA FRUTICOSA	SHRUBBY CINQUEFOIL	#3	CONTAINER
PJ	3	PIERIS JAPONICA FOREST FLAME	JAPANESE PIERIS	#3	CONTAINER
PM	23	POLYSTICHUM MUNITEM	WESTERN SWORD FERN	#3	CONTAINER
PO	23	PRUNUS L. OTTO LUYKENS	OTTO LUYKEN LAUREL	#3	CONTAINER
RD	23	RHODODENDRON DORA AMETIS	DORA AMETIS RHODO.	#3	CONTAINER
RH	12	RHODODENDRON HACHMANN'S FANTASTICA	FANTASTICA RHODODENDRON	#3	CONTAINER
RU	16	RHODODENDRON UNIQUE	UNIQUE RHODO.	#3	CONTAINER
SB	25	SPIRAEA BIMALDA 'DARTS' RED'	DARTS RED	#3	CONTAINER
SP	13	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA	#3	CONTAINER
AC	25	ASTILBE CHINENSIS 'VISIONS'	ASTILBE	#1	CONTAINER
CM	36	COREOPSIS VERTICILLATA MOONBEAM	MOONBEAM TICKSEED	#1	CONTAINER
CZ	11	COREOPSIS VERTICILLATA ZAGREB	ZAGREB TICKSEED	#1	CONTAINER
GS	4	GAULTHERIA SHALLON	SALAL	#1	CONTAINER
HS	59	HEMEROCALIS STELLA D'ORO	DAY LILY	#1	CONTAINER
LA	20	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#1	CONTAINER
NT	12	NASELLA TENUSSIMA	MEXICAN FEATHER GRASS	#1	CONTAINER
NW	26	NEPETA WALKER'S LOW	WALKER'S LOW CATMINT	#1	CONTAINER

LEGEND:

	PROPOSED TREE		EXISTING TREE		6 FT. HT. FENCE
	SHRUB PLANTING		2' X 2' CONC. UNIT PAVES		BENCH W/ CONC. PAD
	LAWN		RIVER ROCK BORDER		MODULA CONC. STEPPING PADS

QBC Tree Consulting and Services Ltd.

Project Arborist:

Matthew Wong

Tel:

778) 833-0348

Email:

QBCtree@gmail.com

Project Address:

203 Pembina Street New Westminster BC

Reference Number:

Date of Issue

VAN2020036

March 6, 2023

VAN2020035

September 16, 2023

VAN2020032

November 2, 2023

Part B - Tree Management Drawing

----- Tree Protection Barrier

----- Phased 2 Tree Protection Barrier - Extend after Existing Main Building Demolished

Note to Owner / Constructor:

1. The tree protection barrier's dimensions are in feet.
2. All the dimensions are measured from the tree trunk and should refer to the figure mentioned.
3. The tree protection barriers must be built and inspected prior any construction activities.
4. All tree protection on street trees to be set back 5.3m from the edge of sidewalk to allow clear circulation, and 0.6m from the back of curb to allow door opening.
5. The protection barrier or temporary fencing must be at least 1.2m in height and constructed of 2"x4" wood frame with cross brace construction with snow fence and shelled into the ground. The tree protection fence shall be clearly signed "Tree Protection Zone - Do Not Enter" and remain intact for any construction or demolition site throughout the entire period of demolition and/or construction. Maintain such protection barrier, repair any damage to it, and not alter or remove it until construction is completed.
6. Certified arborist on-site supervision is required for any construction activities within and 1m of the TPZ.
7. Absolutely no further grade changes (increase or decrease in grade) can occur within any TPZ. All pre-loading, retaining walls, perimeter drainage and all fencing must be installed outside of these zones, unless approved and supervised by City arborist / Project arborist.
8. No storage, dumping of materials, parking, underground utilities or fires within TPZs or tree dig lines.
9. Proper pruning of the trees to be retained following ANSI A300 pruning standards, completed by a qualified tree care professionals, trees will also require mulching and watering for successful retention.



Part C: Tree Inventory List

Site Address: 203 Pembina Street New Westminster BC

QBC File: VAN20406-2

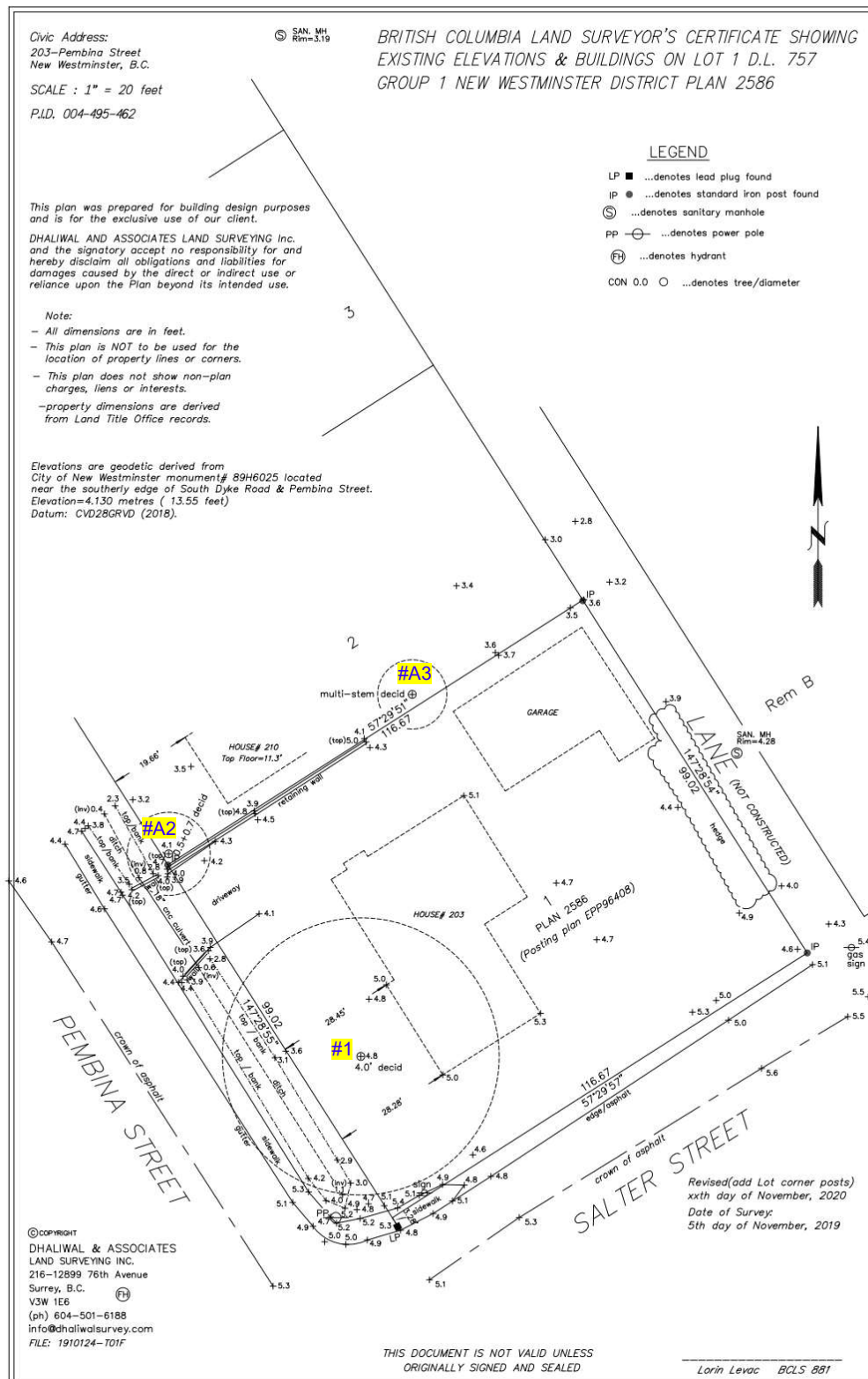
Notes:

- Tree ID / Tag ID denotes the reference ID as referenced in this report and on the tree management drawing or as tagged in site for identification
- Location denotes the tree location based on the project plan provided. "ON" = on site; "P" = city / park land; "ADJ" = adjacent properties
- Genus species denotes the common name and botanical name of the tree.
- DBH denotes the trunk DIAMETER AT BREAST HEIGHT at 1.4m height measured. For multi-stemmed trees, each trunk shall be measured 1.3 metres above the highest point of the natural grade of the ground measured from grade and the DBH of the tree shall be calculated as the square root of the sum of all squared stem DBHs rounded to the nearest centimetre.
- Ht denotes the HEIGHT of the tree in metres as measured or estimated by the arborist.
- SR denotes the SPREAD RADIUS of the branches and foliage (dripline) in metres from the face of the tree to the furthest extent of the tree's canopy as measured or estimated by the arborist.
- LCR denotes the LIVE CROWN RATIO based on percent of live crown observed in relation to a tree of normal form and with a full crown. $LCR = (\text{crown height} / \text{tree height}) \times 100\%$
- TEC denotes the TREE EXPOSURE CLASS of a tree. "D" = Dominant - typically open grown and free from competition; "CD" = Codominant - growing together as a group; "SD" = Subdominant - growth restricted by larger trees nearby; "S" = Suppressed - growth severely restricted by competing trees.
- Condition denotes the condition of health and structural characteristics as observed by the arborist. "VG" = Very Good; "G" = Good; "M" = Moderate; "P" = Poor; "VP" = Very Poor
- Value denotes the tree condition and contribution value to the proposed site. "5" = Very High; "4" = High; "3" = Medium; "2" = Low; "1" = Very Low
- Remarks denotes the summary
- Recommended denotes the proposed treatment in context to the current project design. Classified as "RETAIN" or "REMOVE". (For tree removal, further application to City / consent by the owner may be required)
- CRZ denotes the area of undisturbed natural soil around a tree defined by a concentric circle with a radius equal to the distance from the trunk to the outermost portion of the dripline.
- TPZ denotes the protection barrier measured by a concentric circle with a radius equal to the distance from the trunk. Actual TPZ figures refers to Tree Management Drawing, which according to the consideration of crown protection zone, root protection zone and the reality condition of the site.

Tree ID / Tag	Location	Genus species (botanical name)	DBH (cm)	DBH (inch)	Ht (m)	SR (m)	LCR (%)	TEC	Condition	Value	Remarks	Recommended	CRZ (m)	TPZ (m)	TPZ (foot)
1	ON	Red Oak (<i>Quercus rubra</i>)	132	52	18.0	9.0	70	D	G	4	- located at the SW of the site, in the front yard - old pruning wounds with good compartmentalization - 5m East from existing ditch - East side root system expected to be suppressed by existing main building - codominant stems with included bark - good vigor and denses crown - absence of nesting birds - CRZ based on 6x of DBH	Retain	8.0	8.0	26.3
A2	ADJ	Rhododendron (<i>Rhododendron</i>)	25	15	4.0	3.0	90	CD	G	3	- located at the NW corner of the site, belongs to the North neighbor - multi stem x 4, dbh 22, 8, 7 and 5cm respectively - with old pruning wound - improper pruning with decayed - 2m East from existing ditch - North side root system expected to be suppressed by existing driveway - absence of nesting birds - CRZ based on 6x of DBH	Retain	1.5	1.5	5.0
A3	ADJ	Hawthorn (<i>Crataegus</i>)	20	8	4.0	2.5	80	CD	G	2	- located at the North of the site, belongs to the North neighbor, adjacent to the shared North property line - taxonomy difficult, best guess is a Hawthorn - absence of nesting birds - shrub formed by many lots of 1" - 2" branches, unable to measure a specific DBH at 1.3m at height, CRZ based on SR	Retain	2.5	2.5	8.2



Part D: Topographic Survey Plan



**Tree Summary Table**

	Onsite	Off-site	City	Total
Total # of Bylaw protected tree(s)	1	2	0	3
Total # of tree(s) to be retained	1	2	0	3
Total # of tree(s) to be removed	0	0	0	0

Conclusions**Tree to be removed**

No Bylaw protected tree is proposed to be removed for subject development project.

"No trees are to be removed until authorization for removal has been received from the City of New Westminster in the form of a Tree Removal Permit; payment of application fees does not constitute authorization. Failure to obtain authorization may result in fines and legal action pursuant to the Tree Protection Bylaw No. 7799. Each protected tree to be cut or removed shall be clearly identified with a mark of paint and a Tree Removal Placard must be posted on-site, a minimum of 24 hours before any cutting commences, and must remain in place throughout the duration of cutting."

Tree to be retained

Total 1 Onsite tree and 2 neighbor trees are recommended to be retained and protected. The TPZ(s) to be installed are considered sufficient to protect those retained trees. In order to allow for the development of the project at 203 Pembina Street New Westminster BC, those trees to be retained would be protected by the tree protection barrier or temporary fencing during the entire period of demolition and construction work on the site, and should survive in good shape.

On-site supervision by Certified Arborist for all construction activities within and 1m of TPZ, and not limited to the following:

- (1) Demolition of existing main building at the East of Tree #1.
- (2) Removal of existing hard surfaces and landscape features at the North of Tree #1; and the existing driveway at South of Tree #A2.
- (3) Installation of temporary tree well / shoring PRIOR fill/pre-load adjacent to the TPZ of Tree #1, #A2 and #A3.
- (4) Foundation excavation of proposed Building A at North of Tree #1.
- (5) Installation of proposed driveway at the South of Tree #A3.
- (6) Replacement of existing fences at the South of Tree #A2 and #A3 (if any).
- (7) Installation of proposed landscaping features / plantings within and in 1m of the TPZ of Tree #1, #A2 and #A3.
- (8) Installation of proposed walkway at the East of Tree #1.
- (9) Installation of proposed City sidewalk at the West of Tree #1 and #A2.
- (10) Ditch Infill Project at West of Tree #1 and #A2 (if any).
- (11) Soil aeration system within CRZ of Tree #1.

Owner and builder is also required to refer to the Conservation Plan and Maintenance Plan prepared by the heritage consultant in order to retain the beautiful heritage tree (Tree #1).

Specific construction mitigation measures are recommended as mentioned above. For any other construction activities within and 1m of the TPZ, Project Arborist on-site supervision is required. A post-supervision arborist report is required and will be sent by Project Arborist to City Official Staff after each site visit.

For any necessary tree pruning during construction, proper pruning of the trees to be retained following ANSI A300 pruning standards, completed by qualified tree care professionals/City Arborist.



It is the builder/homeowner responsibility to ensure that the development does not adversely affect any neighboring plantings.

Absolutely no further grade changes (increase or decrease in grade) can occur within any TPZ. All pre-loading, retaining walls, perimeter drainage and silt fencing must be installed outside of these zones, unless approved and supervised by City arborist / Project arborist.

Unless otherwise stated in this report, any perimeter fencing, retaining walls or any underground service or site drainage installation or other construction activities must be done outside of the TPZ outlined by this report, or additional arborist assessment and on-site supervision are required as directed by the City.

I certify to the best of my knowledge or belief that I have performed site inspections on the dates as stated herein. The findings are based on information known to the arborist at that time and the statements of fact determined by the arborist are true and correct.

If there are questions regarding the contents of this report, please contact our office.

Yours faithfully,

Matthew Wong

ISA # HK-1218AT
ISA Certified Arborist
ISA Qualified Tree Risk Assessor (TRAQ)
ISA Certified Tree Worker Climber Specialist
UNBC Wildlife Dangerous Tree Assessor #P2963

QBC Tree Consulting and Services Ltd.

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Email: qbctree@gmail.com

(Professional Liability Insured by CFC Underwriting Limited, Policy # PSK0039438013)

Appendices enclosed:

Appendix 1: General Construction Guideline

Appendix 2: Limitations Conditions



Appendix 1: General Construction Guidelines

The following are recommendations for risk mitigation and proper tree protection during the construction phase of the project.

I. Tree Protection Zone

A Tree protection zone (TPZ) is determined using either drip line or a DBH multiplier to define a radius measured in all directions from the outside of a tree's trunk. The TPZ is the area around the tree in which no grading or construction activity may occur and is required for the tree to retain good health, vigor and without any roots and trunks damage. It is typically determined according to local municipal bylaw specifications and may be modified based on professional judgement of the project arborist to accommodate species specific tolerances and site specific growing conditions.

The minimum tree protection zone (TPZ) radius is based on the diameter of the tree ($TPZ \approx 0.06m/cm \times DBHcm$) measured at 1.4m or 4'7" above the ground. The following table as the reference of TPZ:

Trunk diameter (in cm)	20cm	30cm	40cm	50cm	60cm	80cm	100cm
Minimum protection required around tree (in m)	1.2m	1.8m	2.4m	3m	3.6m	4.8m	6m

The following are tree preservation guidelines and industry standards for best practice and local municipal for the TPZs:

- No construction activity within the TPZs, including materials storage, grading or landscaping, may occur without project arborist approval;
- Attend to proper root pruning and care for the remaining root system;
- No soil disturbance or stripping;
- Care for the retention tree within the TPZs during the construction process, including sufficient watering, particularly if excavation has disturbed the tree root system;
- The natural grade shall be maintained within the protection zone;
- Use backfill to ensure that none of the roots remain exposed;
- No storage, dumping of materials, parking, underground utilities or fires within TPZs or tree drip lines;
- Any plan affecting trees should be reviewed by a consultant including demolition, erosion control, improvement, utility, drainage, grading, landscape, and irrigation;
- Special foundations, footings and paving designs are required if within the tree protection zone;
- Utilities should be routed around the TPZ;
- Excavation within the tree protection zone should be supervised by a consulting arborist;
- Surface drainage should not be altered so as to direct water into or out of the TPZ; and
- Site drainage improvements should be designed to maintain the natural water table levels within the TPZ.

Respecting these guidelines will prevent changes to the soil and rooting conditions, wounding of the trees and contamination due to spills and waste. Work done in addition to the proposed impacts discussed in this report may cause the tree to decline and die. Arborist consultation is required if any additional work beyond the scope of the plans provided is proposed near the tree.

II. Tree Protection Fences

Tree protection zones (TPZs) will be protected by Tree Protection Fencing except where site features constrict roots (e.g., retaining walls or roads), where continual access is required (e.g., sidewalks), or when an acceptable encroachment into the TPZ is proposed, in which case the fencing will be modified.

Prior to any construction activity on site, tree protection fences must be constructed at the specified distance from the tree trunks. The protection barrier or temporary fencing must be at least 1.2 m in height and constructed of 2"x4" wood frame with cross brace construction with snow-fence and staked into the ground. The tree protection fence shall be clearly signed "Tree Protection Zone – Do Not Enter" and remain intact for any construction or demolition site throughout the entire period of demolition and/or construction. Maintain such protection barrier, repair any damage to it, and not alter or remove it until construction is completed.

III. Regulation of Soil Moisture and Drainage

The excavation and construction activities adjacent to the TPZs can influence the moisture availability to the subject trees. This is due to a reduction in the total rooting mass, changes in drainage conditions and changes in exposure including reflected heat from adjacent hard surfaces. To mitigate these concerns the following guidelines should be followed:



- Soil moisture conditions within the tree protection zones should be monitored during hot and dry weather. When soil moisture conditions are dry, supplemental irrigations should be provided. Irrigation should wet the soil to the depth of the root system (approximately 30cm deep)
- Any planned changes to the surface grades within the TPZ, including the placement of mulch, should be designed so that the water will flow away from the tree trunks.
- Excavation adjacent to trees can alter the soils hydrological processes by draining the water faster than it had naturally. It is recommended that when excavating within 6m of any tree, the site be irrigated more frequently to account for this.

IV. Tree Pruning

All heavy machinery (excavators, cranes, dump trucks etc.) working within five (5) meters of trees crowns should be made aware of their proximity to the tree. If there is to be a sustained period of machinery working within five (5) meters of the tree crowns, a line of conspicuous indicator should be suspended at the height of the crowns along the length of the protected tree areas. If there are concerns regarding the clearance required for machinery and workers within the tree protection zone, or just outside of it, the arborist should be consulted so that a pruning prescription can be developed or a zone surrounding the crowns can be established. Any wounds incurred to the subject trees during construction should be reported to the arborist and project owner immediately.

V. Paving Within and Adjacent to Tree Protection Zones

If the development plans proposed the construction of paved areas and/or retaining wall close to the proposed tree protection zones (TPZ), steps should be taken to minimize impacts. Construction of these features would raise concerns regarding proper aeration, drainage, irrigation and opportunities for adequate root growth. The following design and construction guideline are recommended be followed to minimize the long-term impacts to trees if any paving or retaining walls are necessary:

- Any excavation activities near the TPZ (tree protection zone) should be monitored by a Certified Arborist. Excavation should remove and disturb as little of the rooting zone as possible and all roots greater than 2cm in diameter should be hand pruned.
- The natural grade of the rooting zone should be maintained. Any retaining walls should be designed at heights that will maintain the existing grade to within 20cm of its current level. If the grade is altered, it should be raised not reduced in height.
- The long-term health of the trees is directly dependent on the volume of available, below ground growing space. If the TPZ must be compromised, the planned distance of structures from the trunks of the subject trees should not be closer than 50% of the TPZ on more than two sides of the tree.
- Minimizing the compaction of sub grade materials using structural soils and increasing the strength of the pavement reduces the reliance on sub grade for strength.
- If it is not possible to minimize the compaction of sub grade materials, subsurface barrier should be considered to help direct roots downward into the soil and prevent them from growing directly under the paved surfaces.

VI. Plantings Within the tree protection zones

If there are plans to landscape the ground within the TPZ, measures should be taken to minimize impacts. It is not recommended that the existing grass layer be stripped, as this will damage the surface roots. The grass layer shall be covered with mulch at the start of the project, which will gradually kill the grass while moderating soil moisture and temperatures. Topsoil should be mixed with the mulch prior to planting of shrubs; however the depth of this new topsoil layer should not exceed 20cm. Planting should take place within the newly placed topsoil mixture and should not disturb the original rooting zone of the trees. Two meters around the base of each tree should be left unplanted and covered in mulch.

VII. Monitoring During Construction

Ongoing monitoring by a certified arborist should occur for the duration of a development project. Site visits should be more frequent during activities that are higher risk, including the first stages of construction when excavation occurs adjacent to the trees. Site visits will ensure contractors are respecting the recommended tree protection measures and will allow the arborist to identify any new concerns that may arise.

VIII. Landscaping Operations

Removal of the tree barriers requires advance coordination and approval by the arborist. The operation of equipment of any size or type, the placement of growing medium, all grading and sub-base preparation for hard landscape features. Advance coordination between the landscape contractor and arborist prior to landscape operations commencing is required to avoid tree protection non-compliance and bylaw issues.



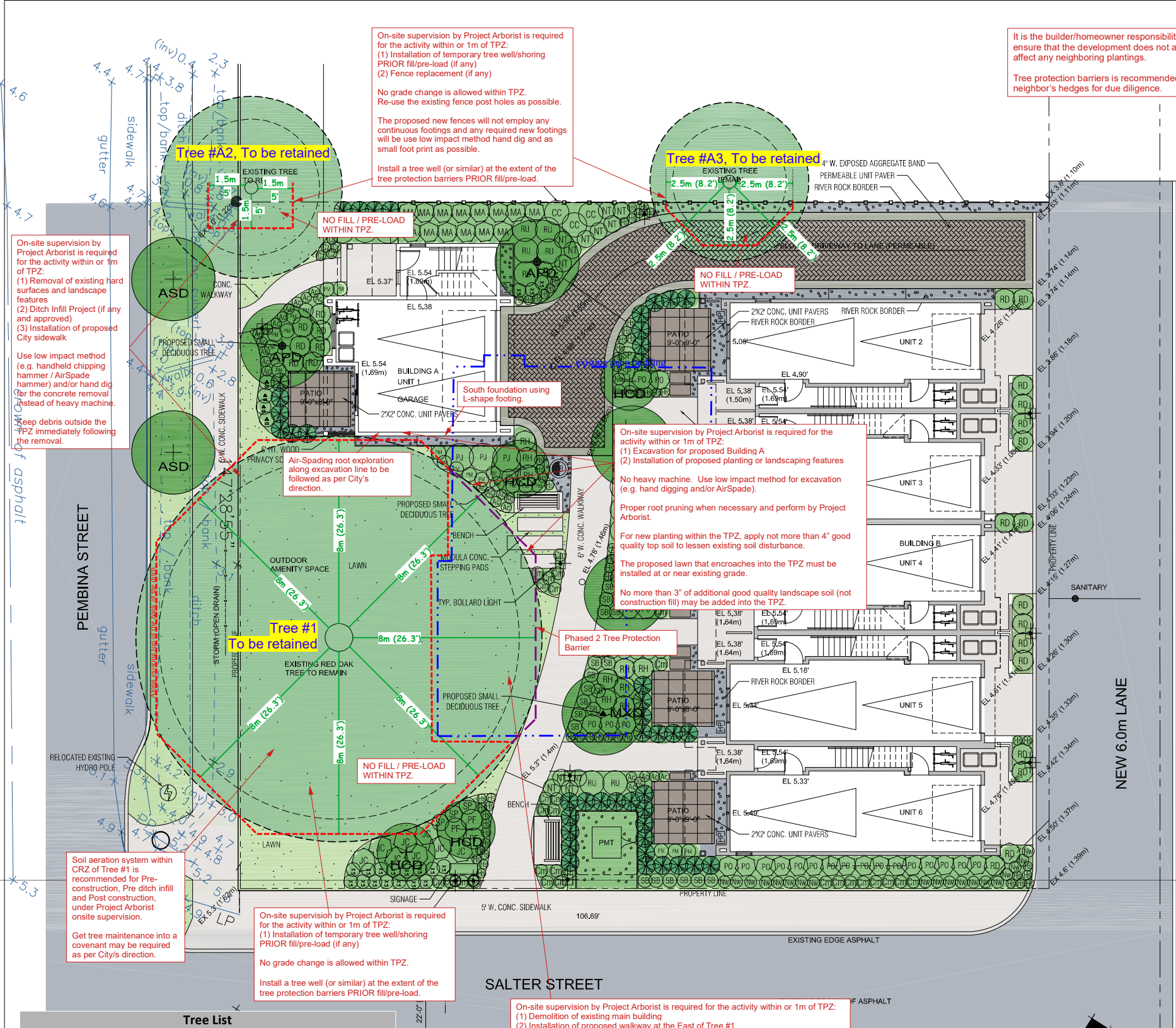
Appendix 2: Limitation Conditions

This report is produced with the following limitations:

1. Our investigation is based solely on visual inspection of the trees during our last site visit. This inspection is conducted from ground level. We do not conduct aerial inspections, soil tests or below grade root examinations to assess the condition of tree root systems unless specifically contracted to do so.
2. Unless otherwise stated, tree risk assessments in this report are limited to trees with a high or extreme risk rating in their current conditions, and in context of their surrounding land use at the time of assessment. We advised our client and undertake a tree risk analysis upon request. In this case, detailed testing may be required in order to make a final determination of the risk rating. Further site visits and reporting may be required and are not included within the original proposal fee and will be charged to the client at an additional cost.
3. The scope of work is primarily determined by site boundaries and local tree-related bylaws. Only trees specified in the scope of work were assessed.
4. This report is valid for six months from the date of submission. Beyond six months from the date of this report, the client must contact QBC Tree Consulting and Services (QBC) to confirm its validity because site base plans and tree conditions may change beyond the original report's scope. Additional site visits and report revisions may be required after this point to ensure report accuracy for the municipality's development permit application process. Site visits and reporting required after the first submission are not included within the original proposal fee and will be charged to the client at an additional cost.
5. Conditions affecting the trees subject to this report (the "Conditions", include without limitation, structural defects, scars, decay, fungal fruiting bodies, evidence of insect attack, discoloured foliage, condition of root structures, the degree and direction of lean, the general condition of the tree(s) and the surrounding site, and the proximity of property and people) other than those expressly addressed in this report may exist. Unless otherwise stated information contained in this report covers only those Conditions and trees at the time of inspection. The inspection is limited to visual examination of such Conditions and trees without dissection, excavation, probing or coring. While every effort has been made to ensure that any trees recommended for retention are both healthy and safe, no guarantees, representations or warranties are made (express or implied) that those trees will not be subject to structural failure or decline. The Client acknowledges that it is both professionally and practically impossible to predict with absolute certainty the behavior of any single tree, or groups of trees, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure and this risk can only be eliminated if the risk is removed. If Conditions change or if additional information becomes available at a future date, modifications to the findings, conclusions, and recommendations in this report may be necessary. QBC expressly excludes any duty to provide any such modification of Conditions change or additional information becomes available.
6. The work undertaken in connection with this report and preparation of this report have been conducted by QBC for the "Client" as stated in the report above. It is intended for the sole and exclusive use by the Client for the purpose(s) set out in this report. Any use of, reliance on or decisions made based on this report by any person other than the Client, or by the Client for any purpose other than the purpose(s) set out in this report, is the sole responsibility of, and at the sole risk of, such other person or the Client, as the case may be. QBC accepts no liability or responsibility whatsoever for any losses, expenses, damages, fines, penalties or other harm (including without limitation financial or consequential effects on transactions or property values, and economic loss) that may be suffered or incurred by any person as a result of the use of or reliance on this report or the work referred to herein. The copying, distribution or publication of this report (except for the internal use of the Client) without the express written permission of QBC (which consent may be withheld in QBC's sole discretion) is prohibited. QBC retains ownership of this report and all documents related thereto both generally and as instruments of professional service.
7. The findings, conclusions and recommendations made in this report reflect QBC's best professional judgment given the information available at the time of preparation. This report has been prepared in a manner consistent with the level of care and skill normally exercised by certified arborists currently practicing under similar conditions in a similar geographic area and for specific application to the trees subject to this report on the date of this report. Except as expressly stated in this report, the findings, conclusions and recommendations it sets out are valid for the day on which the assessment leading to such findings, conclusions and recommendations was conducted. If generally accepted assessment techniques or prevailing professional standards and best practices change at a future date, modifications to the findings, conclusions, and recommendations in this report may be necessary. QBC expressly excludes any duty to provide any such modification if generally accepted assessment techniques and prevailing professional standards and best practices change.



8. Nothing in this report is intended to constitute or provide a legal opinion and QBC expressly disclaims any responsibility for matters legal in nature (including, without limitation, matters relating to title and ownership of real or personal property and matters relating to cultural and heritage values). Revisions to any regulatory standards (including by-laws, policies, guidelines and any similar directions of a Government Bodies in effect from time to time) referred to in this report may be expected over time. As a result, modifications to the findings, conclusions and recommendations in this report may be necessary. QBC expressly excludes any duty to provide any such modification if any such regulatory standard is revised.
9. QBC shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
10. In preparing this report, QBC has relied in good faith on information provided by certain persons, Government Bodies, government registries and agents and representatives of each of the foregoing, and QBC assumes that such information is true, correct and accurate in all material respects. QBC accepts no responsibility for any deficiency, misinterpretations or fraudulent acts of or information provided by such persons, bodies, registries, agents and representatives.
11. The details obtained from any photographs and outlined in the sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
12. This report shall be considered whole, no sections are severable, any loss or alteration of any part of this report invalidates the entire report. The observations documented are true for only the period that the Certified Arborist was on site and therefore do not include any other activity that may have occurred on site or to the trees before or after that period.
13. If the health of the trees was assessed while they were dormant, there may be some inaccuracy in the assigned health rating of each tree. All trees represent a certain inherent degree of risk and this evaluation does not preclude all risk of failure.
14. Notwithstanding the recommendations and conclusions made in this report, it must be realized that trees are living organ change over time. They are not immune to changes in site conditions, or seasonal variations in the weather conditions.
15. We accept no responsibility for materials and information submitted to us that are incorrect. Any survey boundaries marked on plans or on the ground is not the responsibility of QBC.



Tree List					
Tree ID	Genus species (Botanical name)	DBH (cm)	Crown Spread Radius (m)	CRZ/TPZ (m)	CRZ/TPZ (foot)
1	Red Oak (<i>Quercus rubra</i>)	132	9.0	8.0	26.3
A2	Rhododendron (<i>Rhododendron</i>)	25	3.0	1.5	5.0
	Sum of Squares (SS)	3.0			
A3	Hawthorn (<i>Crataegus</i>)	20	2.5	2.5	8.2

On-site supervision by Project Arborist is required for the activity within or 1m of TPZ:
(1) Demolition of existing main building
(2) Installation of proposed walkway at the East of Tree #1

Demolish the existing main building with caution. Keep debris outside the TPZ immediately following the removal.

Extend the East tree protection barrier of Tree #1 to 26.3ft from trunk after demolished.

Apply 4" mulching on the area of existing main building after removal to maintain soil moistness.

Proposed walkway (within TPZ) must be installed at or near existing grade.

NOTES:

- ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCNTA OR BCSLA GUIDELINES.
- REFER TO ARBORIST REPORT AND DRAWINGS PREPARED BY ARBORTECH FOR ALL RELATED TREE REMOVAL AND TREE RETENTION REQUIREMENTS.
- TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
- AMMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
- TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
A. GRASSED AREAS: 150MM B. GROUND COVERS: 350MM C. SHRUBS: 450MM D. TREE PITS: 1000MM
- LAWN AREAS SHALL BE SOODED WITH #1 PREMIUM RESIDENTIAL SOD, NON NETTED.
- 2" DEPTH OF 1"MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
- IRRIGATION SYSTEM - (AUTOMATIC) DESIGN BUILD TO BE COORDINATED BY GENERAL CONTRACTOR OR THE LANDSCAPE CONTRACTOR. FULLY QUALIFIED IRRIGATION CONSULTATION BY THE CONTRACTOR.
- PAVING TYPES AND MATERIALS AS FOLLOWS:
- OFF SITE SIDEWALKS, CAST IN PLACE CONCRETE W/BROOM FINISH.
- ON SITE, WALKWAYS AND WASTE TRANSFER PAD TO BE CAST IN PLACE CONCRETE PAVING WITH BROOM FINISH.
- PRIVATE PATIOS, TEXADA SLAB, SIZE: 24" X 24" X 2". COLOR: CHARCOAL, AVAILABLE FROM BELGARD, PH-877-235-4273
INSTALLATION OF PAVERS SHALL FOLLOW THE MANUFACTURER'S INSTALLATION DETAIL AND SPECIFICATIONS.
- BENCHES, QTY. 2, MAGLIN - ICONIC 2300 SERIES, IPE WOOD BACKED BENCH WITH SIDE ARMS, WOOD SLATS ARE FINISHED WITH PENETRATING SEALERS. ALL METAL COMPONENTS TO BE POWDER COATED WITH STANDARD COLOR GUNMETAL, C/W PERMANENT ANCHOR SYSTEM.
- LANDSCAPE FENCING REFER TO DWGS.
- ROAD GRADING AND OVERALL SITE GRADING BY CIVIL ENGINEERING/OR ARCHITECTURAL.

PLANT LIST:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
APD	2	ACER PALMATUM	JAPANESE MAPLE	5CM CAL.	B & B
ASD	2	ACER RUBRUM SCARLET SENTINEL	SCARLET SENTINEL MAPLE	5CM CAL.	B & B
MXD	3	MAGNOLIA X. GALAXY	GALAXY MAGNOLIA	5CM CAL.	B & B
HCD	4	HIBISCUS COELESTIS	SHRUBBY ALTHEA	5CM CAL.	B & B
TDC	50	TAXUS MEDIA HICKSII	HICKS YEW	1.75M HT.	B & B
CC	3	COTINUS COGGYGRIA	SMOKE BUSH	#3	CONTAINER
JC	8	JUNIPERUS CHINENSIS MINT JULEP	SEAGREEN JUNIPER	#3	CONTAINER
MA	14	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3	CONTAINER
PF	3	POTENTILLA FRUTICOSA	SHRUBBY CINQUEFOIL	#3	CONTAINER
PJ	3	PIERIS JAPONICA FOREST FLAME	JAPANESE PIERIS	#3	CONTAINER
PM	23	POLYSTICHUM MUNITEM	WESTERN SWORD FERN	#3	CONTAINER
PO	23	PRUNUS L. OTTO LUYKENS	OTTO LUYKEN LAUREL	#3	CONTAINER
RD	23	RHODODENDRON DORA AMETIS	DORA AMETIS RHODO.	#3	CONTAINER
RH	12	RHODODENDRON HACHMANN'S FANTASTICA	FANTASTICA RHODODENDRON	#3	CONTAINER
RU	16	RHODODENDRON UNIQUE	UNIQUE RHODO.	#3	CONTAINER
SB	25	SPIRAEA BIMALDA 'DARTS' RED'	DARTS RED	#3	CONTAINER
SP	13	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA	#3	CONTAINER
AC	25	ASTILBE CHINENSIS 'VISIONS'	ASTILBE	#1	CONTAINER
CM	36	COREOPSIS VERTICILLATA MOONBEAM	MOONBEAM TICKSEED	#1	CONTAINER
CZ	11	COREOPSIS VERTICILLATA ZAGREB	ZAGREB TICKSEED	#1	CONTAINER
GS	4	GAULTHERIA SHALLON	SALAL	#1	CONTAINER
HS	59	HEMEROCALIS STELLA D'ORO	DAY LILY	#1	CONTAINER
LA	20	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#1	CONTAINER
NT	12	NASELLA TENUSSIMA	MEXICAN FEATHER GRASS	#1	CONTAINER
NW	26	NEPETA WALKER'S LOW	WALKER'S LOW CATMINT	#1	CONTAINER

LEGEND:

	PROPOSED TREE		EXISTING TREE		6 FT. HT. FENCE
	SHRUB PLANTING		2' X 2' CONC. UNIT PAVES		BENCH W/ CONC. PAD
	LAWN		RIVER ROCK BORDER		MODULA CONC. STEPPING PADS

QBC Tree Consulting and Services Ltd.

Project Arborist:

Matthew Wong

Tel:

778 833-0348

Email:

QBCtree@gmail.com

Project Address:

203 Pembina Street New Westminster BC

Reference Number:

Date of Issue

VAN202006

March 6, 2023

VAN202006-1

September 16, 2023

VAN202006-2

November 2, 2023

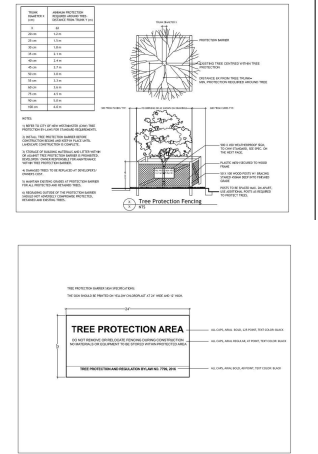
Part B - Tree Management Drawing

----- Tree Protection Barrier

----- Phased 2 Tree Protection Barrier - Extend After Existing Main Building Demolished

Note to Owner / Constructor:

1. The tree protection barrier's dimensions are in feet.
2. All the dimensions are measured from the tree trunk and should refer to the figure mentioned.
3. The tree protection barriers must be built and inspected prior any construction activities.
4. All tree protection on street trees to be set back 5.3m from the edge of sidewalk to allow clear circulation, and 0.6m from the back of curb to allow door opening.
5. The protection barrier or temporary fencing must be at least 1.2m in height and constructed of 2"x4" wood frame with cross brace construction with snow fence and shelled into the ground. The tree protection fence shall be clearly signed "Tree Protection Zone - Do Not Enter" and remain intact for any construction or demolition site throughout the entire period of demolition and/or construction. Maintain such protection barrier, repair any damage to it, and not alter or remove it until construction is completed.
6. Certified arborist on-site supervision is required for any construction activities within and 1m of the TPZ.
7. Absolutely no further grade changes (increase or decrease in grade) can occur within any TPZ. All pre-loading, retaining walls, perimeter drainage and all fencing must be installed outside of these zones, unless approved and supervised by City arborist / Project arborist.
8. No storage, dumping of materials, parking, underground utilities or fires within TPZs or tree dig lines.
9. Proper pruning of the trees to be retained following ANSI A300 pruning standards, completed by a qualified tree care professionals, trees will also require mulching and watering for successful retention.



APPENDIX 7

LAND USE AND DEVELOPMENT REGULATIONS

Intent

- HRA .1 The intent of these land use and development regulations is to allow the development of six townhouse units and retention of a Heritage Tree.

Permitted Principal and Accessory Uses

- HRA .2 All principal and accessory uses permitted under the RT-3A schedule shall be permitted.

Density

- HRA .3 The maximum permitted density must not exceed a floor space ratio of 0.9.
- HRA .4 Despite Section 120.80, for the purpose of this Schedule, floor space ratio shall mean the numerical factor determined by measuring the horizontal cross-sectional area of the principal building to the outside of the outer walls of the building at each storey and determining the total of all such areas, excluding any flood control area which consists of areas located at grade that are used solely for the purpose of the parking of automobiles and the provision of access to the residential unit.

Principal Building Envelope

- HRA .5 All *principal buildings and structures* shall be sized and sited according to the following:

Regulation	Heritage Revitalization Agreement Bylaw Requirement/Allowance
Minimum <i>rear yard setback</i> (east)	1.6 metres (5.2 feet)
Minimum <i>side yard setback</i> (north)	Building A: 1.8 metres (5.9 feet) Building B: 3.8 metres (12.5 feet)
Minimum side yard setback (Salter Street)	1.0 metres (3.3 feet)
Minimum front yard setback (Pembina Street)	3.2 metres (10.0 feet)
Maximum <i>building height</i>	10.7 metres (35.0 feet)
Maximum <i>site coverage</i>	40%

- HRA .6 Where there is more than one building on a site and the front or rear wall of one building faces the front or rear wall of another building, or where the front or rear wall of one building faces the side wall of another building, a minimum distance of 8.4 m. (27.6 ft.) shall be provided between buildings.

Off-Street Parking and Loading Requirements

- HRA .7 *Off-street parking* shall be provided in accordance with the Off-Street Parking Regulation section of the City of New Westminster Zoning Bylaw, except for the following:
- a) A parking space or maneuvering aisle shall be located a minimum of 0.5 m. (1.6 ft.) from a side or rear *site line*;
 - b) 5 parking spaces shall be permitted in a tandem orientation;
 - c) Visitor parking spaces shall not be required;
 - d) One Level 3 electric vehicle charging outlet shall be permitted for every two off-street resident parking spaces;
 - e) Driveways shall not be located within 1.0 metres (3.3 feet) of the intersection of a street and a lane;
 - f) Multiple vehicle accesses shall be permitted;
 - g) A scooter plug and charging area shall not be required.
- HRA .8 Bicycle parking shall be provided in accordance with the Off-Street Bicycle Parking Regulation section of the City of New Westminster Zoning Bylaw, except for the following:
- a) *Short term bicycle parking spaces* shall not be required; and,
 - b) *Long term bicycle parking spaces* shall be permitted in attached garages;
- HRA .9 Off-street loading spaces shall not be required.