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September 29, 2022

Arborist Report: 715 Corlett Road, Gibsons, B.C.

Purpose: Vegetation Assessment for Development Permit Application

Date of Site visit: September 28, 2022

For the purpose of this report I will be referring to the lot in 2 portions; the North half of the lot and the South half of the lot. Furthermore, the South half of the lot will be discussed as two different sections and referred to as South A and South B. These 2 portions are divided by an access road coming in from School Road at an angle. South A is the portion of the lot adjacent to School Road and up to the access road. South B is the portion of the lot North of the access road. This portion extends up to the beginning of the North half which starts with the perceived Septic field for the existing dwellings.

North Half

The North half of the lot consists of 6 Town house units. There is paved parking to the North of the structure. There is a natural foot path that runs along the West side of the units. There is a paved sidewalk along the East side of the units that services the primary access to the 6 units. There is a sizable lawn at the South end of the units that I believe to be the septic field. This lawn has a gentle slope on the West portion but levels out moving East.

There is vegetation around the East, North and West sides of the building. This vegetation consists of small shrubs, ornamental plantings and small deciduous trees. None of this vegetation is either on the Town of Gibsons (TOG) protected species list or of size that would require a permit to my understanding under the TOG bylaw.

South half - South A and South B

There are 2 groves of vegetation on the Southern half of the lot. An access road coming in on an angle from School Road has created the divide between these 2 groves. The grade of this lot has experienced some considerable alterations both positive and negative throughout the Southern half. South A has

experienced the majority of the alteration. In particular, adjacent to the new development to the East. My recollection suggests that several phototropic alder in South A leaning East towards the adjacent development were removed including their root mass. Much of this grade appears to have been pushed to the West side of the lot.

South A

There are 26 trees within the grove of South A. 21 of these trees are *Alnus rubra* (red alder). Of these 21 alder, 7 are stone dead. The remaining 14 alder demonstrate varying levels of die back and decline. There are 8 alder in this grove that are greater than 30 cm DBH at 1.3 m. Some of these are dead, the remaining in decline. Several of the alder that are phototropic or dead pose an immediate risk to the pedestrian and vehicle traffic on School Road. All of them fall within the proposed footprint of the development and are not retainable. None of these alder are viable regardless of the intentions designated for the property.

There is 1 *Prunus* sp. (Cherry) within the grove of alder. This cherry is also in decline. It is greater than 30 cm DBH at 1.3 m. There are 3 *Ilex aquifolium* (English holly) and 1 *Thuja plicata* (Western red cedar). The holly are on the TOG invasive species list. The cedar is juvenile and not of size to require a permit. These 4 trees are also within the footprint of the proposed development and are not retainable.

There are several cherry sprouts along the South edge of the lot that protrude towards School Road. An abundance of ivy and brambles consume much of the grade, in particular the West portion of South A. None of this vegetation is desired nor viable.

South B

There are 17 trees within the grove of South B. 16 of these trees are alder. 1 of the alder is stone dead. An alder near the access road has considerable die back and decline. A third has been structurally compromised at the base of the trunk. There are 2 alder at the NW corner of South B that lean towards the adjacent primary service. They have been hacked back by BC Hydro contractors. The remaining alder are phototropic relevant to their exposure. Many of their canopies have been consumed by ivy. 8 of these alder are greater than 30 cm DBH at 1.3 m. There is 1 invasive holly within this grove which is complemented with a sea of bramble ground cover. All of this vegetation is within the footprint of the proposed development and not retainable.

Conclusion

There are a total of 17 trees (16 alder, 1 cherry) within South A & B that are greater than 30 cm DBH at 1.3 m. I would not consider any of these trees to be of significance or a positive contributing factor to the lot. Many of them require removal regardless of the development plans proposed for the lot. There were no trees on the TOG protected species list with a DBH of 20 cm or greater throughout 715 Corlett Road.

Note to reader: Due to various grade alterations, excessive ivy and seas of bramble none of the 17 trees are tagged. If this is deemed to be necessary please advice and I will have it done.

Please note: The writer gives no assurances that the trees assessed are 100% safe. Ultimately, there will always be associated risks with mature vegetation. Undetectable defects and elements of the environment can be unpredictable and result in the failure of any tree or part thereof otherwise considered to be healthy. An opinion based on my experience and training has been put forth to manage risk within limits considered to be acceptable. At the end of the day I feel the approach to tree management and/or fate of the tree should be decided based on its current health, identified potential concerns and the risk tolerance of those affected by the tree.

Please do not hesitate to contact me if there are any questions or concerns regarding the content of this report.

A handwritten signature in black ink, appearing to read 'Bill Davie', with a long, sweeping horizontal stroke extending to the right.

Bill Davie
Branch Management Inc.
ISA Certified Arborist PN-2687 AT

For: SPA Ventures Ltd c/o Performance Builders
 Prepared by: Bill Davis - Branch Management Inc, ISA #N2687 AT (2004)

Bill Davis



Index Map



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