

3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street - OPPOSE

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
02/12/2021	18:54	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I am opposed to this application	Bill Carlson		s. 22(1) Personal and Confidential	Unknown	No web attachments.
02/12/2021	18:55	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose this application	Tracey Carlson			Unknown	No web attachments.
02/12/2021	18:56	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose this rezoning application	Walt Woo			Unknown	No web attachments.
02/12/2021	18:58	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose this	Patrick Chandler			Unknown	No web attachments.
02/12/2021	19:39	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose this rezoning application	Fiona Zou			Unknown	No web attachments.
02/13/2021	18:27	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	No thank you I do not want to see this built	Travis Goudie			Unknown	No web attachments.
02/13/2021	18:28	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I am not in favour of this building and I oppose	Ewa Goudie			Unknown	No web attachments.
02/13/2021	18:37	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I am not in favour	Jane Goudie			Unknown	No web attachments.
02/13/2021	18:38	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I am opposed	Steve Goudie			Unknown	No web attachments.
02/13/2021	18:43	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose this rezoning application	Jason Goudie			Unknown	No web attachments.
02/13/2021	18:43	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I oppose this rezoning application	Megan Goudie			Unknown	No web attachments.
02/13/2021	19:22	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I am opposed	Zofia Alexander			Unknown	No web attachments.
02/13/2021	19:25	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	No thanks, I will not be supporting this building	Scott Wray			Unknown	No web attachments.
02/13/2021	19:26	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I am opposed	Ella Wray			Unknown	No web attachments.
02/14/2021	13:25	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	Opposed to the Rezoning	Mary Downe			Kitsilano	No web attachments.
02/14/2021	15:59	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I am Speaker #5. Please make the attachment available to council for my remarks.	Cameron Zubko	WeLoveKits		Kitsilano	Appendix A
02/15/2021	19:02	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	We oppose the proposed six storey building to be built behind this residence. We support a maximum four storey building.	Gloria Chang			West Point Grey	No web attachments.
02/15/2021	21:22	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	I applaud the City's initiative with the pilot program this application purports to be part of. Frankly, I'm pleased that this property is the subject of such a pilot (I live s. 22(1) Personal and Confidential). However, I am not comfortable with the sheer massive unimaginative bulk that is the subject of this particular application. It is completely out of step with the surroundings and will negatively impact the character of our neighbourhood. Surely we have enough talented designers and engineers in this city (there are lots of stunning examples around) so that we do not have to resort to lowest-common denominator designs that have more in common with Soviet-era Vladivostok than our west coast traditions. This city desperately needs rental buildings and it needs to enlist wide-ranging community support to make it happen. MIRHPP is a great initiative so please do not undermine its objectives by motivating so many people to oppose it because you ignore something so achievable as good design.	Mark Devereux			Kitsilano	No web attachments.
02/16/2021	10:22	PH2 - 3. CD-1 Rezoning: 3084 West 4th Avenue and 2010 Balaclava Street	Oppose	Please see the attached google map which I will refer to during my speaking time tonight if you could please ensure the Mayor and Council have it.	Sarah Hansen			Unknown	Appendix B



Arborist Report

**3084 West 4th Avenue and
2010 Balaclava Street, Vancouver**

Properties Type: Private

Prepared for:

Mr. Cameron Zubko,
(resident of [REDACTED] s. 22(1) Personal and Confidential, Vancouver)

Prepared by:

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April 20th, 2020

Purpose / Scope:

This Arborist Report was developed to assist in managing three (3) mature Western red cedars (the subject trees), located on the Municipal Property in front of 3084 West 4th Avenue and to serve as a guide to ensure tree health, sound structure, esthetic impact, and liability reduction through minimizing hazardous conditions caused by standing trees.

The adjacent private properties at 3084 West 4th Avenue and 2010 Balaclava Street, Vancouver are proposed for a Multi-Family Development . A Tree Management Report (TMR), provided by Arbortech Consulting dated January 20, 2020 is included in the Development Permit Application package.

As a result of the proposed new development the subject trees are expected to be negatively impacted by the excavation and the other construction activities.

Assignment:

Davey Resource Group (DRG) have been approached and retained by Mr. Cameron Zubko (the s. 22(1) Personal and Confidential client) to review the above mentioned Tree Management Report and to express our professional opinions regarding the **root investigation process** and **the management options proposed**.

The client is requesting us to focus on protecting the subject trees and is also expressing concerns about possible negative effects on the trees' health, structure and stability.

Limitations of the Assignment:

Arborists, tree experts and tree risk assessors are not able to predict with absolute certainty the exact date and conditions of a tree death, health decline or failure.

The recommendations in this report are based on observations and data collection from the ground and are reflective of the current state of the subject trees at the time of the site visit. No access was requested or granted to access the two private proposed development sites. All observations were made from the public property. This arborist report was prepared in good faith and to the arboricultural best practices standards within its scope and using the public GIS, imaging, documentation and verbal information provided by the client.

Methods:

One site visit was scheduled and completed on April 13th, 2020.

Prior to the site visits the Project Arborist consulted the City of Vancouver Tree related bylaws, available GIS data, images and "Trees and the Law in Canada" (by Julian A. Dunster 2018) .

For tree biophysical characteristics and project details, please refer to the existing Tree Management Report produced by Arbortech Consultants and dated January 20, 2020.

Conclusions of the site assessment are recorded in this report.

Discussions:

There is a high probability that the existing patio grade, where the root investigation took place was raised in the past. By visually assessing the grades around the base of the subject trees, it is very probable that the original grade was changed by adding 50 to 70 cm. In this case only opportunistic roots developed after the grade change were captured during the root investigation presented in the TMR and possible larger and order roots be present deeper.

The red cedars in general are known to be significantly affected by the climate change and these three trees are no exception. For the urban trees in order to survive is crucial to have enough soil volume, nutrients and moisture available for root development. This project offers a good opportunity to do so for the subject trees. Retaining a larger amount of soil will also reduce the risk of these tree roots interfering with existing and proposed constructed structures, such as sewer, drainage, pavements, etc.

Recommendations:

- Adjust the building design to reduce the extent of excavation to the approximate location of the existing house foundation. It is anticipated that the existing house foundation represents a root restricting barrier and no significant roots were located beyond this point South.
Measured on the scaled drawing, we recommend extending the root protection area from 2.5 meters to 5.0 meters from the trunk of tree #C01 (see Fig. 1).
- Install tree protection fence around the protected area and apply mulch 5 to 10 cm thick to retain moisture in the soil and to prevent soil compaction. Keep the mulch from touching the base of the trees. Good quality, natural mulch shall be used, such as wood or bark chips.
- Any grade changes to occur within the Protected Root Zones of the subject trees shall be limited to manual tools only and be supervised by the project arborist.
- Root pruning shall be performed by the project arborist at the edge of excavation.
- The vertical section of the edge of excavation and any roots exposed must be covered with burlap and then poly plastic to prevent desiccation; this root curtain must be removed prior to backfilling.
- Trees must be adequately watered during the entire construction process. Adding irrigation water as required to ensure that root zone is at field capacity.
- After construction is completed, at the landscaping phase, apply deep root fertilizer. Injecting high pressure water and dissolved fertilizer into the rootzone.

Conclusions:

The suggested recommendations are intended to extend the useful lives of the subject trees.

If the above-mentioned recommendations are applied, I do not anticipate any significant decline in the health or stability of the subject trees. Considering the location of these trees, an effort should be made by all parts, the developer, the City representatives and neighbours to maintain these trees in good shape as a valuable, property enhancing feature and community asset. I encourage all parts to use these trees and their management as a commune goal that leads to cooperation.

This Arborist Report was developed using the International Society of Arboriculture and WorkSafe BC standards, recommendations and guidelines.

Conditions of Assessment Agreement:

This Conditions of Assessment Agreement is made pursuant to and as a provision of Davey Resource Group, a division of The Davey Tree Expert Co. of Canada, Limited ("Davey"), providing tree assessment services as agreed to between the parties, the terms and substance of which are incorporated in and made a part of this Agreement (collectively the "Services").

Trees are living organisms that are subject to stress and conditions and which inherently impose some degree or level of risk. Unless a tree is removed, the risk cannot be eliminated entirely. Tree conditions may also change over time even if there is no external evidence or manifestation. In that Davey provides the Services at a point in time utilizing applicable standard industry practices, any conclusions and recommendations provided are relevant only to the facts and conditions at the time the Services are performed. Given that Davey cannot predict or otherwise determine subsequent developments, Davey will not be liable for any such developments, acts, or conditions that occur including, but not limited to, decay, deterioration, or damage from any cause, insect infestation, acts of god or nature or otherwise.

Unless otherwise stated in writing, assessments are performed visually from the ground on the above-ground portions of the tree(s). However, the outward appearance of trees may conceal defects. Therefore, to the extent permitted by law, Davey does not make and expressly disclaims any warranties or representations of any kind, express or implied, with respect to completeness or accuracy of the information contained in the reports or findings resulting from the Services beyond that expressly contracted for by Davey in writing, including, but not limited to, performing diagnosis or identifying hazards or conditions not within the scope of the Services or not readily discoverable using the methods applied pursuant to applicable standard industry practices. Further, Davey's liability for any claim, damage or loss caused by or related to the Services shall be limited to the work expressly contracted for.

In performing the Services, Davey may have reviewed publicly available or other third- party records or conducted interviews and has assumed the genuineness of such documents and statements. Davey disclaims any liability for errors, omissions, or inaccuracies resulting from or contained in any information obtained from any third- party or publicly available source.

Except as agreed to between the parties prior to the Services being performed, the reports and recommendations resulting from the Services may not be used by any other party or for any other purpose. The undersigned also agrees, to the extent permitted by law, to protect, indemnify, defend and hold Davey harmless from and against any and all claims, demands, actions, rights and causes of action of every kind and nature, including actions for contribution or indemnity, that may hereafter at any time be asserted against Davey or another party, including, but not limited to, bodily injury or death or property damage arising in any manner from or in any way related to any disclaimers or limitations in this Agreement.

End of report

Submitted on behalf of Davey Resource Group,

s. 22(1) Personal and Confidential

Lucian Serban, RPF

Senior Consulting Arborist / Urban Forester

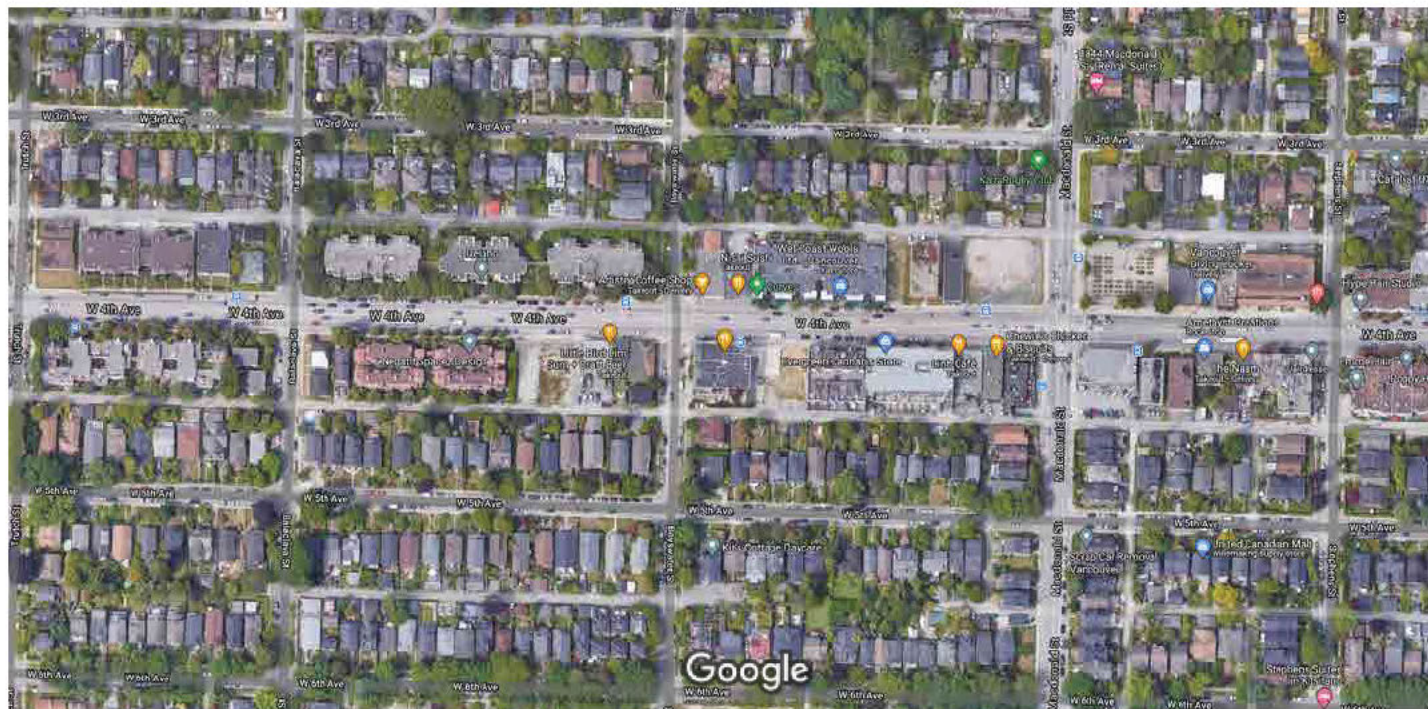
ISA Certified Arborist Municipal Specialist PN-7558AM

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Google Maps



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