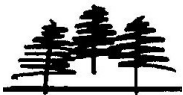


## **ATTACHMENT 3**

### **Tree Evaluation Report for: 20525 & 20541 – 46A Avenue City of Langley, BC**

**Prepared by:**

**Mike Fadum and Associates Ltd.  
#105, 8277-129 Street  
Surrey, BC  
Phone 778-593-0300  
Fax 778-593-0302**



**Date: May 18, 2021  
Revised: November 22, 2022  
Revised: November 10, 2025**

## 1.0 INTRODUCTION

We attended the site on December 23, 2020, and recently on August 26, 2025, for the purpose of evaluating the tree resource and to make recommendations for removal and preservation for the development application proposed for 20525 & 20541 – 46A Avenue, Langley City, BC. The site includes two large lots accessed from 46A Avenue to the south of 46B Avenue. The development plans include subdividing the two (2) lots into eight (8) lots and extending 46B Avenue to the west property line. A plan showing the proposed building footprint, topographical survey and lot lines was provided for our use and used as a resource for making recommendations pertaining to tree removal and retention. *The November 22, 2022 revision reflects an updated site plan. The November 10, 2025 revision reflects the updated site and civil plans.*



**Figure 1.** Aerial photograph of the subject property (Geocortex Viewer, 2022).



## 2.0 FINDINGS

The site topography sloped down from south to north. The site contains almost exclusively native species dominated by conifers, mainly Western Redcedar (*Thuja plicata*) and Douglas-Fir (*Pseudotsuga menziesii*). There are also some deciduous trees, including Paperbark Birch (*Betula papyrifera*) and Bigleaf Maple (*Acer macrophyllum*). Tree conditions varied throughout, ranging from poor to good. Photographs are provided in Appendix A.

During the recent site visit, we observed that the northern portion of the site is densely covered with Blackberry and Ivy vegetation then before. This thick ground cover significantly limited physical access to this area. As such, observations of the subject trees in this section were restricted to visual assessments from accessible boundaries only. Detailed evaluations (e.g. inspections of tree bases and trunks) of individual trees within the overgrown area could not be conducted at this time.

Table 1 provides individual tree data. Specific information includes tree type, diameter at breast height (DBH), structure and health rating (poor (P), moderate (M), good (G) or a combination of two), live crown ratio (LCR) and structural observations. Health refers to the tree's overall health and vigor, while structure is a qualitative rating of a tree's shape and structure when compared to ideal trees of the same species and age class. Trees were evaluated for their preservation potential based on health, structure, location and species factors. Trees expected to be unsafe, conflicting with the proposed building plans, of poor health or of little long-term retentive value are recommended for removal and are shown on the attached Tree Preservation and Removal Plan.

## 3.0 TREE PROTECTION

Tree protection fencing is to be installed as per municipal standards prior to construction with no excavation, grade alterations or materials storage within the tree protection zone. The consulting Arborist should be contacted prior to and be onsite for any construction within the recommended no disturbance zone which is approximately 6x the tree diameter. Grade alterations and other construction works required to provide drainage are not to occur within the tree protection zone.

## 4.0 TREE PRESERVATION SUMMARY

Our plans have been provided to the design team and it is expected that all consultants and contractors adhere to the recommendations in this report and ensure there is no conflict with Tree Protection Zones. No ground disturbance or grade alterations are permitted within the Tree Protection Zones unless preapproved by the project arborist. Mechanical injuries caused to trees below or above ground cannot be repaired. All parties must be aware that long-term success



in tree preservation efforts depends greatly on minimizing the impact caused during and post construction. Best efforts must be made to ensure that soils remain undisturbed within the tree protection zones. Ongoing monitoring and implementation of mitigating works, such as watering, mulching, etc., is essential for success.

## 5.0 LIMITATIONS

This Arboricultural field review report is based on site observations on the dates noted. Effort has been made to ensure that the opinions expressed are a reasonable and accurate representation of the condition of the trees reviewed. All trees or groups of trees have the potential to fail. No guarantees are offered or implied by Mike Fadum and Associates Ltd. or its employees that the trees are safe given all conditions. The inspection is limited to visual examination of accessible items without dissection, excavation, probing, coring or climbing. Trees can be managed, but they cannot be controlled. To live, work or play near trees is to accept some degree of risk. The only way to eliminate all risks associated with trees is to eliminate all trees.

The findings and opinions expressed in this report are representative of the conditions found on the day of the review only. Any trees retained should be reviewed on a regular basis. The root crowns, and overall structure, of all of the trees to be retained must be reviewed immediately following land clearing, grade disturbance, significant weather events and prior to site usage changes.

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

Mike Fadum and Associates Ltd.



Tim Vandenberg  
ISA Certified Arborist: PN-8565A  
TRAQ



Sum Yee (Coco) Wong  
ISA Certified Arborist HK-2159A  
ISA Tree Risk Assessment Qualified

### Attachment(s):

- 1) Table 1 – Inventory
- 2) Appendix A – Photos
- 3) Tree Preservation Summary
- 4) Tree Management Plans



Table 1- Tree Evaluation: 20525 &amp; 20541 - 46A Avenue, City of Langley, BC

| Tree # | Type  | DBH (cm) | LCR (%) | Condition (Structure, Health) | Comments  | TPZ (m) | Recommendation  |
|--------|---|----------|---------|-------------------------------|---|---------|---|
| 100    | Spruce<br>( <i>Picea sp.</i> )                  | 23       | 60      | MP, MG                        | Phototropic to the south. Asymmetrical crown. Healthy foliage.  | 1.5     | <b>Remove</b><br>Not suitable for retention as a standalone tree.                     |
| 1682   | Red Alder<br>( <i>Alnus rubra</i> )             | ~50      | NA      | P, M                          | Highly phototropic. Ivy infestation. Dense vegetation prevented thorough assessment.  | 3.5     | <b>Remove</b><br>Conflicts with construction of proposed building.                    |
| 1703   | Red Alder<br>( <i>Alnus rubra</i> )             | ~50      | NA      | P, M                          | Heavy ivy infestation. Highly phototropic. Dense Blackberry and vegetation prevented thorough assessment of the base.                   | 3.5     | <b>Remove</b><br>Conflicts with construction of proposed building and retaining wall. |
| 2006   | Paperbark Birch<br>( <i>Betula papyrifera</i> ) | ~40      | NA      | P, P                          | Highly phototropic. Ivy infestation. Dense vegetation prevented thorough assessment.  | 2.5     | <b>Remove</b><br>Conflicts with construction of proposed building.                    |
| 2015   | Western Redcedar<br>( <i>Thuja plicata</i> )    | ~95      | 70      | M, MP                         | Medium-low foliage density. Ivy infestation. Forest-grown. Dense vegetation prevented thorough assessment.                              | 6.0     | <b>Remove</b><br>Conflicts with construction of proposed building.                    |
| 2244   | Paperbark Birch<br>( <i>Betula papyrifera</i> ) | ~50      | NA      | P, M                          | Highly phototropic. Ivy infestation prevented thorough assessment. Difficult to assess upper canopy.                                    | 3.5     | <b>Remove</b><br>Conflicts with construction of proposed building.                    |
| 2245   | Western Redcedar<br>( <i>Thuja plicata</i> )    | ~50      | 80      | M, M                          | Ivy infestation. Asymmetrical crown. Medium foliage density. Dense Blackberry and vegetation prevented thorough assessment of the base. | 3.5     | <b>Remove</b><br>Conflicts with construction of proposed building.                    |
| 2264   | Douglas-Fir<br>( <i>Pseudotsuga menziesii</i> ) | 94       | 90      | MP, MG                        | Co-dominant stems form at~4.0m. Pruned for powerline clearance.   | 6.0     | <b>Remove</b><br>Conflicts with construction of proposed driveway and services.       |
| 2265   | Western Redcedar<br>( <i>Thuja plicata</i> )    | 32       | 80      | M, M                          | Top has a dogleg. Asymmetrical crown.   | 2.0     | <b>Remove</b><br>Conflicts with proposed driveway.                                    |

Table 1- Tree Evaluation: 20525 &amp; 20541 - 46A Avenue, City of Langley, BC

| Tree # | Type   | DBH (cm) | LCR (%) | Condition (Structure, Health) | Comments   | TPZ (m) | Recommendation   |
|--------|--|----------|---------|-------------------------------|--|---------|--|
| 2266   | Western Redcedar<br>( <i>Thuja plicata</i> )     | 44       | 60      | MP, M                         | Pistol-butt base. Some mechanical injuries near the base.                                | 3.0     | Retain   |
| 2267   | Western Redcedar<br>( <i>Thuja plicata</i> )     | 61/25    | 80      | M, M                          | Elevated root base. Irregular base. Medium foliage density.                              | 5.5     | Retain   |
| 2268   | Western Hemlock<br>( <i>Tsuga heterophylla</i> ) | 54       | 60      | M, MG                         | Asymmetrical crown. Stem has a slight bow.   | 3.5     | Retain   |
| 2269   | Western Hemlock<br>( <i>Tsuga heterophylla</i> ) | 33.5     | 60      | M, MG                         | Asymmetrical crown. Seam of reaction wood near the base, ~2m long.                       | 2.5     | Retain   |
| 2270   | Douglas-Fir<br>( <i>Pseudotsuga menziesii</i> )  | 66       | 40      | M, M                          | Irregular crown. Stem has a slight sweep.  | 4.5     | Retain   |
| 2271   | Douglas-Fir<br>( <i>Pseudotsuga menziesii</i> )  | 41       | 30      | MP, M                         | Sweep to the south. Asymmetrical crown.  | 2.5     | Remove<br>Conflicts with proposed grade/fill.                            |
| 2272   | Paperbark Birch<br>( <i>Betula papyrifera</i> )  | 39       | NA      | M, MP                         | Sweep to the southeast. Elevated roots. High crown. Significant dieback. Little foliage. | 2.5     | Remove<br>Due to poor condition.   |
| 2273   | Western Redcedar<br>( <i>Thuja plicata</i> )     | 32       | 85      | M, MG                         | Asymmetrical crown. Healthy foliage.   | 2.0     | Remove<br>Conflicts with proposed grade/fill.                            |
| 2274   | Western Redcedar<br>( <i>Thuja plicata</i> )     | 46       | 80      | M, MG                         | Asymmetrical crown. Healthy foliage. Topped for powerline clearance.                     | 3.0     | Remove<br>Conflicts with construction of proposed driveway and services. |
| 2275   | Western Redcedar<br>( <i>Thuja plicata</i> )     | 55/48    | 70      | MP, M                         | Healthy foliage. Irregular crown due to powerline clearance. Ivy infestation.            | 6.5     | Remove<br>Conflicts with construction of proposed driveway and services. |
| 2276   | Western Redcedar<br>( <i>Thuja plicata</i> )     | 53       | 50      | M, M                          | Asymmetrical crown. Dense ivy infestation.   | 3.5     | Remove<br>Conflicts with construction.                                   |
| 2277   | Western Hemlock<br>( <i>Tsuga heterophylla</i> ) | 50       | N/A     | N/A                           | Asymmetrical crown. In decline.<br><i>NOT INCLUDED IN SUMMARY TOTAL.</i>                 | 3.5     | Tree failed as per August 26, 2025 site visit.                           |

Table 1- Tree Evaluation: 20525 &amp; 20541 - 46A Avenue, City of Langley, BC

| Tree # | Type  | DBH (cm) | LCR (%) | Condition (Structure, Health) | Comments   | TPZ (m) | Recommendation  |
|--------|---|----------|---------|-------------------------------|--|---------|---|
| 2278   | Western Redcedar<br>( <i>Thuja plicata</i> )    | 77       | 60      | M, M                          | Irregular crown. Pruned for powerline clearance. Minor Ivy infestation.              | 5.0     | <b>Remove</b><br>Conflicts with construction of proposed driveway and services. |
| 2279   | Western Redcedar<br>( <i>Thuja plicata</i> )    | 52       | 50      | MG, MP                        | Low foliage density. Minor Ivy infestation.  | 3.5     | <b>Remove</b><br>Due to poor condition.   |
| 2280   | Western Redcedar<br>( <i>Thuja plicata</i> )    | 40       | 45      | M, M                          | Dense ivy infestation.   | 2.5     | <b>Remove</b><br>Conflicts with construction of proposed building.              |
| 2281   | Western Redcedar<br>( <i>Thuja plicata</i> )    | 68       | 60      | MP, M                         | Co-dominance forms at ~2.5m, stems beginning to fuse. Dense Ivy infestation at base. | 4.5     | <b>Remove</b><br>Conflicts with construction of proposed building.              |
| 2282   | Western Redcedar<br>( <i>Thuja plicata</i> )    | 29       | 75      | M, M                          | Medium foliage density.  | 2.0     | <b>Remove</b><br>Conflicts with construction of proposed building.              |
| 2283   | Paperbark Birch<br>( <i>Betula papyrifera</i> ) | 27       | NA      | MP, MP                        | Phototropic high crown. Previously failed top.                                       | 2.0     | <b>Remove</b><br>Conflicts with construction of proposed building.              |
| 2284   | Western Redcedar<br>( <i>Thuja plicata</i> )    | 28       | 80      | M, M                          | Asymmetrical crown. Medium foliage density. Somewhat shaded.                         | 2.0     | <b>Remove</b><br>Conflicts with construction of proposed building.              |
| 2285   | Western Redcedar<br>( <i>Thuja plicata</i> )    | 91       | 60      | M, M                          | Asymmetrical crown. Bark damage at bottom trunk. Root damage with response growth.   | 6.0     | <b>Remove</b><br>Conflicts with construction of proposed building.              |
| 2286   | Douglas-Fir<br>( <i>Pseudotsuga menziesii</i> ) | 59       | 40      | MP, M                         | Asymmetrical crown. Narrow crown.  | 4.0     | <b>Remove</b><br>Conflicts with construction of proposed building.              |
| 2287   | Western Redcedar<br>( <i>Thuja plicata</i> )    | 106      | 50      | M, MP                         | Medium-low foliage density.  | 7.0     | <b>Remove</b><br>Conflicts with construction of proposed building.              |

Table 1- Tree Evaluation: 20525 & 20541 - 46A Avenue, City of Langley, BC

| Tree # | Type  | DBH (cm) | LCR (%) | Condition (Structure, Health) | Comments  | TPZ (m) | Recommendation   |
|--------|---|----------|---------|-------------------------------|---|---------|--|
| 2288   | Western Redcedar<br>( <i>Thuja plicata</i> )    | 57       | 75      | M, MP                         | Asymmetrical crown. Multiple tops. Medium-low foliage density. Minor Ivy infestation. | 4.0     | <b>Remove</b><br>Conflicts with construction of proposed building.                         |
| 2289   | Douglas-Fir<br>( <i>Pseudotsuga menziesii</i> ) | 86       | 40      | MG, M                         | Minor ivy infestation.  | 5.5     | <b>Remove</b><br>Conflicts with construction of proposed building.                         |
| 2290   | Western Redcedar<br>( <i>Thuja plicata</i> )    | 85       | 50      | M, M                          | Asymmetrical crown. Minor Ivy infestation.  | 5.5     | <b>Remove</b><br>Conflicts with construction of proposed building.                         |
| 2291   | Western Redcedar<br>( <i>Thuja plicata</i> )    | 98       | 80      | MP, M                         | Cavity near the base. Multiple tops.  | 6.5     | <b>Remove</b><br>Conflicts with construction of proposed building.                         |
| 2292   | Western Redcedar<br>( <i>Thuja plicata</i> )    | 59/26    | 100     | M, MG                         | Asymmetrical crown.   | 5.5     | <b>Retain</b><br>Construct driveway above grade with no excavation in TPZ.                 |
| 2293   | Western Redcedar<br>( <i>Thuja plicata</i> )    | 92       | 90      | M, M                          | Clearance pruned from powerlines. Asymmetrical crown.                                 | 6.0     | <b>Remove</b><br>Expected to be significantly impacted by excavation of proposed services. |
| 2294   | Western Redcedar<br>( <i>Thuja plicata</i> )    | 80s      | 70      | M, M                          | Medium foliage density. Asymmetrical crown.   | 5.0     | <b>Remove</b><br>Conflicts with construction of proposed building.                         |
| 2295   | Western Redcedar<br>( <i>Thuja plicata</i> )    | 61       | 70      | M, M                          | Asymmetrical crown.   | 4.0     | <b>Remove</b><br>Conflicts with construction of proposed building.                         |
| 2296   | Douglas-Fir<br>( <i>Pseudotsuga menziesii</i> ) | 88       | 60      | MG, M                         | Minor ivy infestation. Good trunk taper.  | 6.0     | <b>Remove</b><br>Conflicts with construction of proposed building.                         |
| 2297   | Western Redcedar<br>( <i>Thuja plicata</i> )    | 67       | 60      | M, MP                         | Medium-low foliage density.   | 4.5     | <b>Remove</b><br>Conflicts with construction of proposed building.                         |

Table 1- Tree Evaluation: 20525 & 20541 - 46A Avenue, City of Langley, BC

| Tree # | Type   | DBH (cm)  | LCR (%) | Condition (Structure, Health) | Comments  | TPZ (m) | Recommendation  |
|--------|--|-----------|---------|-------------------------------|---|---------|---|
| 2298   | Western Redcedar<br>( <i>Thuja plicata</i> )     | 31        | 70      | MP, MP                        | Clearance pruned. Medium-low foliage density. Irregular crown.  | 2.0     | <b>Remove</b><br>Conflicts with construction of proposed building.                    |
| 2299   | Bigleaf Maple<br>( <i>Acer macrophyllum</i> )    | 33        | NA      | M, MG                         | Asymmetrical crown. Retaining wall built within 1m to the east.   | 2.5     | <b>Remove</b><br>Conflicts with construction of proposed building and retaining wall. |
| 2300   | Bitter Cherry<br>( <i>Prunus emarginata</i> )    | 32/15     | NA      | M, MP                         | Three stems joined near the base. Little foliage. Dense vegetation prevented thorough assessment.           | 3.0     | <b>Remove</b><br>Conflicts with construction of proposed building and retaining wall. |
| 4789   | Paperbark Birch<br>( <i>Betula papyrifera</i> )  | 50        | NA      | P, M                          | Highly phototropic. Heavy ivy infestation.  | 3.5     | <b>Remove</b><br>Conflicts with construction of proposed building.                    |
| 4970   | Western Hemlock<br>( <i>Tsuga heterophylla</i> ) | 69        | 70      | MG, G                         | Healthy foliage.  | 4.5     | <b>Remove</b><br>Conflicts with construction of proposed building.                    |
| 4971   | Bigleaf Maple<br>( <i>Acer macrophyllum</i> )    | ~25/20/15 | NA      | MP, M                         | Multiple stems from the base. Phototropic. Dense vegetation prevented thorough assessment of the base.      | 4.0     | <b>Remove</b><br>Conflicts with construction of proposed building.                    |
| 4972   | Bigleaf Maple<br>( <i>Acer macrophyllum</i> )    | ~30/20/20 | NA      | MP, M                         | Multiple stems from the base. High canopy. Phototropic. Dense Ivy vegetation prevented thorough assessment. | 4.5     | <b>Remove</b><br>Conflicts with construction of proposed building.                    |
| 4973   | Bigleaf Maple<br>( <i>Acer macrophyllum</i> )    | ~40/20/0  | NA      | MP, MG                        | Included attachment at the base. Phototropic. Dense vegetation prevented thorough assessment of the base.   | 3.0     | <b>Remove</b><br>Conflicts with construction of proposed building.                    |
| 4974   | Bigleaf Maple<br>( <i>Acer macrophyllum</i> )    | ~90       | NA      | M, MG                         | Slightly phototropic. Dense vegetation prevented thorough assessment of the base.                           | 6.0     | <b>Remove</b><br>Conflicts with construction of proposed building.                    |

Table 1- Tree Evaluation: 20525 &amp; 20541 - 46A Avenue, City of Langley, BC

| Tree # | Type   | DBH (cm) | LCR (%) | Condition (Structure, Health) | Comments  | TPZ (m) | Recommendation   |
|--------|--|----------|---------|-------------------------------|---|---------|--|
| 4975   | Western Redcedar<br>( <i>Thuja plicata</i> )     | ~120     | 80      | G, M                          | Good trunk taper. Burrow on the north side of the stem. Medium-high foliage density.  | 7.5     | <b>Remove</b><br>Conflicts with construction of proposed building.                         |
| 4976   | Red Alder<br>( <i>Alnus rubra</i> )              | ~40      | NA      | MP, M                         | Phototropic. Past branch failures. Dense Ivy vegetation prevented thorough assessment.                                      | 2.5     | <b>Remove</b><br>Conflicts with construction of proposed sewer.                            |
| 4977   | Bigleaf Maple<br>( <i>Acer macrophyllum</i> )    | ~40      | NA      | M, M                          | Slightly phototropic. Pistol-butt base. Fusing with English laurel. Dense vegetation prevented thorough assessment.         | 3.0     | <b>Remove</b><br>Conflicts with construction of proposed road and services.                |
| 4978   | Western Redcedar<br>( <i>Thuja plicata</i> )     | ~30      | 70      | MP, M                         | Co-dominance forms are ~2.0m. Medium foliage density. Part of hedgerow. Dense vegetation prevented thorough assessment.     | 2.0     | <b>Remove</b><br>Conflicts with construction of proposed road and services.                |
| 4979   | Western Redcedar<br>( <i>Thuja plicata</i> )     | ~30      | 70      | MP, MP                        | Part of a hedgerow. Shade suppressed, medium-low foliage density. Dense vegetation prevented thorough assessment.           | 2.0     | <b>Remove</b><br>Conflicts with construction of proposed road and services.                |
| 4980   | Western Redcedar<br>( <i>Thuja plicata</i> )     | ~55      | 60      | M, M                          | Nearby tree has uprooted and leaning upon subject tree. Asymmetrical crown. Dense vegetation prevented thorough assessment. | 3.5     | <b>Remove</b><br>Conflicts with construction of proposed driveway and electrical services. |
| 4981   | Paperbark Birch<br>( <i>Betula papyrifera</i> )  | 40/35    | NA      | P, P                          | Large amounts of deadwood. Fungal fruiting bodies. Dense vegetation prevented thorough assessment.                          | 4.0     | <b>Remove</b><br>Conflicts with construction of proposed building.                         |
| 4982   | Western Hemlock<br>( <i>Tsuga heterophylla</i> ) | ~45      | 60      | MG, M                         | Healthy foliage. Dense vegetation prevented thorough assessment.  | 3.0     | <b>Remove</b><br>Conflicts with construction of proposed building.                         |

Table 1- Tree Evaluation: 20525 & 20541 - 46A Avenue, City of Langley, BC

| Tree # | Type   | DBH (cm) | LCR (%) | Condition (Structure, Health) | Comments  | TPZ (m) | Recommendation  |
|--------|--|----------|---------|-------------------------------|---|---------|---|
| 4983   | Western Hemlock<br>( <i>Tsuga heterophylla</i> ) | ~75      | 75      | M, MG                         | Irregular crown. Healthy foliage. Dense vegetation prevented thorough assessment.                       | 5.0     | <b>Remove</b><br>Conflicts with construction of proposed building.                    |
| 4984   | Paperbark Birch<br>( <i>Betula papyrifera</i> )  | 60       | NA      | MP, MP                        | Deadwood. Fungal fruiting bodies. Ivy infestation. Dense vegetation prevented thorough assessment.      | 4.0     | <b>Remove</b><br>Conflicts with construction of proposed building.                    |
| 4985   | Western Redcedar<br>( <i>Thuja plicata</i> )     | ~60      | 70      | M, M                          | Asymmetrical crown. Pistol-butt base. Forest-grown. Dense Ivy vegetation prevented thorough assessment. | 4.0     | <b>Remove</b><br>Conflicts with construction of proposed building.                    |
| 4986   | Western Redcedar<br>( <i>Thuja plicata</i> )     | ~100     | 90      | M, MG                         | Multiple stems arise mid-way. Healthy foliage. Dense Ivy vegetation prevented thorough assessment.      | 6.5     | <b>Remove</b><br>Conflicts with construction of proposed building.                    |
| 4987   | Western Redcedar<br>( <i>Thuja plicata</i> )     | ~115     | 60      | M, MP                         | Medium-low foliage density. Dense Ivy infestation. Dense vegetation prevented thorough assessment.      | 7.0     | <b>Remove</b><br>Conflicts with construction of proposed building.                    |
| 4988   | Paperbark Birch<br>( <i>Betula papyrifera</i> )  | 35       | NA      | P, MP                         | Growing atop old stump. Phototropic. Deadwood.  | 2.5     | <b>Remove</b><br>Conflicts with construction of proposed building.                    |
| 4989   | Western Redcedar<br>( <i>Thuja plicata</i> )     | 99       | 80      | M, M                          | Irregular crown. Ivy infestation.   | 6.5     | <b>Remove</b><br>Conflicts with construction of proposed building.                    |
| 4990   | Western Redcedar<br>( <i>Thuja plicata</i> )     | 112      | 80      | M, M                          | Asymmetrical crown. Good trunk taper. Slough bark. Ivy infestation.                                     | 7.0     | <b>Remove</b><br>Conflicts with construction of proposed building and retaining wall. |
| 4991   | Western Redcedar<br>( <i>Thuja plicata</i> )     | ~60      | 50      | M, MG                         | Ivy infestation. Medium foliage density. Dense Ivy vegetation prevented thorough assessment.            | 4.0     | <b>Remove</b><br>Conflicts with construction of proposed building.                    |

Table 1- Tree Evaluation: 20525 &amp; 20541 - 46A Avenue, City of Langley, BC

| Tree # | Type   | DBH (cm) | LCR (%) | Condition (Structure, Health) | Comments   | TPZ (m) | Recommendation  |
|--------|--|----------|---------|-------------------------------|--|---------|---|
| 4992   | Western Redcedar<br>( <i>Thuja plicata</i> )                               | ~60      | 70      | M, MG                         | Asymmetrical crown.<br>Dense Ivy vegetation prevented thorough assessment.   | 4.0     | <b>Remove</b><br>Conflicts with construction of proposed building.                                |
| 4993   | Western Redcedar<br>( <i>Thuja plicata</i> )                               | ~80      | 70      | MP, M                         | Medium-low foliage density.<br>Previously failed co-dominant stem mid-stem.<br>Dense Ivy vegetation prevented thorough assessment. | 5.0     | <b>Remove</b><br>Conflicts with construction of proposed building.                                |
| 4994   | Paperbark Birch<br>( <i>Betula papyrifera</i> )                            | 50       | NA      | MP, MP                        | Some dieback. Heavy ivy infestation.<br>Dense vegetation prevented thorough assessment.  | 3.5     | <b>Remove</b><br>Conflicts with construction of proposed building.                                |
| 4995   | Paperbark Birch<br>( <i>Betula papyrifera</i> )                            | ~40      | NA      | P, MP                         | Lean to the north. Some dieback.<br>Dense vegetation prevented thorough assessment.  | 2.5     | <b>Remove</b><br>Conflicts with construction of proposed driveway, road, and electrical services. |
| 4996   | Western Redcedar<br>( <i>Thuja plicata</i> )                               | ~45      | 90      | M, M                          | Forest-grown.<br>Dense vegetation prevented thorough assessment.   | 3.0     | <b>Remove</b><br>Conflicts with construction of proposed road and electrical services.            |
| 4997   | Western Redcedar<br>( <i>Thuja plicata</i> )                               | 112      | 90      | MG, M                         | Forest-grown. Difficult to assess upper canopy.<br>Dense vegetation prevented thorough assessment.                                 | 7.0     | <b>Remove</b><br>Conflicts with construction of proposed road and services.                       |
| 4998   | Red Alder<br>( <i>Alnus rubra</i> )  | ~30      | NA      | P, M                          | Highly phototropic.<br>Dense vegetation prevented thorough assessment.   | 2.0     | <b>Remove</b><br>Conflicts with construction of proposed driveway, road, and electrical services. |
| 4999   | Black Cottonwood<br>( <i>Populus balsamifera</i> ssp. <i>trichocarpa</i> ) | ~100     | NA      | M, M                          | High crown. Ivy infestation. Past limb failures.<br>Dense vegetation prevented thorough assessment.                                | 6.5     | <b>Remove</b><br>Conflicts with construction of proposed driveway and sewer.                      |

Table 1- Tree Evaluation: 20525 & 20541 - 46A Avenue, City of Langley, BC

| Tree # | Type   | DBH (cm) | LCR (%) | Condition (Structure, Health) | Comments   | TPZ (m) | Recommendation  |
|--------|--|----------|---------|-------------------------------|--|---------|---|
| H1     | English Laurel<br>( <i>Prunus laurocerasus</i> )     | ~20      | 80      | P, M                          | Highly phototropic.<br>Dense vegetation prevented thorough assessment.<br><i>NOT INCLUDED IN SUMMARY TOTAL.</i>      | 2.0     | <b>Remove</b><br>Conflicts with construction of proposed road and services.           |
| H2     | Western Redcedar<br>( <i>Thuja plicata</i> )<br>x~14 | ~10-25   | 90      | MG, M                         | Medium foliage.<br>Minor Ivy infestation.<br><i>NOT INCLUDED IN SUMMARY TOTAL.</i>                                   | 2.0     | <b>Remove</b><br>Conflicts with construction of proposed building and retaining wall. |
| OS1    | Western Redcedar<br>( <i>Thuja plicata</i> )         | ~55      | 75      | M, M                          | Difficult to assess upper canopy.<br>Medium-foliage density.<br>Dense vegetation prevented thorough assessment.      | 3.5     | <b>Remove</b><br>Conflicts with construction of proposed road and services.           |
| OS2    | Western Redcedar<br>( <i>Thuja plicata</i> )         | ~75      | 75      | M, M                          | Difficult to assess upper canopy.<br>Medium-foliage density.<br>Dense vegetation prevented thorough assessment.      | 5.0     | <b>Retain</b>   |
| OS3    | Western Redcedar<br>( <i>Thuja plicata</i> )         | ~40      | 75      | M, M                          | Difficult to assess upper canopy.<br>Medium-foliage density.<br>Dense vegetation prevented thorough assessment.      | 3.0     | <b>Remove</b><br>Conflicts with construction of proposed road and services.           |
| OS4    | Western Redcedar<br>( <i>Thuja plicata</i> )         | ~25      | 75      | MP, MP                        | Part of a hedgerow. Shade suppressed, medium-low foliage density.<br>Dense vegetation prevented thorough assessment. | 2.0     | <b>Remove</b><br>Conflicts with construction of proposed road and services.           |
| OS5    | Western Redcedar<br>( <i>Thuja plicata</i> )         | ~45      | 70      | M, M                          | Multiple tops. Asymmetrical crown.<br>Dense vegetation prevented thorough assessment.                                | 3.0     | <b>Remove</b><br>Conflicts with construction of proposed road and services.           |
| OS6    | Douglas-Fir<br>( <i>Pseudotsuga menziesii</i> )      | ~45      | 60      | M, M                          | Asymmetrical crown. Forest-grown.<br>Dense vegetation prevented thorough assessment.                                 | 3.0     | <b>Remove</b><br>Conflicts with construction of proposed road and services.           |

Table 1- Tree Evaluation: 20525 & 20541 - 46A Avenue, City of Langley, BC

| Tree # | Type  | DBH (cm) | LCR (%) | Condition (Structure, Health) | Comments   | TPZ (m) | Recommendation  |
|--------|---|----------|---------|-------------------------------|--|---------|---|
| OS7    | Western Redcedar<br>( <i>Thuja plicata</i> )    | ~55      | 70      | M, M                          | Forest-grown. Minor ivy infestation. Good trunk taper. Attached fence. Dense vegetation prevented thorough assessment. | 4.0     | <b>Remove</b><br>Conflicts with construction of proposed road and services.           |
| OS8    | Western Redcedar<br>( <i>Thuja plicata</i> )    | ~50      | 80      | M, MG                         | Asymmetrical crown. Healthy foliage. Dense vegetation prevented thorough assessment.                                   | 3.5     | <b>Remove</b><br>Conflicts with construction of proposed road.                        |
| OS9    | Western Redcedar<br>( <i>Thuja plicata</i> )    | ~30      | 85      | M, M                          | Asymmetrical crown. Shaded. Dense vegetation prevented thorough assessment.  | 2.0     | <b>Remove</b><br>Conflicts with construction of proposed road and services.           |
| OS10   | Western Redcedar<br>( <i>Thuja plicata</i> )    | ~25      | 85      | M, M                          | Dogleg mid-stem. Asymmetrical crown. Dense vegetation prevented thorough assessment.                                   | 2.0     | <b>Remove</b><br>Conflicts with construction of proposed road and services.           |
| OS11   | Western Redcedar<br>( <i>Thuja plicata</i> )    | ~50      | 90      | M, M                          | Medium foliage density. Multiple tops. Dense vegetation prevented thorough assessment.                                 | 3.5     | <b>Remove</b><br>Conflicts with construction of proposed road and services.           |
| OS12   | Western Redcedar<br>( <i>Thuja plicata</i> )    | ~90      | 90      | MG, MG                        | Healthy foliage. Slightly asymmetrical crown. Good trunk taper. Dense vegetation prevented thorough assessment.        | 6.0     | <b>Remove</b><br>Conflicts with construction of proposed road and services.           |
| OS13   | Douglas-Fir<br>( <i>Pseudotsuga menziesii</i> ) | ~95      | 75      | MG, G                         | Healthy foliage. Good trunk taper. Dense vegetation prevented thorough assessment of the base.                         | 6.0     | <b>Remove</b><br>Expected to be significantly impacted by grade changes.              |
| OS14   | Western Redcedar<br>( <i>Thuja plicata</i> )    | ~105     | 80      | M, MG                         | Asymmetrical crown. Ivy infestation. High foliage density. Dense vegetation prevented thorough assessment of the base. | 6.5     | <b>Remove</b><br>Conflicts with construction of proposed retaining wall and building. |

Table 1- Tree Evaluation: 20525 & 20541 - 46A Avenue, City of Langley, BC

| Tree #  | Type                                       | DBH (cm) | LCR (%) | Condition (Structure, Health) | Comments   | TPZ (m) | Recommendation   |
|---|--|----------|---------|-------------------------------|--|---------|--|
| OS15  | Western Redcedar<br><i>(Thuja plicata)</i> | ~50      | 85      | MP, MG                        | Multiple candelabra tops. Asymmetrical crown. Healthy foliage. Dense vegetation prevented thorough assessment of the base. | 3.0     | <b>Remove</b><br>Conflicts with construction of proposed retaining wall. Expected to be significantly impacted by grade changes. |
| OS16  | Western Redcedar<br><i>(Thuja plicata)</i> | ~75      | 85      | MG, MG                        | Irregular base. Medium foliage density.<br><i>Tree not surveyed.</i><br><i>Location is approximate.</i>                    | 5.0     | <b>Remove</b><br>Expected to be significantly impacted by excavation of proposed building.                                       |
| <b>ADDITIONAL RECOMMENDATIONS</b>   |  |          |         |                               |  |         |  |
| <ul style="list-style-type: none"> <li>• <b>In order to prevent root damage, which may adversely affect the health and or stability of the retained trees, any ground disturbance or grade alteration within the recommended Tree Protection Zone provided in the table above shall be under the direction of the project arborist.</b></li> <li>• <b>Location is approximate for all non-surveyed trees.</b></li> <li>• <b>Permission from the registered owner(s)/city is required prior to the removal of all city, offsite, and shared trees regardless of their size.</b></li> </ul> |  |          |         |                               |  |         |  |

**Note:** 'OS' refers to Offsite trees and due to restricted access their diameters are approximate. An assessment of offsite trees does not imply they are safe as the restricted access prevented a thorough review. Shared trees/hedges have been assessed as onsite trees in the summary. 'C' refers to trees on City property.



**Figure 1.** Subject site viewed from the south property line.



**Figure 2.** Trees in Lot 20525 at the southern portion.





**Figure 3.** Trees in Lot 20541 at the southern portion.



**Figure 4.** Trees in Lot 20541 at the northern portion.





**Figure 5.** Trees in Lot 20525 at the northern portion.

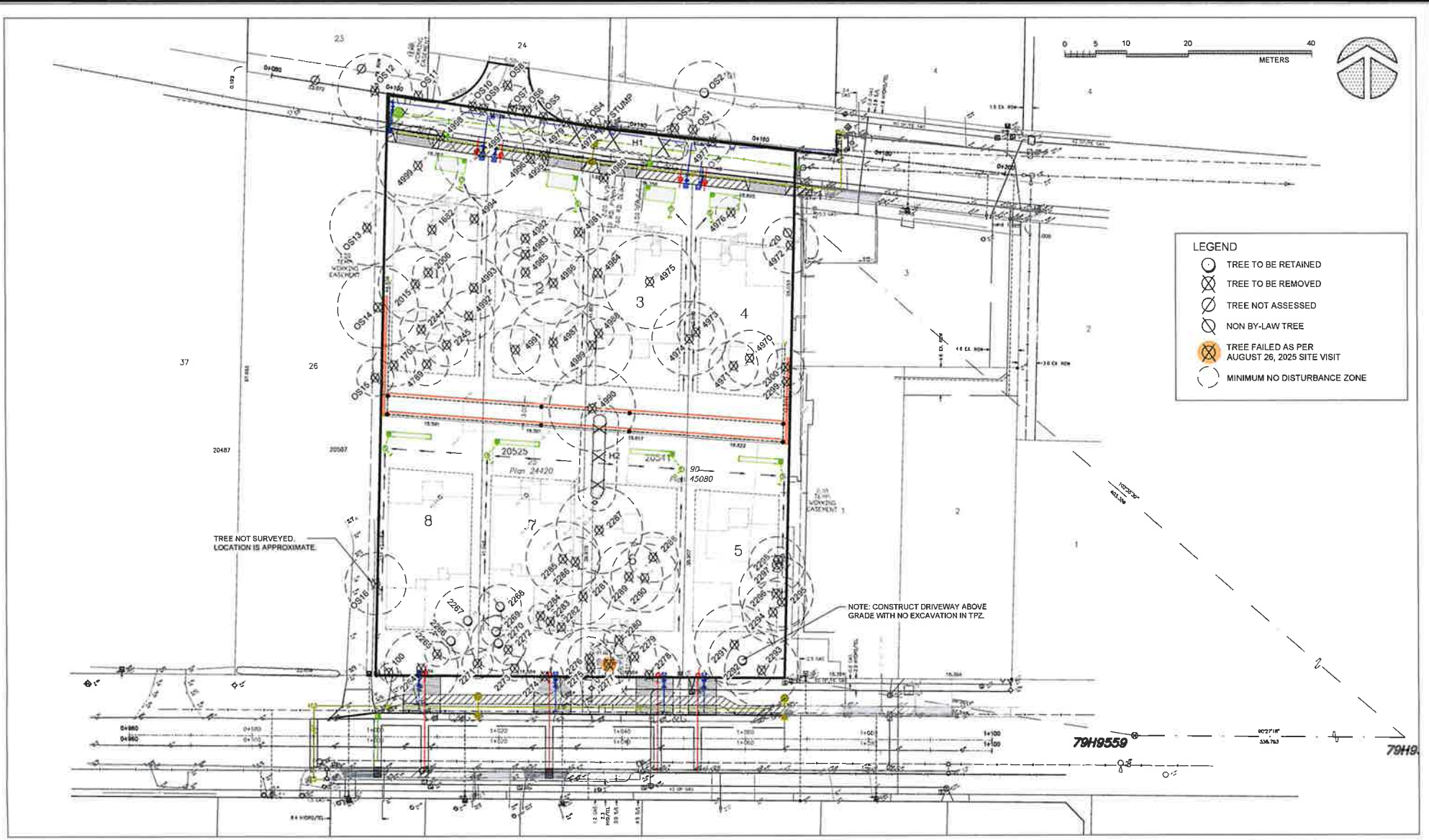


Table 2 - Tree Preservation Summary: 20525 & 20541 - 46A Avenue, City of Langley, BC

### Summary of Tree Preservation

|  | Onsite   | Offsite  | City-Owned |
|--|----------|----------|------------|
| <b>Trees to be removed</b>   | 68       | 15       | 0          |
| <b>Trees to be retained</b>  | 6        | 1        | 0          |
| <b>Replacement trees required</b>                                    | 136      | 30       | N/A        |
| <b>Replacement trees proposed</b>                                    | 22       | TBD      | N/A        |
| <b>Replacement trees taken as cash in lieu</b>                       | 114      | TBD      | N/A        |
| <b>Estimated Landscape Cost per Replacement Tree @ 500 per tree.</b> | \$57,000 | \$15,000 | N/A        |





**LEGEND**

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- TREE NOT ASSESSED
- NON BY-LAW TREE
- TREE FAILED AS PER AUGUST 26, 2025 SITE VISIT
- MINIMUM NO DISTURBANCE ZONE

| NO | DATE     | BY | REVISION                | NO | DATE    | BY | REVISION        |
|----|----------|----|-------------------------|----|---------|----|-----------------|
| 1  | OCT0922  | MK | KEYGRADING PLAN         | 8  | NOV1925 | MK | KEYGRADING PLAN |
| 2  | NOV2202  | MK | REPLACEMENT TREES       |    |         |    |                 |
| 3  | AUG2525  | MK | KEYGRADING PLAN         |    |         |    |                 |
| 4  | SEPT0225 | MK | CURRENT SITE CONDITIONS |    |         |    |                 |
| 5  | OCT1325  | MK | KEYGRADING PLAN         |    |         |    |                 |

**MIKE FADUM AND ASSOCIATES LTD.**  
**VEGETATION CONSULTANTS**

#105, 8277 129 St.  
 Surrey, British Columbia  
 V3W 0A6  
 Ph: (778) 593-0300  
 Fax: (778) 593-0302  
 Email: mfadum@fadum.ca

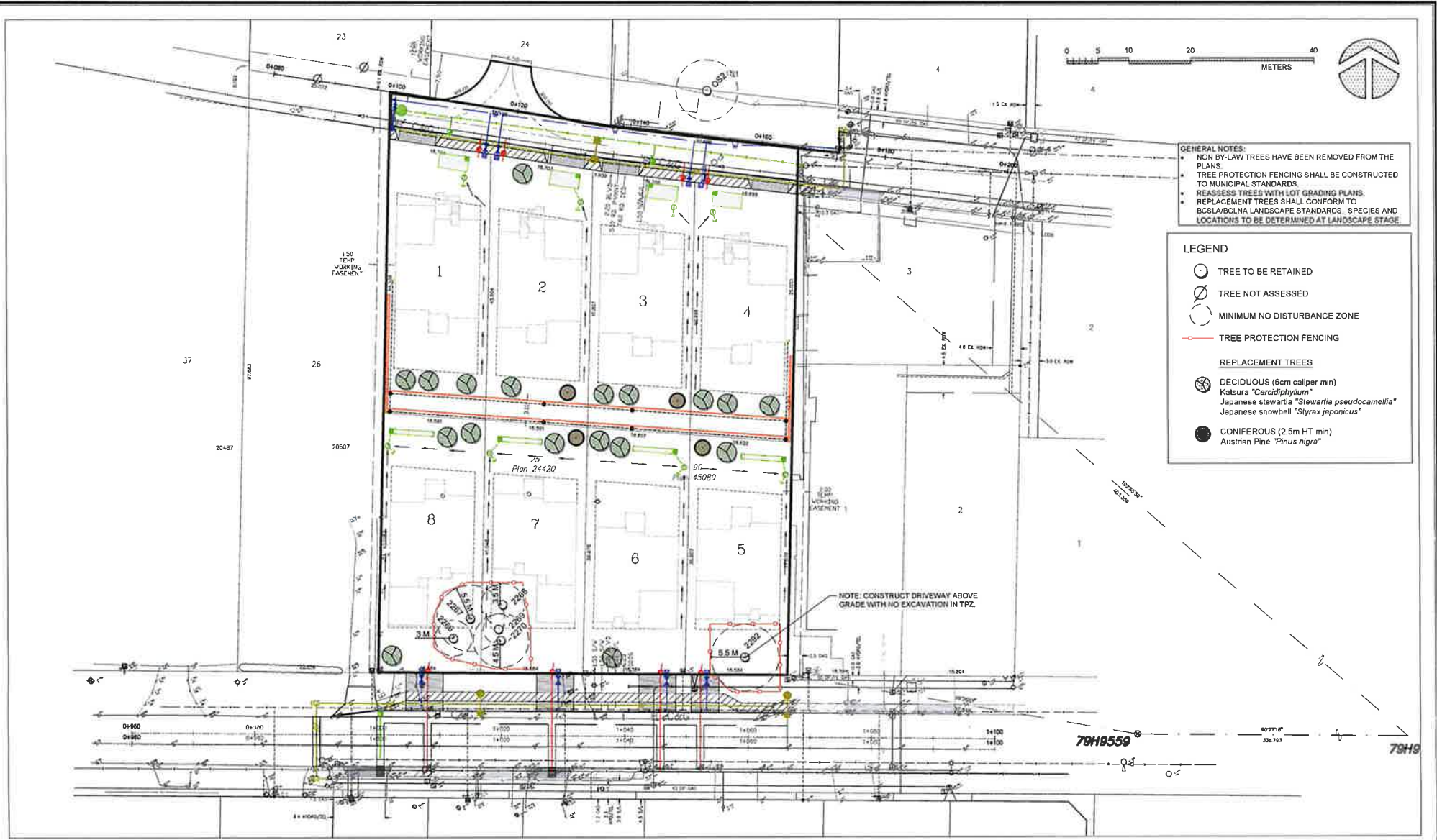
© Copyright Reserved  
 This drawing and design is the property of Mike Fadum and Associates Ltd and may not be reproduced or used for other projects without their permission.

PROJECT TITLE  
**20525 & 20541**  
**46A AVENUE**  
**LANGLEY, B.C.**

SHEET TITLE  
**T1 - TREE REMOVAL AND PRESERVATION PLAN**  
 CLIENT

DRAWN MK  
 SCALE AS SHOWN  
 DATE JANUARY 16, 2021

**T-1**  
 SHEET 1 OF 3



**GENERAL NOTES:**

- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
- TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
- REASSESS TREES WITH LOT GRADING PLANS.
- REPLACEMENT TREES SHALL CONFORM TO BC/ALBERTA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

**LEGEND**

- TREE TO BE RETAINED
- TREE NOT ASSESSED
- MINIMUM NO DISTURBANCE ZONE
- TREE PROTECTION FENCING

**REPLACEMENT TREES**

- DECIDUOUS (8cm caliper min)  
Katsura "Cercidiphyllum"  
Japanese Stewartia "Stewartia pseudocamellia"  
Japanese snowbell "Silyra japonicus"
- CONIFEROUS (2.5m HT min)  
Austrian Pine "Pinus nigra"

| NO | DATE     | BY | REVISION                | NO | DATE    | BY | REVISION        |
|----|----------|----|-------------------------|----|---------|----|-----------------|
| 1  | OCT0502  | MK | KEYGRADING PLAN         | 6  | NOV1025 | MK | KEYGRADING PLAN |
| 2  | NOV2002  | MK | REPLACEMENT TREES       |    |         |    |                 |
| 3  | AUG2505  | MK | KEYGRADING PLAN         |    |         |    |                 |
| 4  | SEPT0205 | MK | CURRENT SITE CONDITIONS |    |         |    |                 |
| 5  | OCT2805  | MK | KEYGRADING PLAN         |    |         |    |                 |

**MIKE FADUM AND ASSOCIATES LTD.**  
VEGETATION CONSULTANTS

#105, 8277 129 St.  
Surrey, British Columbia  
V3W 0A5  
Ph: (778) 593-0300  
Fax: (778) 593-0302  
Email: [mfadum@fadum.ca](mailto:mfadum@fadum.ca)

© Copyright Reserved  
This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.

**PROJECT TITLE**  
20525 & 20541  
46A AVENUE  
LANGLEY, B.C.

**SHEET TITLE**  
T2 - TREE PROTECTION AND PRESERVATION PLAN

**CLIENT**

**DRAWN** MK  
**SCALE** AS SHOWN  
**DATE** JANUARY 18, 2021

**T-2**  
SHEET 2 OF 2