

July 16, 2025

Impeccable Construction Ltd
16058 79A Avenue
Surrey, BC
V4N 0T1

Attention: Ranjit Pataria
(ranj@telus.net)



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**RE: INVASIVE VEGETATION INVENTORY AND IMPACT ASSESSMENT –
20525 & 20541 46A AVENUE, CITY OF LANGLEY
ENKON File No: 1988-001.03**

Dear Ranjit,

ENKON Environmental Limited (ENKON) was retained by Impeccable Construction Ltd. (“the Client”) to complete an Invasive Vegetation Inventory and Impact Assessment Memo Report at 20525 & 20541 46A Avenue, City of Langley (the “Site”).

This summary is not intended to replace or substitute any additional management plans and/or investigations as requested by the City of Langley or other regulatory agencies. Instead, it is meant to provide an initial overview of the current environmental conditions and the impact of invasive vegetation within the Environmentally Sensitive Area (the “ESA”). The material presented herein and accompanying this memo is meant solely for the Site design team and the City of Langley.

An assessment of the current vegetative components solely within the mapped onsite ESA was completed by ENKON staff on July 10, 2025.

ENKON previously completed an Environmental Overview Assessment Report and associated Site visit in April 2022. The 2022 report noted the following:

- non-native ornamental and invasive species in the understory, including rhododendron (*Rhododendron spp.*), English laurel (*Prunus laurocerasus*), bamboo, English ivy (*Hedera helix*), and periwinkle (*Vinca sp.*)
- No aquatic habitat
- Includes a portion of an isolated Environmentally Sensitive Area ranked as moderately low value

- In consideration of the disturbed and isolated nature of the terrestrial habitat on the Property, it is unlikely for species at risk to be present
- There is an existing shed located within the ESA

Summary of Key Findings

- **Significant invasive vegetation:**

Our field assessment on July 10, 2025, documented **19 different invasive plant species** within the ESA.

- **English ivy dominance:**

Almost every tree within the ESA, is currently covered by English ivy. Many trees are more than 50% covered from the base, and several appear stressed and at risk of premature decline. A formal arborist assessment is recommended to confirm tree health and status.

- **Degraded habitat:**

The native plant community is largely suppressed, with invasive species outcompeting native vegetation.

Anthropogenic disturbances, including **rusted drums and remnants of decaying structures**, were also observed.

- **Ecological condition has declined:**

Compared to prior assessments, the ecological value of this ESA appears to have further degraded since the 2016 baseline mapping. In ENKON's professional opinion, the ESA currently exhibits **nil to low ecological value** compared to the 2016 **moderately low** rating.

Implications for Council Consideration

Without management intervention, the more aggressive invasive vegetation—particularly English ivy—are expected to continue encroaching on existing native vegetation within the ESA and rest of the Site. This may result in the further presumed decline and potential death of the remaining trees over time. This ecological concern may have implications for future land-use planning, restoration efforts, or other initiatives Council may contemplate for these properties.

Next Steps:

ENKON is available to provide additional clarification, conduct further detailed assessments if requested, or assist with invasive species management planning, if required.

Attachments:

- Invasive Species Inventory Table (Excel format)
- Site Maps showing ESA and current vegetation conditions

Should the City require additional verification or supporting documentation, kindly contact the undersigned by email or at 604.574.4477.

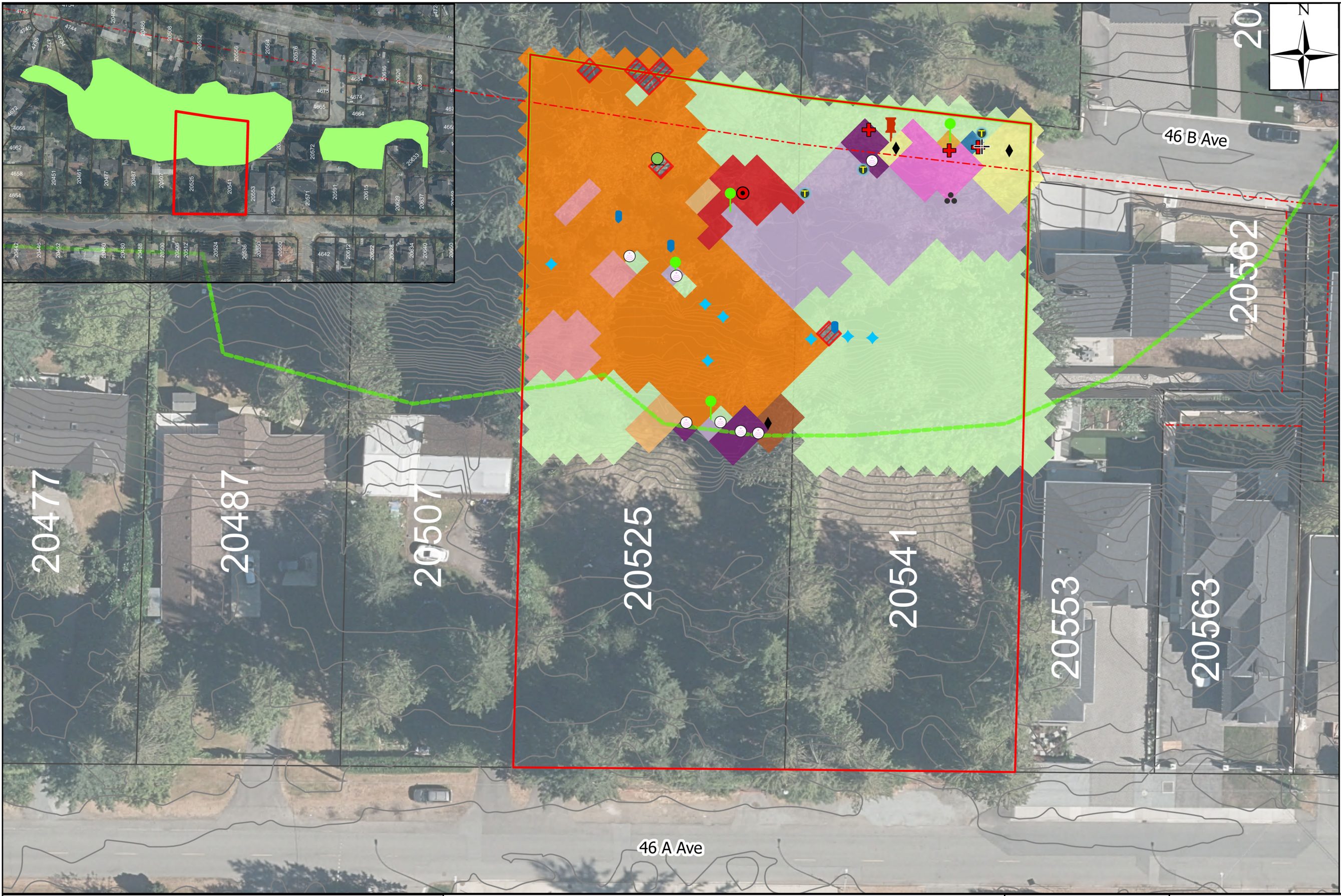
Sincerely,

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Invasive Species Inventory Table

Plant (common – Latin)	Concern	Abundance	Why it matters
Himalayan blackberry – <i>Rubus armeniacus</i>	● High-priority threat	●●	Aggressive, thorny; dominates riparian areas and suppresses native vegetation.
Purple foxglove – <i>Digitalis purpurea</i>	● High-priority threat	●	Highly toxic species of flowering plant to humans & pets; spreads readily in disturbed soil
Common periwinkle – <i>Vinca minor</i>	● High-priority threat	●	Ground cover vine that carpets forest floors, preventing native seedlings.
Cutleaf blackberry – <i>Rubus laciniatus</i>	● High-priority threat	●	Thorny thickets block access and smother native shrubs and saplings.
Nightshade – <i>Solanaceae spp.</i>	● High-priority threat	●	Toxic berries pose risk to pets & wildlife; climbs over shrubs.
Yellow archangel – <i>Lamium galeobdolon</i>	● High-priority threat	●	Spreads vegetatively, forming carpets that smother native groundcovers.
English ivy – <i>Hedera helix</i>	● Manage / monitor	●●●●	Climbs & girdles trees; extra weight can cause blow down and smothers ground layer.
English holly – <i>Ilex aquifolium</i>	● Manage / monitor	●	Creates dense shade and can engulf trees or groundcover.
Spurge laurel – <i>Daphne laureola</i>	● Manage / monitor	●	Shade tolerant evergreen; toxic and difficult to remove once established.
Cherry laurel – <i>Prunus laurocerasus</i>	● Lower concern	●●●●	Evergreen shrub/tree that shades out forest understory and alters soil chemistry.
Bamboo – <i>Bambusa spp.</i>	● Lower concern	●	Rapid grower; forms dense stands that crowd out native plants.
Bedstraw – <i>Galium spp.</i>	● Lower concern	●●	Forms mats over young plants, reducing light and moisture.
Broad leaf dock – <i>Rumex obtusifolius</i>	● Lower concern	●	Produces many seeds and competes with pasture and open ground species.
Bull thistle – <i>Cirsium vulgare</i>	● Lower concern	●	Spiny weed that can negatively impact other plants by outcompeting for resources; spreads quickly by windborne seed
Creeping buttercup – <i>Ranunculus repens</i>	● Lower concern	●	Thrives in wet soils and outcompetes grasses in lawns and fields by creating a dense mat of stems.
Dames rocket – <i>Hesperis matronalis</i>	● Lower concern	●	Aggressive species that spreads easily through large number of seeds and invades woodland edges.
Herb Robert – <i>Geranium robertianum</i>	● Lower concern	●	Annual herb that spreads by seed and carpets shady areas rapidly.
Horse chestnut – <i>Aesculus hippocastanum</i>	● Lower concern	●	Large tree; shades understory and spreads via seeds
Small balsam – <i>Impatiens parviflora</i>	● Lower concern	●	Explosive seed pods disperse widely; dense stands exclude other plants.



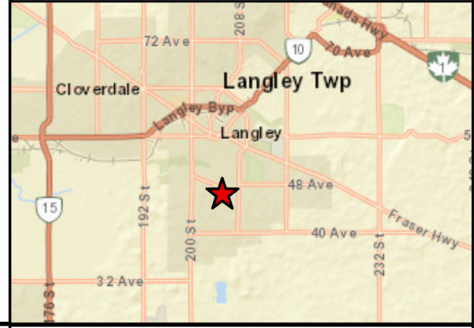
Invasive Vegetation Species Distribution in Environmentally Sensitive Area
Figure 1

Address:
 20525 & 20541 46A Avenue,
 City of Langley

client:
Impeccable Construction Ltd.

Legend

- | | |
|--|---|
| Parcels | Yellow Archangel |
| Right-of-Way | Approximate Vegetation Distributions |
| Property Boundary | Broad Leaf Dock |
| Other Human Disturbances (sheds, debris) | Catchweed bedstraw |
| Rusted drums | Cherry Laurel |
| Individual Observations | Common Periwinkle |
| Bittersweet nightshade | Creeping Buttercup |
| Broad-leaved Dock | Cutleaf Blackberry |
| Bull thistle | English Ivy |
| Dame's rocket | Herb Robert |
| English Holly | Herb Robert/Broad Leaf Dock |
| Herb Robert | Himalayan Blackberry |
| Himalayan Blackberry | Himalayan Blackberry/Bamboo |
| Horse chestnut | Purple Foxglove |
| Nightshade | Small Balsam |
| Purple Foxglove | Current City of Langley ESA Value |
| Spurge Laurel | Moderately Low |



0 5 10 20
 Meters
 Scale: 1:500

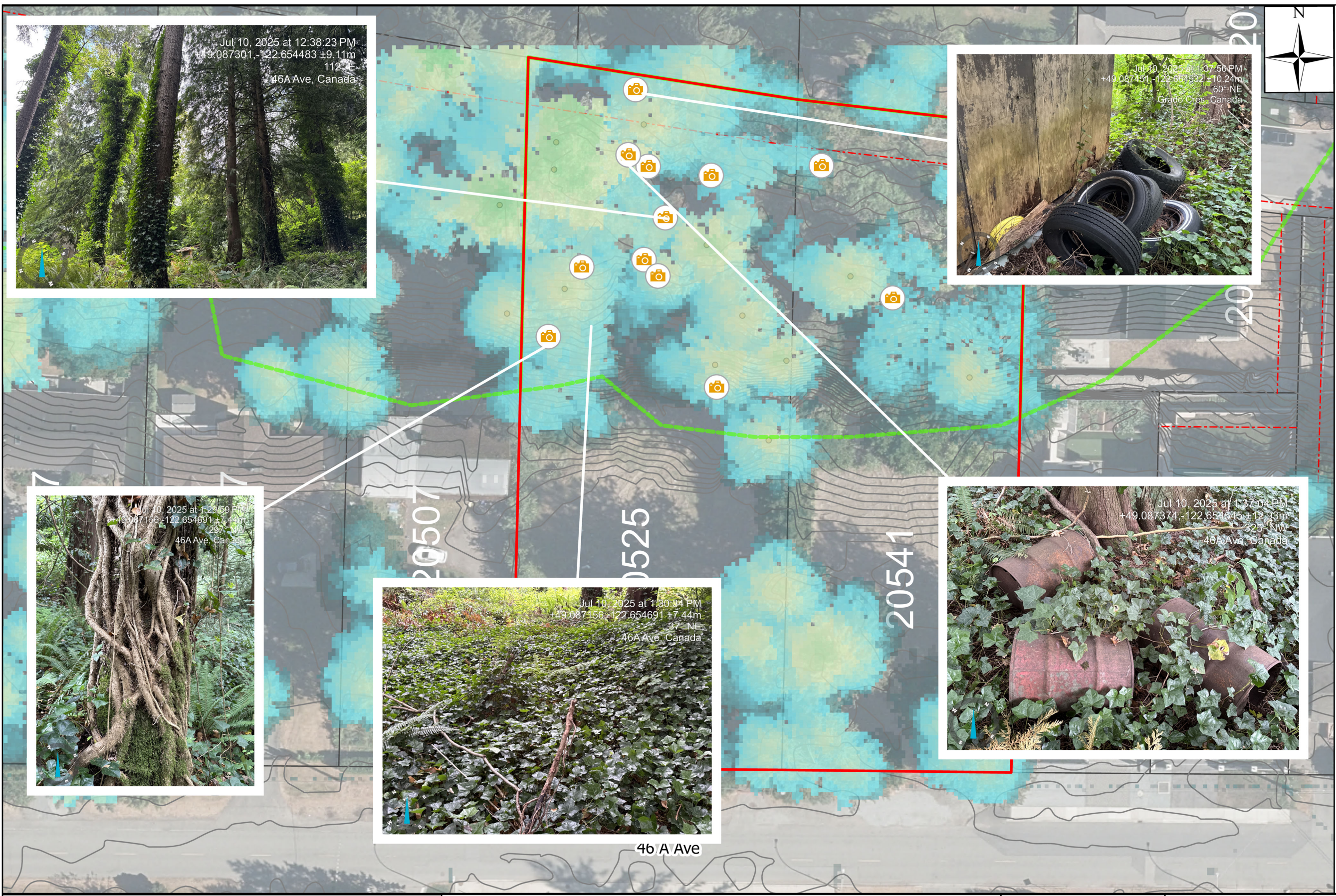
Projection: NAD 83 UTM 10N
Contour Interval: 0.25m

Source
 City of Langley, WebMap (July 15, 2025)
 Field Visit (July 10, 2025)

Disclaimer:
 DRAFT
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Cartographer: A.Drake
Date: July, 2025
Revised: N/A
Version: 1.0
ENKON Project No: 1988-01





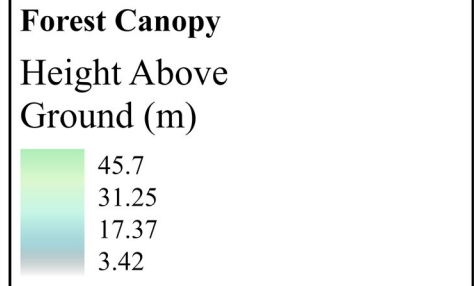
Human and Invasive Vegetation Species Disturbance in an Environmentally Sensitive Area

Figure 2

Address:
20525 & 20541 46A Avenue,
City of Langley

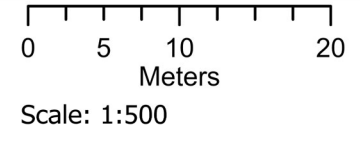
client:
Impeccable Construction Ltd.

- ### Legend
- Property Boundary
 - Right-of-Way
 - Parcels
 - 📷 Representative Photo Collection Point



Current City of Langley ESA Value

Moderately Low



Projection: NAD 83 UTM 10N
Contour Interval: 0.25m

Source
City of Langley, WebMap (July 15, 2025)
BC Lidar (2023)
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