



UNIVERSITY ENDOWMENT LANDS

Tree Management, Protection, and Removal
for SF-1 and SF-2 Lots

POLICY

Purpose: The purpose of the policy is to:

- Clarify the University Endowment Lands' (UEL) [Land Use, Building and Community Administration Bylaw](#) (LUB) and the [UEL's Official Community Plan](#) (OCP) as it relates to tree management, protection, and removal on Single Family 1 (SF-1) and Single Family 2 (SF-2) lots;
- Outline requirements for tree protection, management, and removal on private SF-1 and SF-2 lots during construction as it relates to development permit(s);
- Outline the UEL's preferred approach to the management of tree removal on private SF-1 and SF-2 when not associated with a development permit;
- Provide guidance to UEL residents when issues arise with the management of trees (height, limbing, impacts to view or sunlight) on SF-1 and SF-2 lots; and
- Provide recommendations to owners and authorized agents to meet Metro Vancouver Regional District's tree canopy coverage policies and to help protect from the impacts of climate change.

Background: The UEL's [LUB](#) (Sections 19.0) provides authority to the UEL Manager to regulate the protection, retention, or removal of trees on private property when:

- Large trees impact natural light on a neighbour's property and/or impact important views;
- Trees interfere with underground or overhead utilities, sidewalks, roadways or pedestrian traffic; and
- Where, in the opinion of the Manager, a tree is planted or maintained in a way that interferes with the "full enjoyment" of a property, the Manager may order the removal of such a tree and set a time limit for its removal.

Moreover, as part of any development permit for SF-1 and SF-2 zoned lots, and as per Schedule 11 – Applications Procedures Sec 1.1 (4) of the [LUB](#), the Manager requires that applicants submit a comprehensive landscape plan that contains all plantings, including trees. The plantings on the landscape plan, as part of an approved development permit application, shall be adhered to and subsequently checked by UEL Staff when granting the final occupancy permit.

The UEL's [OCP](#) Sec 4.2 (b) outlines the community's preferred approach regarding tree management in each residential area. While there are slight differences when it comes to the aesthetic approach (limbing, spiraling, and windowing) and management of issues arising from trees (protected views and sunlight penetration), there was consensus that minimizing ecological impacts and choosing the least invasive approach should be the first option in the solution. Additionally, a mechanism to mediate and facilitate voluntary arbitration should be established when issues arise with trees on private property.

As a jurisdiction within Electoral Area A, the UEL Administration strives to meet the climate, environmental and sustainability goals and policies set out by the Metro Vancouver Regional District. One such goal is to increase tree canopy coverage from 32% (2023) to 40% by 2050 within the Urban Containment Boundary (see Figure 1). For more information please see [Metro Vancouver's Regional Growth Strategy](#) (Section 3.2 Protect, enhance, restore, and connect ecosystems, policy 3.2.1 (b))

Figure 1: Metro Vancouver Regional District Urban Containment Boundary



Application:

Tree Management, Protection and Removal as part of Development Permits on SF-1 and SF-2 lots

As part of the required landscape plans in the [LUB](#) (Schedule 11: Application Procedures, Section 1.1 (4)) and [development permit application](#), the owner or authorized agent shall, under the advisement of a Certified Arborist (with a stamped landscape drawing) or by a certified British Columbia Land Surveyor (with a stamped survey drawing):

- Indicate all existing trees on the lot (pre-construction), including species of trees, trunk diameter, and canopy coverage;
- Identify all trees meant to be removed by the applicant as part of the development, including species and trunk diameter, and the change in canopy coverage due to the removed trees;
- A tree protection plan for remaining trees, which shall conform to the tree protection barrier shown in Appendix 1;
- Any removed trees that are not invasive, as per the Invasive Species Council of BC, shall be replaced at a 1:1 ratio;
- It is recommended that tree plantings should meet at least a 40% canopy coverage on the lot within a 25-year period;
- It is also recommended as part of a development permit application that new or replacement tree species follow those species listed within Schedule C Section 1.7 of the [UEL's Works and](#)

[Services Bylaw](#) or [Metro Vancouver's Urban Tree list](#) (very suitable to suitable would be preferred); and

- It is advisable that owners contemplating developing their property consider the impacts that tree removal will have on neighboring properties as there will be opportunity for community input during the development permit application stage. Good communication with neighbours is encouraged.

Non-Development Tree Management and Removal Recommendations

For instances where trees are removed as part of regular SF-1/SF-2 lot maintenance (when not part of a development or building permit) the UEL Manager:

- Shall not require a permit from the owner or authorized agent, however if the tree removed is within a Riparian Area, Slope Stability and Geotechnical Assessment, or lots adjacent to Pacific Spirit Park the owner shall contact the UEL Administration as there may be additional requirements; and
- Recommends that any tree removed be replaced at a 1:1 ratio, of a similar species (when not an invasive species) or those within Schedule C Section 1.7 of the [UEL's Works and Services Bylaw](#) or [Metro Vancouver's Urban Tree list](#) (very suitable to suitable would be preferred), and with a similar or greater canopy cover over 25-years.

Issues amongst residents concerning the management of existing trees on SF-1 and SF-2 lots

For issues that arise between residents for the following reasons:

- Height or growth of trees which impact significant views;
- Sunlight; and/or
- the full enjoyment of a resident's property

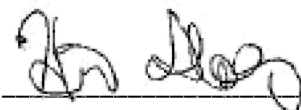
The UEL Manager recommends that:

- Residents impacted by the above contact the owner of the property (where the tree is primarily situated on their property) by email or regular mail with their concerns and provide a copy to the UEL Administration;
- If the issues that arise between residents cannot be resolved, it is recommended that the residents consider third-party mediation (the UEL Administration will not act as mediator); and
- If there is a concern with public safety or potential impacts to utilities (power lines etc...) contact the UEL administration immediately upon discovery.

Advisements: This information is provided for clarification purposes only and is not in substitution of any applicable Bylaws or Provincial or Federal Codes or laws. In the case of any contradictions, legislative Codes, laws or Bylaws take precedence.



William Emo, Manager
University Endowment Lands



Heather Shay, Director of
Development Services
University Endowment Lands

APPENDIX 1 – Tree Diameters and Protection Barriers, Terms and Conditions

A protection barrier must be at least 1.2 m high measured from the ground, mounted on steel or sturdy wooden posts. Fence posts must be installed no farther than 2.4m apart.

The tree protection barrier must be in place before any land clearing/alteration, utility removal or installation, or building demolition or construction begins. It must remain in place until building completion.

The tree protection barrier may not be removed, or altered, for any period of time, no matter how short the duration, without the authorization of the UEL Manager. No vehicles may pass through this protection area, so no soil disturbance may occur.

The owner, authorized agent or general contractor must repair any damage to the barrier, in a timely manner.

No materials or soil, of any kind, may be stored on top of, or within the perimeter of the tree protection barrier, for any period of time no matter how short the duration.

Distance from the barrier to the tree trunk, measured 1.4m above grade of the ground, is as follows:

Trunk Diameter	Distance from Trunk
20 cm	1.2 meters
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3.0
55	3.3
60	3.6
75	4.5
90	5.0
100	6.0

For example, a 20 cm trunk diameter tree should be protected the following way:

