

FINANCE COMMITTEE MEETING – AGENDA

Agenda for the Finance Committee Meeting scheduled for Monday, February 1, 2021 at 5:00 p.m. by electronic means via Zoom pursuant to Minister of Public Safety and Solicitor General of the Province of British Columbia – Emergency Program Act, updated Ministerial Order No. M192.

NOTE: Pursuant to the Provincial Health Officer Order regarding Gatherings and Events updated on December 2, 2020, members of the public are not permitted to attend meetings in person at this time due to COVID-19. Members of the public may view our Finance Committee meeting by accessing the meeting via Zoom.

For members of the public watching, staff will be moderating the meeting, but we ask that you please DO NOT turn on your camera or mic for the meeting until you are invited to do so by the Chair.

*Should you wish to provide a comment or ask a question during Item 3 Public Input please do so by:

- Sending an email to Juli Halliwell by 4 p.m. prior to the meeting at juli.halliwell@anmore.com
- Using the “raise hand” function in the Zoom meeting to indicate you’d like to speak or turning on your mic when invited by the Chair

To access the meeting: <https://us02web.zoom.us/j/81489247308>

THIS MEETING’S PROCEEDINGS WILL BE BROADCAST LIVE AND AVAILABLE AS A RECORDED ARCHIVE ON THE VILLAGE WEBSITE

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

Recommendation: That the Agenda be approved as circulated.

3. PUBLIC INPUT

*Note: The public is permitted to provide comments to the Committee on any item shown on this meeting agenda. A two-minute time limit applies to speakers.

4. MINUTES

Recommendation: That the Minutes of the Finance Committee meeting held on October 19, 2020 be adopted, as circulated.

5. **BUSINESS ARISING FROM THE MINUTES**

6. **UNFINISHED BUSINESS**

7. **NEW BUSINESS**

Page 7 **(a) Request for funding – Tree Removal**

Report from Juli Halliwell, CAO, dated January 28, 2021 attached

Page 50 **(b) Five Year (2021-2025) Financial Plan**

Draft Five Year (2021 – 2025) Financial Plan attached.

8. **ADJOURNMENT**

FINANCE COMMITTEE MEETING – MINUTES

Minutes for the Finance Committee Meeting scheduled for Monday, October 19, 2020
at 6:00 p.m. in Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, BC

COMMITTEE MEMBERS PRESENT

Mayor John McEwen, Chair
Councillor Polly Krier
Councillor Tim Laidler
Councillor Kim Trowbridge
Councillor Paul Weverink
Nick Cheng
Mark Roberts

ABSENT

OTHERS PRESENT

Juli Halliwell, CAO
Karen Elrick, Manager of Corporate Services
Nancy Gomerich, NG Consulting (via teleconference)

1. CALL TO ORDER

Mayor McEwen called the meeting to order at 6:00 pm

2. APPROVAL OF THE AGENDA

It was MOVED and SECONDED:

That the Agenda be approved as circulated.

Carried Unanimously

3. PUBLIC INPUT

None.

4. MINUTES

(a) Minutes of the Meeting held on February 6, 2020

It was MOVED and SECONDED:

That the Minutes of the Finance Committee meeting held on
February 6, 2020 be adopted, as circulated.

Carried Unanimously

5. **BUSINESS ARISING FROM THE MINUTES**

6. **UNFINISHED BUSINESS**

7. **NEW BUSINESS**

(a) **Strong Road Culvert Replacement**

Ms. Juli Halliwell, CAO provided an overview of the memorandum from Chris Boit, ISL Engineering included in the agenda package. Ms. Halliwell reported that a significant collapse of the culvert at Strong Road has been identified and replacement is recommended.

It was MOVED and SECONDED:

That Finance Committee recommend to Council approval of a \$50,000 budget for the replacement of the culvert on Strong Road.

Carried Unanimously

Discussion points included:

- Whether a more detailed assessment could be conducted to help ensure early identification of any future issues

(b) **Anmore Community Hub Funding Options**

Mayor McEwen provided some background and clarity on the Anmore Community Hub process thus far. Points included:

- Detailed design budget was approved for up to \$750,000 with actual contract for detailed design awarded at \$595,000
- Road realignment cost estimate is not currently included in the project but was estimated at \$388,000 in 2017
- Spirit Park enhancements are not included in the scope of project which was estimated at tender in 2018 of \$292,000. The Village will be seeking grant funding of \$450,000 to complete this project
- A Class C cost estimate was undertaken and estimated cost of construction is \$6.85M and budget of \$8M was approved by Council to include for a 15% contingency which may be reduced once further analysis and more details are determined

Ms. Juli Halliwell, CAO, provided an overview of the staff report and outlined the funding options for the Anmore Community Hub project.

It was MOVED and SECONDED:

That the Finance Committee recommend That Council direct staff to begin the process to seek approval for participating in the MFA Spring 2021 Long Term Borrowing, as outlined in the Metro

Vancouver letter dated September 23, 2020, for up to \$2,500,000.

AND THAT Council allocate a minimum of \$3,000,000 and a maximum of \$5,500,000 to be funded from the Capital Reserve, developer contributions and approved grants to fund the Anmore Community Hub project.

AND THAT Council supports the Anmore Community Hub project and commits to its share of the Anmore Community Hub total estimated project cost of \$8,000,000 with \$2,500,000 being applied for through the Investing in Canada Infrastructure Program.

Carried Unanimously

Discussion points included:

- Former proposals for village hall in 2014 and community centre in 2008 were comparable in cost and size
- Cost of borrowing at this time is close to return on investment of Village reserve funds
- Any borrowing through Municipal Finance Authority (MFA) could not be paid back sooner than 10 years
- Outline of the MFA borrowing process
- Estimated reserves at 2020 year end are \$11.6M including restricted reserves such as DCC reserves
- Competitive bids are available in the construction market at this time
- Grant funding will be sought to offset costs
- Innovative ways for energy savings are being considered at the design stage

(c) 3rd Quarter 2020 Financial Forecast

Ms. Nancy Gomerich, NG Consulting, provided a forecast of revenue and expenses for the fiscal year and year-end including any material variances as outlined in the report included in the agenda.

It was MOVED and SECONDED:

That the Finance Committee receive the 3rd quarter 2020 Financial Forecast report from Nany Gomerich, NG Consulting, dated October 15, 2020, for information.

Carried Unanimously

8. ADJOURNMENT

It was MOVED and SECONDED:

THAT the meeting be adjourned at 7:20 p.m.

Carried Unanimously

Karen Elrick
Corporate Officer

John McEwen
Chair



VILLAGE OF ANMORE

REPORT TO FINANCE COMMITTEE

Date: January 28, 2021
Submitted by: Juli Halliwell, Chief Administrative Officer
Subject: Request for Funding – Tree Removal

Purpose / Introduction

To request funding for the removal of identified trees that must be from the Anmore Community Hub site in order to facilitate construction.

Recommended Options

That Finance Committee recommend approval of \$30,000 to fund a project for the removal of the trees identified in the July 28, 2020 arborist report by Van Der Zalm + Associates;

And that Finance Committee recommend award of the tree removal contract to Treeko Contracting Ltd. for a total price of \$27,195.00, excluding GST;

And that required funding be allocated from the Capital Reserve.

Background

As part of the design work for the Anmore Community Hub, an extensive tree survey was completed by Van Der Zalm + Associates in July 2020 (**Attachment 1**) to identify trees that would be required to be removed and those that could remain on the site (including those that will require protection) for construction purposes.

Discussion

The construction of the Anmore Community Hub will require sixty-seven (67) trees to be removed to ensure the site is clear and potentially hazardous trees which could fall on the new building are removed.

In December 2020, Village staff obtained 3 quotes to have the trees removed. The tree removal will take place before the bird nesting season of March 15, 2021. A summary of the quotes received is below:

Report/Recommendation to Council

Request for Funding – Tree Removal

January 28, 2021

	Contractor	Cost (excl. GST)
1	Treeko Contracting Ltd.	\$27,195
2	The Tree People	\$42,500
3	Whieldon & Son Logging Ltd	\$46,900

It is recommended that the contract be awarded to Treeko Contracting Ltd. for a total project cost of \$27,195.00, excluding GST. The amount of funding requested includes a 10% contingency to address unknown costs, which are anticipated to be minimal.

Other Options

1. That Finance Committee recommend to not allocate funding for the removal of identified required trees to allow for the construction of the Anmore Community Hub.

Financial Implications

As outlined in the report.

Communications / Civic Engagement

None are recommended at this time.

Corporate Strategic Plan Objectives

This project will assist in seeing the Priority Project to Building the Village Centre to completion.

Attachments:

1. July 28, 2020 Arborist Report from Van Der Zalm + Associates

Prepared by:



Juli Halliwell

Chief Administrative Officer



ARBORIST REPORT

28 July 2020

PROJECT: **ANMORE_CIVIC BUILDING**

VDZ PROJECT# DP2017-60

SITE ADDRESS: 2697 Sunnyside Rd., 2690 E Rd.,
Sunnyside Rd./Ravenwood Dr.,
Sunnyside Rd./E Rd.
Anmore, BC V3H 5G9

PREPARED FOR: **Johnston Davidson Architecture**
#301 877 E. Hastings
Vancouver, BC
V6A 3Y1

SITE REVIEW DATE(s): May 15th, May 19th, May 20th
2020

PROJECT ARBORISTS: **Kelly Koome**
ISA Certified Arborist PN 5962A
ISA Tree Risk Assessment
Qualified
Certified Wildlife Dangerous
Tree Assessor, P2546

Sarah Bishop
ISA Member
Certified Wildlife Dangerous
Tree Assessor, P2515

ORIGINAL REPORT

July 28th, 2020 – S.B.



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BACKGROUND

VDZ + A Consulting Inc. (VDZ) was contracted by Johnston Davidson Architecture to prepare an ISA Certified Arborist Tree Report for the properties at 2697 Sunnyside Rd., 2690 E Rd., Sunnyside Rd./Ravenwood Dr., Sunnyside Rd./E Rd. in Anmore, BC.

ASSIGNMENT

VDZ + A Consulting Inc. have been retained by the client to assess the tree(s) at 2697 Sunnyside Rd., 2690 E Rd., Sunnyside Rd./Ravenwood Dr., Sunnyside Rd./E Rd. in Anmore, BC and prepare a tree inventory report. Project Arborist, Sarah Bishop, performed 3 site reviews entailing identification and visual assessment of the tree(s). The scope of the tree inventory is based on 158 trees bounded by a professional land survey provided by the client (Murray & Associates, File 10447-02 C3D, 4/15/2020). Project Arborists, Kelly Koome and Sarah Bishop, have provided recommendations for the retention or removal of tree(s) on this site based on the existing site conditions and the proposed use of the site. Mitigation of development impact on the tree(s) has been considered as part of the tree assessment process.

LIMITS OF THE ASSIGNMENT

The Project Arborists' observations are limited to three site visits on on May 15th, 19th, and 20th in 2020. No tissue or soil samples were sent to a lab for identification or analysis. van der Zalm + associates located the trees using the tree survey provided.

On-site and off-site trees were assessed using a Level 2 assessment. According to the ANSI Tree Risk Assessment Standards, a **Level 1 assessment is**

a limited visual assessment of an individual tree or population of trees. It can be performed as a "drive-by" assessment.

Whereas **Level 2 assessment entails a 360-degree visual evaluation of a tree where the crown, trunk, trunk flare, above-ground roots, and site conditions are evaluated in regard to potential targets.** The VDZ Arborists also used mallet sounding to test the trees' health, condition and risk level where deemed appropriate.

PURPOSE AND USE OF REPORT

The purpose of this report is to assist the property owner in compliance with the Village of Anmore Tree Management Bylaw No. 430-2007 and Amendments No. 469-2009 & No. 478-2009.



SITE REVIEW

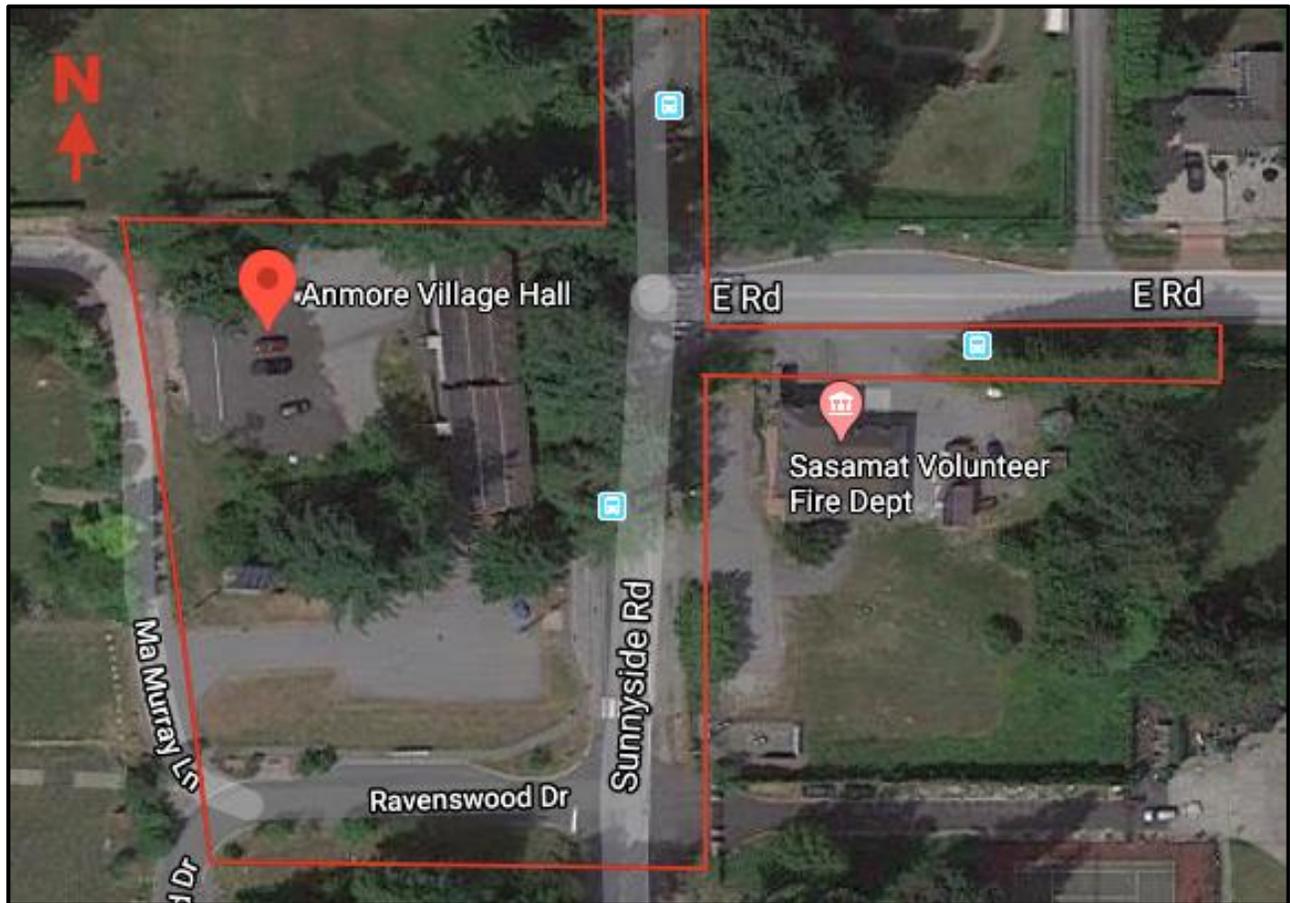


FIG. 1 – AERIAL VIEW OF PROPERTY AND SCOPE OF TREE SURVEY/INVENTORY (GOOGLE, 2020)

PROPOSED SITE DEVELOPMENT

The development of a new civic building.

ENVIRONMENTAL DESCRIPTION

The site contains the existing city hall, employee and visitor parking lots; boulevards along Ravenswood Drive, Sunnyside Road, and E Road. The lots today have a variety of established native and non-native tree species, both coniferous and deciduous.

There is no evidence of raptors nests, osprey nests or heron colonies on the site. **Removal of trees however between March 15 – August 15 (date subject to change depending on seasonal nesting behavior and therefore must be confirmed with the Village) will require a bird nesting survey.** This is as prescribed by the federal Migratory Birds Convention Act (MBCA), 1994 and Section 34 of the BC Wildlife Act. It is the responsibility of the owner/developer to ensure they are in compliance with the city's regulations governing nesting birds on sites where development is occurring.



TREE PRESERVATION SUMMARY

All the Trees identified on the Tree Management Plan and within the Tree Assessment Data Table have been given their Retention/Removal recommendation on a preliminary basis. Final recommendations will be based upon design/construction and grading details. Long-term tree preservation success is dependent on minimizing the impact caused during pre-construction clearing operations, construction and post construction activities. Best efforts must be made to ensure the Tree Protection Zone remains undisturbed. Ongoing monitoring of retained trees through the development process and implementation of mitigating works (watering, mulching, etc.) is essential for success.

This report's content was performed and managed by:

Kelly Koome
ISA Certified Arborist (PN-5962A)
ISA Tree Risk Assessment Qualified
Certified Wildlife Dangerous Tree Assessor, P2546
Koome Urban Forestry Ltd.

Sarah Bishop
Consulting Arborist
ISA Member
Certified Wildlife Dangerous Tree Assessor, P2515

Any questions or concerns as to the contents of this report please direct them to the following:

Phone: 778-885-6777 (Kelly), 604-773-6230 (Sarah)
Email: kkoome@vdz.ca, sarah@vdz.ca



Tree Observations

Tree inventory table caveats:

- Trees with a surveyor tree tag have (S) next to the tag number
- Every LIVE bylaw-sized tree (=> 10 cm DBH) removed shall require 3 replacement trees.
- The Tree Protection Barrier (TPB) specification (spec.) is a suggested minimum distance the TPB should be built to from the center of trunk. However, many retained trees have grown within the confines of surrounding hardscapes – in these cases TPBs should be built within these confines so they can be staked in. Along the north property line are retained on-site and off-site trees north of a proposed lane, TPBs for these trees should follow the closest edge of the lane.

TREE #	TAG #	COMMON NAME BOTANICAL NAME	LOCATED ON THE SURVEY	DBH (CM.)	C-RAD (M.)	LCR (%)	COMMENTS	RETAIN / REMOVE	TPB spec. (m)	Replacement trees
The following trees belong to the Village of Anmore										
1-16 are trees outside of the proposed development envelope for the new Civic Building and do not require Tree Protection Barriers.										
1	75	Vine maple <i>Acer circinatum</i>	Yes	2, 2, 2, 3	1.5	70	GOOD CONDITION TRUNK: Multi-stem at base.	RETAIN	N/A	N/A
2	76	Pacific dogwood <i>Cornus nuttallii</i>	Yes	3, 8	2.2	90	GOOD CONDITION TRUNK: Multi-stem at base.	RETAIN	N/A	N/A
3	77	Vine maple <i>Acer circinatum</i>	Yes	2, 2, 2, 3	2.2	90	GOOD CONDITION TRUNK: Multi-stem at base.	RETAIN	N/A	N/A
4	78	Flowering dogwood <i>Cornus florida</i>	Yes	4,2,2	2.5	90	GOOD CONDITION, NO VISUAL DEFECTS	RETAIN	N/A	N/A
5	79	Flowering dogwood <i>Cornus florida</i>	Yes	4,2,2	2.5	90	GOOD CONDITION, NO VISUAL DEFECTS	RETAIN	N/A	N/A



TREE #	TAG #	COMMON NAME <i>BOTANICAL NAME</i>	LOCATED ON THE SURVEY	DBH (CM.)	C-RAD (M.)	LCR (%)	COMMENTS	RETAIN / REMOVE	TPB spec. (m)	Replacement trees
6	80	Flowering dogwood <i>Cornus florida</i>	Yes	4,2,2	2.5	90	GOOD CONDITION, NO VISUAL DEFECTS	RETAIN	N/A	N/A
7	81	Douglas fir <i>Pseudotsuga menziesii</i>	Yes	8	3	90	GOOD CONDITION, NO VISUAL DEFECTS	RETAIN	N/A	N/A
8	82	Douglas fir <i>Pseudotsuga menziesii</i>	Yes	8	3	90	GOOD CONDITION, NO VISUAL DEFECTS	RETAIN	N/A	N/A
9	83	Flowering dogwood <i>Cornus florida</i>	Yes	4,2,3	2.5	80	GOOD CONDITION, NO VISUAL DEFECTS	RETAIN	N/A	N/A
10	84	Vine maple <i>Acer circinatum</i>	Yes	4,4	2.2	60	FAIR CONDITION CROWN: Suppressed by neighboring trees TRUNK: Multi-stem at base.	RETAIN	N/A	N/A
11	85	Flowering dogwood <i>Cornus florida</i>	Yes	4,2,3	2.5	80	GOOD CONDITION, NO VISUAL DEFECTS	RETAIN	N/A	N/A
12	86	Douglas fir <i>Pseudotsuga menziesii</i>	Yes	8	3	90	GOOD CONDITION, NO VISUAL DEFECTS	RETAIN	N/A	N/A
13	87	Flowering dogwood <i>Cornus florida</i>	Yes	4,2,3	2.5	80	GOOD CONDITION, NO VISUAL DEFECTS	RETAIN	N/A	N/A

TREE OBSERVATIONS



TREE #	TAG #	COMMON NAME BOTANICAL NAME	LOCATED ON THE SURVEY	DBH (CM.)	C-RAD (M.)	LCR (%)	COMMENTS	RETAIN / REMOVE	TPB spec. (m)	Replacement trees
14	88	Douglas fir <i>Pseudotsuga menziesii</i>	Yes	6	3	80	GOOD CONDITION, NO VISUAL DEFECTS	RETAIN	N/A	N/A
15	89	Vine maple <i>Acer circinatum</i>	Yes	3, 2	2.2	70	GOOD CONDITION, NO VISUAL DEFECTS TRUNK: Multi-stem at base.	RETAIN	N/A	N/A
16	90	Vine maple <i>Acer circinatum</i>	Yes	3, 4, 2	2.5	70	GOOD CONDITION TRUNK: Multi-stem at base.	RETAIN	N/A	N/A
17	91	Western red cedar <i>Thuja plicata</i>	Yes	121	9.1	80	GOOD CONDITION, NO VISUAL DEFECTS Significant, mature, open grown tree. INSIDE PROPOSED STAFF PARKING LOT	REMOVE	N/A	3
18	92	English holly <i>Ilex aquifolium</i>	Yes	12	3.3	80	GOOD CONDITION CROWN: Dieback on the top WITHIN BUILDING FOOTPRINT OF PROPOSED CIVIC BUILDING	REMOVE	N/A	3
19	93	English holly <i>Ilex aquifolium</i>	Yes	10,10	3.2	60	FAIR CONDITION CROWN: Dieback on the top WITHIN BUILDING FOOTPRINT OF PROPOSED CIVIC BUILDING	REMOVE	N/A	3
20	95	English holly <i>Ilex aquifolium</i>	Yes	11, 15	3.2	90	GOOD CONDITION, NO VISUAL DEFECTS CROWN: Dieback on the top WITHIN BUILDING FOOTPRINT OF PROPOSED CIVIC BUILDING	REMOVE	N/A	3



TREE #	TAG #	COMMON NAME BOTANICAL NAME	LOCATED ON THE SURVEY	DBH (CM.)	C-RAD (M.)	LCR (%)	COMMENTS	RETAIN / REMOVE	TPB spec. (m)	Replacement trees
21	94	English holly <i>Ilex aquifolium</i>	Yes	11	3.5	80	GOOD CONDITION, NO VISUAL DEFECTS Growing as one large hedge.	REMOVE	N/A	3
22	94	English holly <i>Ilex aquifolium</i>	Yes	12	3.5	80	WITHIN BUILDING FOOTPRINT OF PROPOSED CIVIC BUILDING	REMOVE	N/A	3
23	94	English holly <i>Ilex aquifolium</i>	Yes	11	3.5	80		REMOVE	N/A	3
24	No tag	Vine maple <i>Acer circinatum</i>	Yes	-	-	-		Dead standing tree. WITHIN BUILDING FOOTPRINT OF PROPOSED CIVIC BUILDING	REMOVE	N/A
25	96	Gold chain tree <i>Laburnum anagyroides</i>	Yes	8 X 7	5	90	GOOD CONDITION, NO VISUAL DEFECTS WITHIN BUILDING FOOTPRINT OF PROPOSED CIVIC BUILDING	REMOVE	N/A	3
26	97	Vine maple <i>Acer circinatum</i>	Yes	8,8	4	90	GOOD CONDITION TRUNK: Co-dominant stems starting at the base WITHIN BUILDING FOOTPRINT OF PROPOSED CIVIC BUILDING	REMOVE	N/A	3
27	98	English holly <i>Ilex aquifolium</i>	Yes	5 X 8	5	60	GOOD CONDITION, NO VISUAL DEFECTS	REMOVE	N/A	3
28	99	English holly <i>Ilex aquifolium</i>	Yes	16	4	60	GOOD CONDITION, NO VISUAL DEFECTS WITHIN BUILDING FOOTPRINT OF PROPOSED CIVIC BUILDING	REMOVE	N/A	3



TREE #	TAG #	COMMON NAME <i>BOTANICAL NAME</i>	LOCATED ON THE SURVEY	DBH (CM.)	C-RAD (M.)	LCR (%)	COMMENTS	RETAIN / REMOVE	TPB spec. (m)	Replacement trees
29	100	Cherry <i>Prunus spp.</i>	Yes	10,6,6	4	50	GOOD CONDITION CROWN: Suppressed by neighboring fir trees. WITHIN BUILDING FOOTPRINT OF PROPOSED CIVIC BUILDING	REMOVE	N/A	3
30	7333 (S)	Douglas fir <i>Pseudotsuga menziesii</i>	Yes	43	6	80	GOOD CONDITION, NO VISUAL DEFECTS WITHIN BUILDING FOOTPRINT OF PROPOSED CIVIC BUILDING	REMOVE	N/A	3
31	7334 (S)	Douglas fir <i>Pseudotsuga menziesii</i>	Yes	53	7	80	GOOD CONDITION, NO VISUAL DEFECTS WITHIN BUILDING FOOTPRINT OF PROPOSED CIVIC BUILDING	REMOVE	N/A	3
32	7335	Douglas fir <i>Pseudotsuga menziesii</i>	Yes	71	8	90	GOOD CONDITION, NO VISUAL DEFECTS WITHIN BUILDING FOOTPRINT OF PROPOSED CIVIC BUILDING	REMOVE	N/A	3
33	7336 (S)	Douglas fir <i>Pseudotsuga menziesii</i>	Yes	65	7	80	GOOD CONDITION, NO VISUAL DEFECTS WITHIN BUILDING FOOTPRINT OF PROPOSED CIVIC BUILDING	REMOVE	N/A	3
34	7337 (S)	Western red cedar <i>Thuja plicata</i>	Yes	60	5	70	GOOD CONDITION, NO VISUAL DEFECTS WITHIN BUILDING FOOTPRINT OF PROPOSED CIVIC BUILDING	REMOVE	N/A	3

TREE OBSERVATIONS



TREE #	TAG #	COMMON NAME BOTANICAL NAME	LOCATED ON THE SURVEY	DBH (CM.)	C-RAD (M.)	LCR (%)	COMMENTS	RETAIN / REMOVE	TPB spec. (m)	Replacement trees
35	7339 (S)	Western red cedar <i>Thuja plicata</i>	Yes	60	7	70	GOOD CONDITION, NO VISUAL DEFECTS WITHIN BUILDING FOOTPRINT OF PROPOSED CIVIC BUILDING	REMOVE	N/A	3
36	7338 (S)	Douglas fir <i>Pseudotsuga menziesii</i>	Yes	61	7	70	GOOD CONDITION, NO VISUAL DEFECTS WITHIN BUILDING FOOTPRINT OF PROPOSED CIVIC BUILDING	REMOVE	N/A	3
37	No tag	Cherry <i>Prunus spp.</i>	Yes	8,12,6	5	60	FAIR CONDITION CROWN: Suppressed by adjacent trees TRUNK: Phototropic lean south WITHIN BUILDING FOOTPRINT OF PROPOSED CIVIC BUILDING	REMOVE	N/A	3
38	No tag	Douglas fir <i>Pseudotsuga menziesii</i>	Yes	10	-	-	Dead standing tree. WITHIN BUILDING FOOTPRINT OF PROPOSED CIVIC BUILDING	REMOVE	N/A	N/A
39	No tag	Douglas fir <i>Pseudotsuga menziesii</i>	Yes	15	-	-	Dead standing tree. WITHIN BUILDING FOOTPRINT OF PROPOSED CIVIC BUILDING	REMOVE	N/A	N/A
40	7340 (S)	Douglas fir <i>Pseudotsuga menziesii</i>	Yes	73	8	70	FAIR CONDITION CROWN: 2/3 of stem engulfed in English ivy – cut at the base to prevent dieback in the crown. WITHIN BUILDING FOOTPRINT OF PROPOSED CIVIC BUILDING	REMOVE	N/A	3



TREE #	TAG #	COMMON NAME BOTANICAL NAME	LOCATED ON THE SURVEY	DBH (CM.)	C-RAD (M.)	LCR (%)	COMMENTS	RETAIN / REMOVE	TPB spec. (m)	Replacement trees
41	No tag	Gold chain tree <i>Laburnum anagyroides</i>	Yes	11,8,4,6	2.5	30	POOR CONDITION CROWN: 2/3 of stem engulfed in English ivy WITHIN BUILDING FOOTPRINT OF PROPOSED CIVIC BUILDING	REMOVE	N/A	3
42	No tag	Gold chain tree <i>Laburnum anagyroides</i>	Yes	11,11.8	2.5	30	POOR CONDITION CROWN: 2/3 of stem engulfed in English ivy WITHIN BUILDING FOOTPRINT OF PROPOSED CIVIC BUILDING	REMOVE	N/A	3
43	No tag	Gold chain tree <i>Laburnum anagyroides</i>	Yes	11	2.5	60	FAIR CONDITION TRUNK: Phototropic lean south. WITHIN BUILDING FOOTPRINT OF PROPOSED CIVIC BUILDING	REMOVE	N/A	3
44	7343 (S)	Douglas fir <i>Pseudotsuga menziesii</i>	Yes	22	4	40	POOR CONDITION CROWN: 2/3 of stem engulfed in English ivy WITHIN BUILDING FOOTPRINT OF PROPOSED CIVIC BUILDING	REMOVE	N/A	3
45	7344 (S)	Douglas fir <i>Pseudotsuga menziesii</i>	Yes	28	6	70	GOOD CONDITION, NO VISUAL DEFECTS WITHIN BUILDING FOOTPRINT OF PROPOSED CIVIC BUILDING	REMOVE	N/A	3
46	1311 (S)	Western red cedar <i>Thuja plicata</i>	Yes	36	4	60	GOOD CONDITION CROWN: Maintained as a hedge, suppressed by adjacent trees. WITHIN BUILDING FOOTPRINT OF PROPOSED CIVIC BUILDING	REMOVE	N/A	3

TREE OBSERVATIONS



TREE #	TAG #	COMMON NAME <i>BOTANICAL NAME</i>	LOCATED ON THE SURVEY	DBH (CM.)	C-RAD (M.)	LCR (%)	COMMENTS	RETAIN / REMOVE	TPB spec. (m)	Replacement trees
47	7342 (S)	Hornbeam <i>Carpinus spp.</i>	Yes	62	10	60	GOOD CONDITION NO VISUAL DEFECTS WITHIN BUILDING FOOTPRINT OF PROPOSED CIVIC BUILDING	REMOVE	N/A	3
48	No tag	Red alder <i>Alnus rubra</i>	Yes	25	5	20	POOR CONDITION CROWN: Whole stem engulfed in English ivy, crown mostly deadwood WITHIN BUILDING FOOTPRINT OF PROPOSED CIVIC BUILDING	REMOVE	N/A	3
49	No tag	Red alder <i>Alnus rubra</i>	Yes	-	-	-	Dead standing tree. WITHIN BUILDING FOOTPRINT OF PROPOSED CIVIC BUILDING	REMOVE	N/A	N/A
50	No tag	Hornbeam <i>Carpinus spp.</i>	Yes	11	2	40	FAIR CONDITION WITHIN BUILDING FOOTPRINT OF PROPOSED CIVIC BUILDING	REMOVE	N/A	3
51	No tag	Hornbeam <i>Carpinus spp.</i>	Yes	12	2	40	FAIR CONDITION WITHIN BUILDING FOOTPRINT OF PROPOSED CIVIC BUILDING	REMOVE	N/A	3
52	No tag	Japanese maple <i>Acer palmatum</i>	Yes	3 X 6	3	50	FAIR CONDITION WITHIN BUILDING FOOTPRINT OF PROPOSED CIVIC BUILDING	REMOVE	N/A	3
53	No tag	Hornbeam <i>Carpinus spp.</i>	Yes	12	2	60	FAIR CONDITION WITHIN BUILDING FOOTPRINT OF PROPOSED CIVIC BUILDING	REMOVE	N/A	3
54	No tag	Hornbeam <i>Carpinus spp.</i>	Yes	11	2	60	FAIR CONDITION WITHIN BUILDING FOOTPRINT OF PROPOSED CIVIC BUILDING	REMOVE	N/A	3



TREE #	TAG #	COMMON NAME <i>BOTANICAL NAME</i>	LOCATED ON THE SURVEY	DBH (CM.)	C-RAD (M.)	LCR (%)	COMMENTS	RETAIN / REMOVE	TPB spec. (m)	Replacement trees
55	No tag	Hornbeam <i>Carpinus spp.</i>	Yes	11	2	40	FAIR CONDITION TRUNK: Phototropic lean north WITHIN BUILDING FOOTPRINT OF PROPOSED CIVIC BUILDING	REMOVE	N/A	3
56	No tag	Hornbeam <i>Carpinus spp.</i>	Yes	14	4	40	FAIR CONDITION WITHIN BUILDING FOOTPRINT OF PROPOSED CIVIC BUILDING	REMOVE	N/A	3
57	7341 (S)	Grand fir <i>Abies grandis</i>	Yes	27	4.3	60	FAIR CONDITION WITHIN BUILDING FOOTPRINT OF PROPOSED CIVIC BUILDING	REMOVE	N/A	3
58	No tag	Hornbeam <i>Carpinus spp.</i>	Yes	20	4	40	FAIR CONDITION WITHIN BUILDING FOOTPRINT OF PROPOSED CIVIC BUILDING	REMOVE	N/A	3
59	7312 (S)	Big leaf maple <i>Acer macrophyllum</i>	Yes	12,35	7	80	GOOD CONDITION TRUNK: Co-dominant at the base WITHIN PROPOSED PAVED/PARKING AREA	REMOVE	N/A	3
60	7313 (S)	Douglas fir <i>Pseudotsuga menziesii</i>	Yes	52	8	80	GOOD CONDITION, NO VISUAL DEFECTS WITHIN PROPOSED PAVED/PARKING AREA	REMOVE	N/A	3
61	No tag	Cherry <i>Prunus spp.</i>	Yes	15,8,4	5	60	FAIR CONDITION TRUNK: Multi-stem at the base WITHIN PROPOSED PAVED/PARKING AREA	REMOVE	N/A	3

TREE OBSERVATIONS



TREE #	TAG #	COMMON NAME BOTANICAL NAME	LOCATED ON THE SURVEY	DBH (CM.)	C-RAD (M.)	LCR (%)	COMMENTS	RETAIN / REMOVE	TPB spec. (m)	Replacement trees
62	No tag	Gold chain tree <i>Laburnum anagyroides</i>	Yes	8 X 3	3	60	FAIR CONDITION TRUNK: Multi-stem at the base WITHIN PROPOSED PAVED/PARKING AREA	REMOVE	N/A	3
63	No tag	Cherry <i>Prunus spp.</i>	Yes	10	3	60	FAIR CONDITION TRUNK: 0.2 m long canker at the base on the south side WITHIN PROPOSED PAVED/PARKING AREA	REMOVE	N/A	3
64	No tag	Staghorn sumac <i>Rhus typhina</i>	Yes	25	6	30	POOR CONDITION Dying. TRUNK: 1 m long column of decay on the west side of the trunk REMOVE DUE TO POOR HEALTH AND STRUCTURE	REMOVE	N/A	N/A
65	7315 (S)	Western red cedar <i>Thuja plicata</i>	Yes	69	8	60	GOOD CONDITION CROWN: Crown is imbalanced due to hydro-line clearance pruning on the west side WITHIN PROPOSED PAVED/PARKING AREA	REMOVE	N/A	3
66	7314 (S)	Douglas fir <i>Pseudotsuga menziesii</i>	Yes	95	9.5	70	GOOD CONDITION, NO VISIBLE DEFECTS Critical root zone is overlapping with a proposed parking lot – coordinate permeable pavement or pavers with Architecture consultants. Retain with an individual Tree Protection Barrier.	RETAIN	9.5	N/A



TREE #	TAG #	COMMON NAME BOTANICAL NAME	LOCATED ON THE SURVEY	DBH (CM.)	C-RAD (M.)	LCR (%)	COMMENTS	RETAIN / REMOVE	TPB spec. (m)	Replacement trees
67	No tag	Douglas fir <i>Pseudotsuga menziesii</i>	Yes	108	10	70	GOOD CONDITION, NO VISIBLE DEFECTS Critical root zone is overlapping with a proposed parking lot – coordinate permeable pavement or pavers with Architecture consultants. Protect in a shared Tree Protection Barrier with #69.	RETAIN	10	N/A
68	No tag	Western red cedar <i>Thuja plicata</i>	Yes	14	4	100	GOOD CONDITION, NO VISIBLE DEFECTS WITHIN PROPOSED PAVED/PARKING AREA	REMOVE	N/A	3
69	No tag	Western hemlock <i>Tsuga heterophylla</i>	Yes	12	3	70	GOOD CONDITION ROOTS: Growing out of a Western red cedar nurse stump	RETAIN	3	N/A
70	No tag	English holly <i>Ilex aquifolium</i>	Yes	6	2.5	60	FAIR CONDITION CROWN: Chlorotic, stressed WITHIN PROPOSED PAVED/PARKING AREA	REMOVE	N/A	3
71	No tag	Flowering dogwood <i>Cornus florida</i>	Yes	8	5	70	GOOD CONDITION, NO VISIBLE DEFECTS WITHIN PROPOSED PAVED/PARKING AREA	REMOVE	N/A	3
72	No tag	Western red cedar <i>Thuja plicata</i>	Yes	14	4	100	GOOD CONDITION, NO VISIBLE DEFECTS WITHIN PROPOSED PAVED/PARKING AREA	REMOVE	N/A	3

TREE OBSERVATIONS



TREE #	TAG #	COMMON NAME BOTANICAL NAME	LOCATED ON THE SURVEY	DBH (CM.)	C-RAD (M.)	LCR (%)	COMMENTS	RETAIN / REMOVE	TPB spec. (m)	Replacement trees
73	7317 (S)	Douglas fir <i>Pseudotsuga menziesii</i>	Yes	20,3	4	60	GOOD CONDITION, NO VISIBLE DEFECTS WITHIN PROPOSED PAVED/PARKING AREA	REMOVE	N/A	3
74	7318 (S)	Douglas fir <i>Pseudotsuga menziesii</i>	Yes	73	9.5	70	GOOD CONDITION, NO VISIBLE DEFECTS WITHIN PROPOSED PAVED/PARKING AREA	REMOVE	N/A	3
75	7319 (S)	Douglas fir <i>Pseudotsuga menziesii</i>	Yes	29	6	60	GOOD CONDITION, NO VISIBLE DEFECTS WITHIN PROPOSED PAVED/PARKING AREA	REMOVE	N/A	3
76	7320 (S)	Douglas fir <i>Pseudotsuga menziesii</i>	Yes	91	9.5	40	FAIR CONDITION CROWN: Deadwood throughout crown WITHIN PROPOSED PAVED/PARKING AREA	REMOVE	N/A	3
77	No tag	Douglas fir <i>Pseudotsuga menziesii</i>	Yes	14	4	60	GOOD CONDITION, NO VISIBLE DEFECTS WITHIN PROPOSED PAVED/PARKING AREA	REMOVE	N/A	3
78	No tag	Gold chain tree <i>Laburnum anagyroides</i>	Yes	6,3,3,3,3	6	70	GOOD CONDITION, NO VISIBLE DEFECTS WITHIN PROPOSED PAVED/PARKING AREA	REMOVE	N/A	3
79	No tag	Douglas fir <i>Pseudotsuga menziesii</i>	Yes	-	-	-	POOR CONDITION Dead standing tree.	REMOVE	N/A	N/A

TREE OBSERVATIONS



TREE #	TAG #	COMMON NAME <i>BOTANICAL NAME</i>	LOCATED ON THE SURVEY	DBH (CM.)	C-RAD (M.)	LCR (%)	COMMENTS	RETAIN / REMOVE	TPB spec. (m)	Replacement trees
80	No tag	Bitter cherry <i>Prunus emarginata</i>	Yes	8	3.5	60	UNDERSIZED GOOD CONDITION TRUNK: Leaning ~20% east, self corrects halfway up stem. Typical of species.	RETAIN	3.5	N/A
81	7321 (S)	Douglas fir <i>Pseudotsuga menziesii</i>	Yes	72	9.5	60	GOOD CONDITION, NO VISIBLE DEFECTS Protect with a shared Tree Protection Barrier	RETAIN	9.5	N/A
82	7322 (S)	Douglas fir <i>Pseudotsuga menziesii</i>	Yes	54	8	60		RETAIN	8	N/A
83	No tag	Douglas fir <i>Pseudotsuga menziesii</i>	Yes	11	5	60	GOOD CONDITION, NO VISIBLE DEFECTS WITHIN PROPOSED LANE	REMOVE	5	N/A
84	No tag	Douglas fir <i>Pseudotsuga menziesii</i>	Yes	9	2	40	UNDERSIZED FAIR CONDITION – IN DECLINE CROWN: Suppressed by adjacent trees	REMOVE	N/A	N/A
85	No tag	Douglas fir <i>Pseudotsuga menziesii</i>	Yes	13	1-3	30	POOR CONDITION CROWN: Suppressed by adjacent trees	REMOVE	N/A	N/A
86	7325 (S)	Douglas fir <i>Pseudotsuga menziesii</i>	Yes	33	8	70	GOOD CONDITION, NO VISIBLE DEFECTS WITHIN PROPOSED LANE	REMOVE	N/A	3

TREE OBSERVATIONS



TREE #	TAG #	COMMON NAME BOTANICAL NAME	LOCATED ON THE SURVEY	DBH (CM.)	C-RAD (M.)	LCR (%)	COMMENTS	RETAIN / REMOVE	TPB spec. (m)	Replacement trees
87	7326 (S)	Douglas fir <i>Pseudotsuga menziesii</i>	Yes	34	8	70	GOOD CONDITION, NO VISIBLE DEFECTS WITHIN PROPOSED LANE	REMOVE	N/A	3
88	7327 (S)	Paper birch <i>Betula papyrifera</i>	Yes	38	7	60	FAIR CONDITION – IN DECLINE WITHIN PROPOSED LANE	REMOVE	N/A	3
89	7323 (S)	Paper birch <i>Betula papyrifera</i>	Yes	18,22,16	8	70	GOOD CONDITION TRUNK: Tri-stem starts at base; 1/3 stems is dead. Bark sloughing off on the lower bole. <i>Fomitopsis officinalis</i> conks present. WITHIN PROPOSED LANE	REMOVE	N/A	3
90	No tag	Douglas fir <i>Pseudotsuga menziesii</i>	Yes	13	1-2	30	POOR CONDITION CROWN: Suppressed by adjacent trees WITHIN PROPOSED LANE	REMOVE	N/A	3
S91	2324 (S)	Douglas fir <i>Pseudotsuga menziesii</i>	Yes	54	9.5	60	FAIR CONDITION Within proposed lane. Ask for removal permission for this shared tree.	REMOVE	N/A	3
92	7328 (S)	Douglas fir <i>Pseudotsuga menziesii</i>	Yes	30	5	60	FAIR CONDITION – IN DECLINE TRUNK: Topped for Hydro-line clearance on the east side 92-S94 require a shared Tree Protection Barrier.	RETAIN	5	N/A



TREE #	TAG #	COMMON NAME BOTANICAL NAME	LOCATED ON THE SURVEY	DBH (CM.)	C-RAD (M.)	LCR (%)	COMMENTS	RETAIN / REMOVE	TPB spec. (m)	Replacement trees
93	7329 (S)	Douglas fir <i>Pseudotsuga menziesii</i>	Yes	61	10	70	GOOD CONDITION, NO VISIBLE DEFECTS 92-S94 require a shared Tree Protection Barrier.	RETAIN	10	N/A
S94	7330 (S)	Douglas fir <i>Pseudotsuga menziesii</i>	Yes	65	10	70	S94 IS STRADDLING WITH THE NEIGHBORING PROPERTY - ON NORTH PROPERTY LINE GOOD CONDITION CROWN: English ivy covers 2/3 of stem, creeping into lower crown 92-S94 require a shared Tree Protection Barrier.	RETAIN	10	N/A
The following trees are off-site										
*NOTE 1: OS95-OS98 are off-site trees in a group with interdependent root systems beyond the north property line on the neighboring property. This group of trees will require a shared Tree Protection Barrier along the property line.										
OS95	No tag	English holly <i>Ilex aquifolium</i>	Yes	8,8	4	90	OS95 IS OFFSITE ON THE NEIGHBORING PROPERTY - BEYOND THE NORTH PROPERTY LINE GOOD CONDITION TRUNK: Co-dominant stems start 1.4 m from base	RETAIN	*See NOTE 1	N/A



TREE #	TAG #	COMMON NAME <i>BOTANICAL NAME</i>	LOCATED ON THE SURVEY	DBH (CM.)	C-RAD (M.)	LCR (%)	COMMENTS	RETAIN / REMOVE	TPB spec. (m)	Replacement trees
OS96	No tag	Douglas fir <i>Pseudotsuga menziesii</i>	Yes	30	6	50	OS96 IS OFFSITE ON THE NEIGHBORING PROPERTY - BEYOND THE NORTH PROPERTY LINE FAIR CONDITION – IN DECLINE CROWN: English ivy covers 2/3 of stem, small deadwood in upper crown	RETAIN	*See NOTE 1	N/A
OS97	No tag	Douglas fir <i>Pseudotsuga menziesii</i>	Yes	86	10	80	OS95 IS OFFSITE ON THE NEIGHBORING PROPERTY - BEYOND THE NORTH PROPERTY LINE GOOD CONDITION, NO VISIBLE DEFECTS Mature, open-grown tree	RETAIN	*See NOTE 1	N/A
OS98	No tag	English holly <i>Ilex aquifolium</i>	Yes	8	4	80	OS95 IS OFFSITE ON THE NEIGHBORING PROPERTY - BEYOND THE NORTH PROPERTY LINE GOOD CONDITION, NO VISIBLE DEFECTS	RETAIN	*See NOTE 1	N/A
<p>*NOTE #2: OS99-OS105 are off-site trees in a group with interdependent root systems beyond the north property line on the neighboring property. This group of trees will require a shared Tree Protection Barrier along the property line.</p>										
OS99	No tag	Mountain ash <i>Sorbus sitchensis</i>	Yes	4,4,4	5	70	GOOD CONDITION, NO VISIBLE DEFECTS	RETAIN	*See NOTE 2	N/A
OS 100	No tag	Douglas fir <i>Pseudotsuga menziesii</i>	Yes	96	12	80	GOOD CONDITION, NO VISIBLE DEFECTS	RETAIN	*See NOTE 2	N/A
OS 101	No tag	Mountain ash <i>Sorbus sitchensis</i>	Yes	10	4	70	GOOD CONDITION, NO VISIBLE DEFECTS	RETAIN	*See NOTE 2	N/A



TREE #	TAG #	COMMON NAME <i>BOTANICAL NAME</i>	LOCATED ON THE SURVEY	DBH (CM.)	C-RAD (M.)	LCR (%)	COMMENTS	RETAIN / REMOVE	TPB spec. (m)	Replacement trees
OS 102	No tag	English holly <i>Ilex aquifolium</i>	Yes	10	4	80	GOOD CONDITION, NO VISIBLE DEFECTS	RETAIN	*See NOTE 2	N/A
OS 103	No tag	English holly <i>Ilex aquifolium</i>	Yes	10	4	80	GOOD CONDITION, NO VISIBLE DEFECTS	RETAIN	*See NOTE 2	N/A
OS 104	No tag	English holly <i>Ilex aquifolium</i>	Yes	10	4	80	GOOD CONDITION, NO VISIBLE DEFECTS	RETAIN	*See NOTE 2	N/A
OS 105	No tag	Douglas fir <i>Pseudotsuga menziesii</i>	Yes	62	9.5	80	GOOD CONDITION, NO VISIBLE DEFECTS	RETAIN	*See NOTE 2	N/A
Group 1	No tag	Group of 21 coniferous and deciduous off-site trees	Yes	6-20	*PL	60-80	GOOD CONDITION Located along the north property line (PL). CROWN: *Driplines do not extend south beyond the property line – Tree Protection fencing along the PL is sufficient.	RETAIN	*PL	N/A
The following trees belong to the Village of Anmore										
106	7331 (S)	Douglas fir <i>Pseudotsuga menziesii</i>	Yes	73	9.5	80	GOOD CONDITION, NO VISIBLE DEFECTS	RETAIN	9.5	N/A



TREE #	TAG #	COMMON NAME BOTANICAL NAME	LOCATED ON THE SURVEY	DBH (CM.)	C-RAD (M.)	LCR (%)	COMMENTS	RETAIN / REMOVE	TPB spec. (m)	Replacement trees
107	No tag	Group of 5 English holly and 1 beaked hazelnut <i>Ilex aquifolium</i> <i>Corylus cornuta</i>	Yes	6-14	4.5	60-80	Protect with a shared Tree Protection Barrier.	RETAIN	4.5	N/A
108	No tag	Dead bitter cherry <i>Prunus emarginata</i>	Yes	9	-	-	DEAD STANDING TREE	REMOVE	N/A	N/A
109	No tag	Bitter cherry <i>Prunus emarginata</i>	Yes	18	4	50	FAIR CONDITION CROWN: Covered in English ivy >20% of CRITICAL ROOT ZONE WITHIN PROPOSED LANE	REMOVE	N/A	3
110	No tag	Bitter cherry <i>Prunus emarginata</i>	Yes	15,9,14	4	60	FAIR CONDITION TRUNK: Tri-stem starts at base >20% of CRITICAL ROOT ZONE WITHIN PROPOSED LANE	REMOVE	N/A	3
111	No tag	Bitter cherry <i>Prunus emarginata</i>	Yes	17,7,14,7	4	70	GOOD CONDITION TRUNK: Tri-stem starts at base >20% of CRITICAL ROOT ZONE WITHIN PROPOSED LANE	REMOVE	N/A	3
112	No tag	Bitter cherry <i>Prunus emarginata</i>	Yes	8,7,14,7	4	70	GOOD CONDITION 112 TRUNK: Tri-stem starts at base	RETAIN	4	N/A
113	No tag	Bitter cherry <i>Prunus emarginata</i>	Yes	10,12	5	70	Shared Tree Protection Barrier required.	RETAIN	5	N/A

TREE OBSERVATIONS



TREE #	TAG #	COMMON NAME BOTANICAL NAME	LOCATED ON THE SURVEY	DBH (CM.)	C-RAD (M.)	LCR (%)	COMMENTS	RETAIN / REMOVE	TPB spec. (m)	Replacement trees
114	No tag	Bitter cherry <i>Prunus emarginata</i>	Yes	16	5	70		RETAIN	5	N/A
S115	No tag	DEAD paper birch <i>Betula papyrifera</i>	Yes	20	-	-	S115 IS STRADDLING WITH THE NEIGHBORING PROPERTY - ON NORTH PROPERTY LINE DEAD STANDING TREE	REMOVE	N/A	N/A
116	No tag	English holly <i>Ilex aquifolium</i>	Yes	14,16	5	70	GOOD CONDITION WITHIN PROPOSED LANE	REMOVE	N/A	3
117	No tag	English holly <i>Ilex aquifolium</i>	Yes	6	5	70		REMOVE	N/A	3
118	No tag	English holly <i>Ilex aquifolium</i>	Yes	20,20	5	70		REMOVE	N/A	3
119	No tag	Vine maple <i>Acer circinatum</i>	Yes	14,14	4	80		REMOVE	N/A	3
120	No tag	Mountain ash <i>Sorbus sitchensis</i>	Yes	10	4	70		REMOVE	N/A	3
121	No tag	Red alder <i>Alnus rubra</i>	Yes	18,20	6	80		REMOVE	N/A	3
122	No tag	English holly <i>Ilex aquifolium</i>	Yes	12	5	80		REMOVE	N/A	3



TREE #	TAG #	COMMON NAME <i>BOTANICAL NAME</i>	LOCATED ON THE SURVEY	DBH (CM.)	C-RAD (M.)	LCR (%)	COMMENTS	RETAIN / REMOVE	TPB spec. (m)	Replacement trees
The following trees belong to the Village of Anmore and are outside of the proposed development envelope – no Tree Protection Barrier required.										
123	No tag	Western red cedar <i>Thuja plicata</i>	Yes	30	5.3	60	GOOD CONDITION ROOTS: Interconnected root systems	RETAIN	N/A	N/A
124	No tag	Western red cedar <i>Thuja plicata</i>	Yes	25,20	5.3	60		RETAIN	N/A	N/A
125	No tag	Western red cedar <i>Thuja plicata</i>	Hand plot	30	5.3	60		RETAIN	N/A	N/A
126	No tag	Western red cedar <i>Thuja plicata</i>	Hand plot	8	5.3	60	GOOD CONDITION	RETAIN	N/A	N/A
127	No tag	Western red cedar <i>Thuja plicata</i>	Hand plot	10	5.3	60	GOOD CONDITION	RETAIN	N/A	N/A
128	No tag	Western red cedar <i>Thuja plicata</i>	Hand plot	10	5.3	60	GOOD CONDITION	RETAIN	N/A	N/A
129	No tag	Western hemlock <i>Tsuga heterophylla</i>	Yes	21	5.3	60	GOOD CONDITION ROOTS: Interconnected root systems TRUNK: #130's tri-stem starts at the base	RETAIN	N/A	N/A
130	No tag	Western hemlock <i>Tsuga heterophylla</i>	Yes	8,6,6	5.3	60		RETAIN	N/A	N/A



TREE #	TAG #	COMMON NAME <i>BOTANICAL NAME</i>	LOCATED ON THE SURVEY	DBH (CM.)	C-RAD (M.)	LCR (%)	COMMENTS	RETAIN / REMOVE	TPB spec. (m)	Replacement trees
131	No tag	Western hemlock <i>Tsuga heterophylla</i>	Hand plot	10,23,10	5.3	60	GOOD CONDITION	RETAIN	N/A	N/A
132	No tag	Western hemlock <i>Tsuga heterophylla</i>	Hand plot	30	5.3	60	GOOD CONDITION	RETAIN	N/A	N/A
133	No tag	Western hemlock <i>Tsuga heterophylla</i>	Hand plot	30	5.3	60	GOOD CONDITION	RETAIN	N/A	N/A
134	No tag	Western red cedar <i>Thuja plicata</i>	Hand plot	28	5.3	60	GOOD CONDITION	RETAIN	N/A	N/A
135	No tag	Vine maple <i>Acer circinatum</i>	Yes	6,6,4	3	80	GOOD CONDITION	RETAIN	N/A	N/A
136	No tag	Mountain ash <i>Sorbus sitchensis</i>	Yes	15	5	80	GOOD CONDITION	RETAIN	N/A	N/A
137	No tag	Mountain ash <i>Sorbus sitchensis</i>	Yes	10	5	70	GOOD CONDITION	RETAIN	N/A	N/A
138	No tag	Vine maple <i>Acer circinatum</i>	Yes	12,10	4	60	FAIR CONDITION – IN DECLINE	RETAIN	N/A	N/A
139	No tag	Western red cedar <i>Thuja plicata</i>	Yes	42,40	5.5	60	FAIR CONDITION – IN DECLINE	RETAIN	N/A	N/A



TREE #	TAG #	COMMON NAME BOTANICAL NAME	LOCATED ON THE SURVEY	DBH (CM.)	C-RAD (M.)	LCR (%)	COMMENTS	RETAIN / REMOVE	TPB spec. (m)	Replacement trees
140	No tag	Western red cedar <i>Thuja plicata</i>	Yes	30	5.5	60	FAIR CONDITION – IN DECLINE	RETAIN	N/A	N/A
141	No tag	Western red cedar <i>Thuja plicata</i>	Yes	29	5.5	60	FAIR CONDITION – IN DECLINE	RETAIN	N/A	N/A
142	No tag	Western red cedar <i>Thuja plicata</i>	Yes	20	5.5	60	FAIR CONDITION – IN DECLINE	RETAIN	N/A	N/A
143	No tag	Western red cedar <i>Thuja plicata</i>	Yes	25	5.5	60	FAIR CONDITION – IN DECLINE	RETAIN	N/A	N/A
144	No tag	Western red cedar <i>Thuja plicata</i>	Yes	26	5.5	60	FAIR CONDITION – IN DECLINE	RETAIN	N/A	N/A
145	No tag	Western red cedar <i>Thuja plicata</i>	Yes	11,25	5.5	60	FAIR CONDITION – IN DECLINE	RETAIN	N/A	N/A
146	No tag	Western red cedar <i>Thuja plicata</i>	Yes	26,13	5.5	60	FAIR CONDITION – IN DECLINE	RETAIN	N/A	N/A
147	No tag	Western red cedar <i>Thuja plicata</i>	Yes	35	5.5	70	GOOD CONDITION	RETAIN	N/A	N/A
148	No tag	Western red cedar <i>Thuja plicata</i>	Yes	26	5.5	70	GOOD CONDITION	RETAIN	N/A	N/A



TREE #	TAG #	COMMON NAME <i>BOTANICAL NAME</i>	LOCATED ON THE SURVEY	DBH (CM.)	C-RAD (M.)	LCR (%)	COMMENTS	RETAIN / REMOVE	TPB spec. (m)	Replacement trees
149	No tag	Western red cedar <i>Thuja plicata</i>	Yes	26,26,25	5.5	70	GOOD CONDITION	RETAIN	N/A	N/A
150	No tag	Western red cedar <i>Thuja plicata</i>	Yes	20,25,25,30	5.5	70	GOOD CONDITION	RETAIN	N/A	N/A
151	No tag	Western red cedar <i>Thuja plicata</i>	Yes	40	5.5	70	GOOD CONDITION	RETAIN	N/A	N/A
152	No tag	Western red cedar <i>Thuja plicata</i>	Yes	10	5	60	FAIR CONDITION – IN DECLINE	RETAIN	N/A	N/A
153	No tag	Western red cedar <i>Thuja plicata</i>	Yes	40	5.5	70	GOOD CONDITION	RETAIN	N/A	N/A
154	No tag	Red alder <i>Alnus rubra</i>	Yes	20,20	5	60	FAIR CONDITION – IN DECLINE	RETAIN	N/A	N/A
155	No tag	Red alder <i>Alnus rubra</i>	Yes	12,15	5	50	POOR CONDITION TRUNK: Dead top	RETAIN	N/A	N/A
156	No tag	Horse chestnut <i>Aesculus hippocastanum</i>	Yes	25,36,35	10.3	90	GOOD CONDITION TRUNK: Multi-stem starts at the base	RETAIN	N/A	N/A



TREE #	TAG #	COMMON NAME <i>BOTANICAL NAME</i>	LOCATED ON THE SURVEY	DBH (CM.)	C-RAD (M.)	LCR (%)	COMMENTS	RETAIN / REMOVE	TPB spec. (m)	Replacement trees
157	No tag	Horse chestnut <i>Aesculus hippocastanum</i>	Yes	12,12,1 2,20,30 ,48,30	10.5	90	GOOD CONDITION TRUNK: Multi-stem starts at the base	RETAIN	N/A	N/A
158	No tag	White oak <i>Quercus alba</i>	Yes	46	10	80	GOOD CONDITION	RETAIN	N/A	N/A

REPLACEMENT TREE SUMMARY

TOTAL BYLAW-SIZE TREE REMOVALS (- DEAD/DYING TREES) = **67**

REPLACEMENT TREE TOTAL = **201**

PHOTOGRAPHS

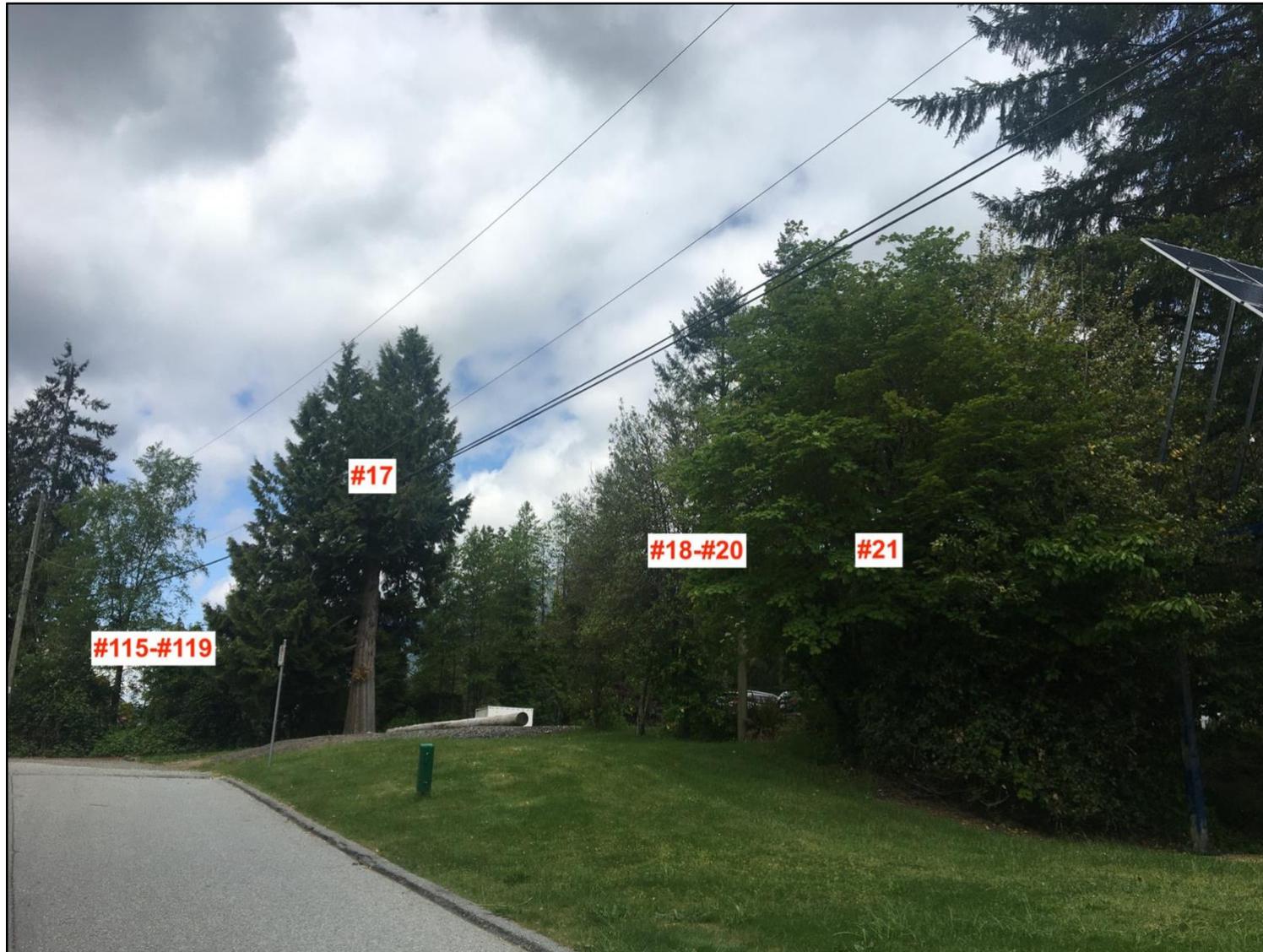


Fig. 1

APPENDIX A



Fig. 2

APPENDIX A



Fig. 3

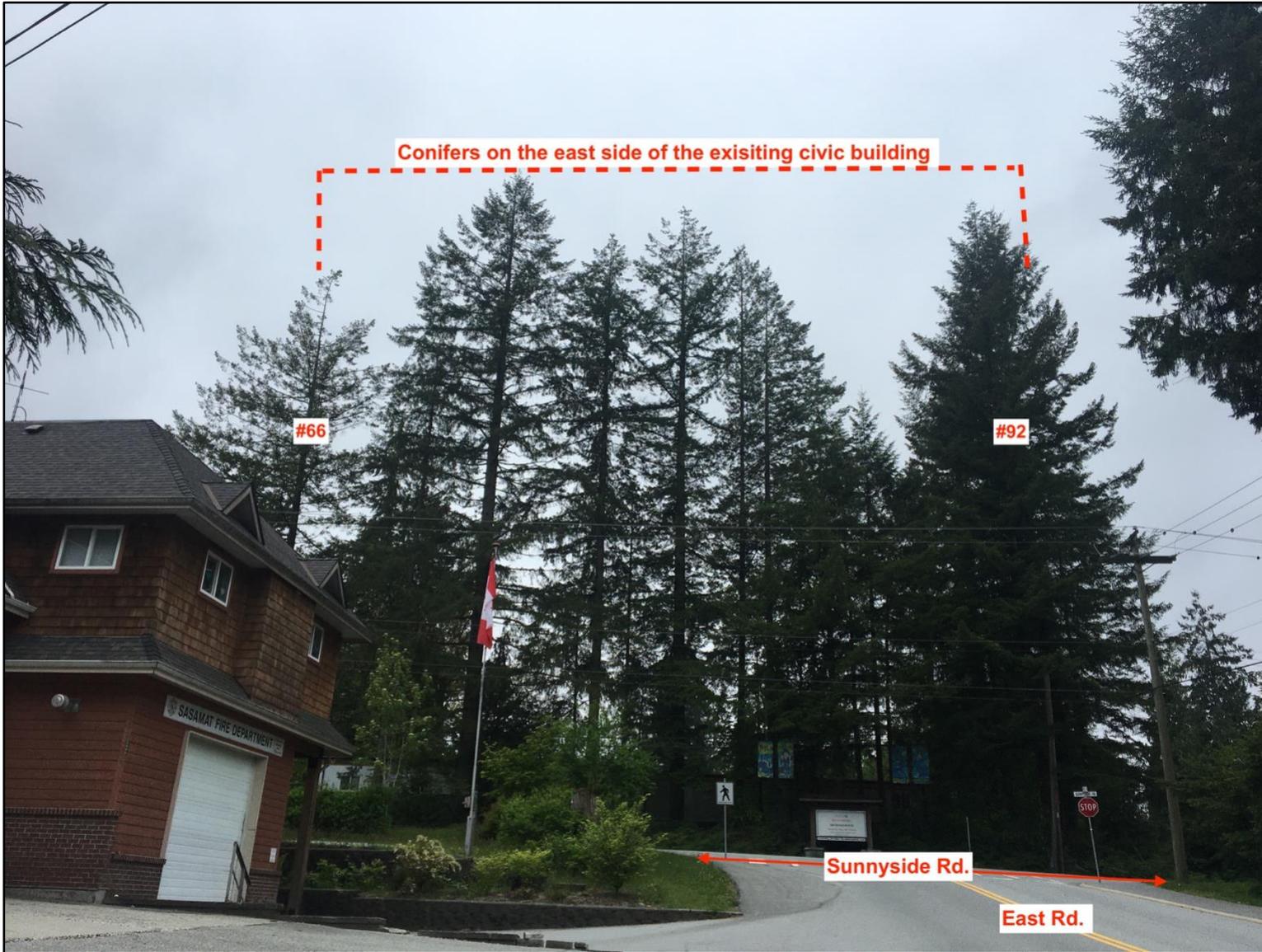


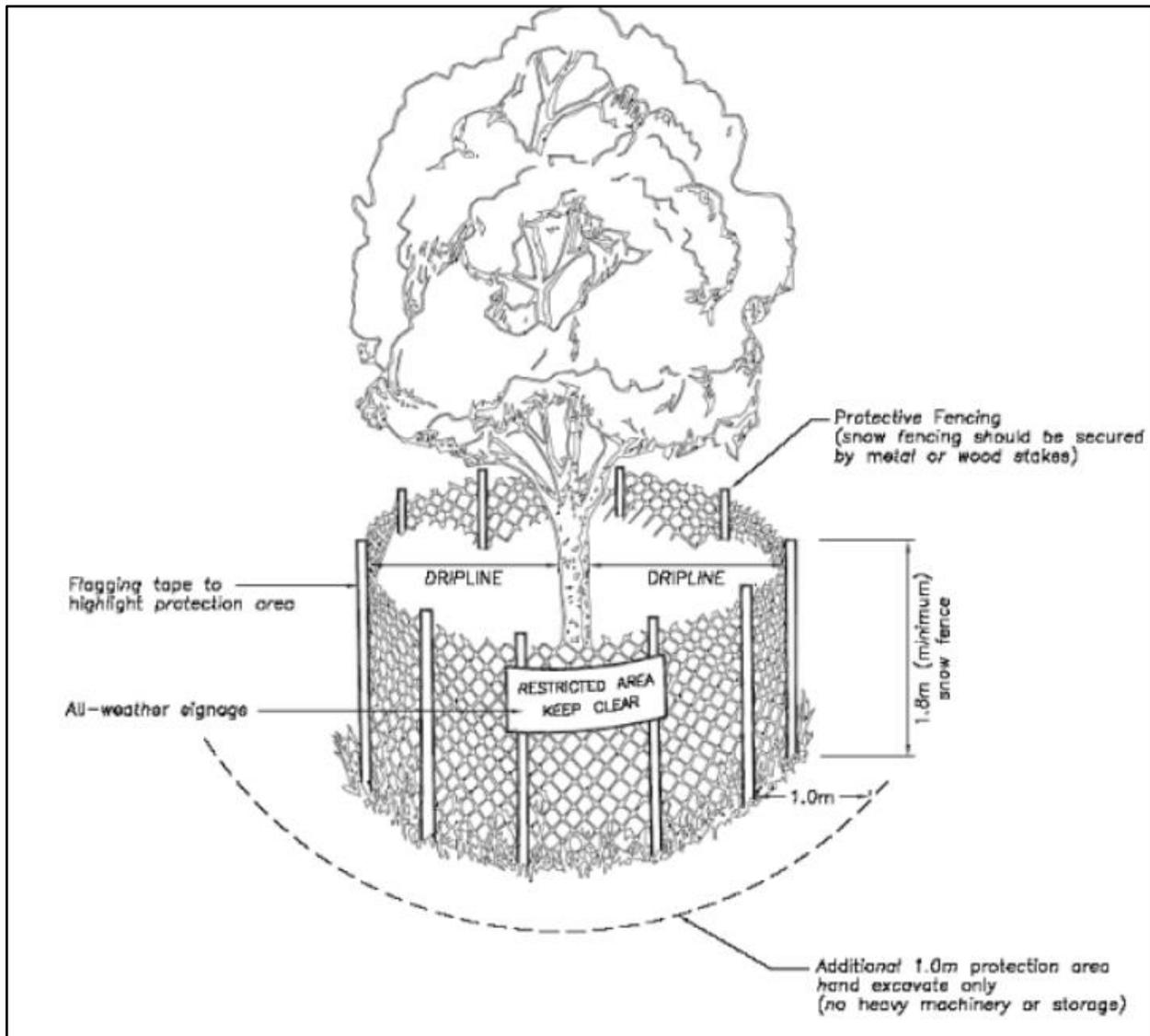
Fig. 4



Fig. 5



TREE PROTECTION BARRIER DETAIL



GENERAL REQUIREMENTS AND LIMITATIONS FOR OPERATIONS

WITHIN THE TREE PROTECTION ZONE

- The Contractor shall not engage in any construction activity within the Tree Protection Zone (TPZ) without the approval of the Project Arborist including: operating, moving or storing equipment; storing supplies or materials; locating temporary facilities including trailers or portable toilets and shall not permit employees to traverse the area to access adjacent areas of the project or use the area for lunch or any other work breaks. Permitted activity, if any, within the Tree Protection Zone maybe indicated on the drawings along with any required remedial activity as listed below.
- In the event that construction activity is unavoidable within the Tree Protection Zone, notify the Project



Arborist and submit a detailed written plan of action for approval. The plan shall include: a statement detailing the reason for the activity including why other areas are not suited; a description of the proposed activity; the time period for the activity, and a list of remedial actions that will reduce the impact on the Tree Protection Zone from the activity. Remedial actions shall include but shall not be limited to the following:

- In general, demolition and excavation within the drip line of trees and shrubs shall proceed with extreme care either by the use of hand tools, directional boring and/or Air Spade. If any excavation work is required within the Tree Protection Zone (TPZ), the Project Arborist must be present during excavation, and a trench should be 'hand dug' to a depth of 60 cm outside the Drip Line, to uncover any potential roots. The Project Arborist should cleanly prune roots and recommend the appropriate treatment for any structural roots encountered.
- Knife excavation where indicated or with other low impact equipment that will not cause damage to the tree, roots soil.
- When encountered, exposed roots, 1 inches and larger in diameter shall be worked around in a manner that does not break the outer layer of the root surface (bark). These roots shall be covered in Wood Chips and shall be maintained above permanent wilt point at all times. Roots one inch and larger in diameter shall not be cut without the approval of the Project Arborist. Excavation shall be tunnelled under these roots without cutting them. In the areas where roots are encountered, work shall be performed and scheduled to close excavations as quickly as possible over exposed roots.
- Tree branches that interfere with the construction may be tied back or pruned to clear only to the point necessary to complete the work. Other branches shall only be RETAINED when specifically indicated by the Project Arborist. Tying back or trimming of all branches and the cutting of roots shall be in accordance with accepted arboriculture practices (ANSI A300, part 8) and be performed under supervision of the Project Arborist.
- Do not permit foot traffic, scaffolding or the storage of materials within the Tree Protection Zone.
- Protect the Tree Protection Zone at all times from compaction of the soil; damage of any kind to trunks, bark, branches, leaves and roots of all plants; and contamination of the soil, bark or leaves with construction materials, debris, silt, fuels, oils, and any chemicals substance. Notify the Project Arborist of any spills, compaction or damage and take corrective action immediately using methods approved by the Project Arborist



GLOSSARY OF KEY TERMS

Abutment: A structure built to support the lateral pressure of an arch or span, e.g., at the ends of a bridge.

Adapted Trunk Diameter Method: This method uses the trees age and tolerance to construction damage to determine the factor that will be multiplied by the diameter to provide a sufficient tree protection zone given these factors.

Age: The relative age (young, intermediate, mature) within the particular stand of trees or forest.

Algae: Is a simple, nonflowering plant (includes seaweeds and many single-celled forms). They do contain chlorophyll (but lack true stems, roots, and vascular tissue)

ALR: The Agricultural Land Reserve in which agriculture is recognized as the priority.

Bole: The stem or trunk of a tree.

Chlorotic: Yellowing of plant tissues caused by nutrient deficiency &/or pathogen.

Co-dominant Leaders: Forked dominant stems nearly the same size in diameter, arising from a common junction.

Co-dominant Within Stand: Individual tree whose height is generally equal to trees (regardless of species) within the same stand.

Compaction: Compression of the soil that breaks down soil aggregates and reduces soil volume and total pore space, especially macropore space.

Conk: A fungal fruiting structure typically found on trunks and indicating internal decay.

Dead Standing: A tree that has died but is still standing erect.

DBH: The Diameter of the tree at 1.40 meters above the ground.

Dominant Within Stand: Individual tree whose height is significantly greater than adjacent trees (regardless of species) within the same stand.

C-rad: Crown radius, is the dripline measured from the edge of the trunk to the outermost branches of the crown.

CRT: Critical Root Zone

CRZ: Critical Root Zone - The area between the trunk and to the end of the Drip Line.

Fair: Healthy but has some defects such as co-dominant trunk, dead branches.

Feeder Roots: The smaller roots responsible for water and nutrient absorption and gas exchange. These roots can extend far beyond the Drip Line (or outer canopy) of the tree.



Fungus (singular) / Fungi (plural): Unicellular, multicellular or syncytial spore-producing organisms that feed on organic matter (including molds, yeast, mushrooms and toadstools)

Girdling Root: Root that encircles all or part of the trunk of a tree or other roots and constricts the vascular tissue and inhibits secondary growth and the movement of water.

Good: Good form and structure, healthy with no defects.

Hazardous: Significant hazard exists with a high risk of immediate failure; which could result in serious damage to property or person(s).

Height: Height of tree is approximate.

LCR: Live Crown Ratio – The ratio of crown length to total tree length.

Level 1 Limited Visual Assessment: Limited visual assessment looking for obvious defects such as, but not limited to dead trees, large cavity openings, large dead or broken branches, fungal fruiting structures, large cracks, and severe leans.

Level 2 Basic Visual Assessment: Detailed visual inspection (aboveground roots, trunk, canopy) of tree(s) may include the use of simple tools to perform assessment (i.e. sounding mallet, trowel, measuring tape, binoculars). The assessment does not include advanced resistance drilling of trunk.

Level 3 Advanced Assessment: To provide detailed information about specific tree parts, defects, targets, or side conditions. May included aerial inspection, resistance drilling of tree parts, laboratory diagnosis of fungal or plant tissue.

Mildew: Is a minute powdery or web-like fungi (of different colours) that is found on diseased or decaying substances.

Moss: A small, green, seedless plant that grows on stones, trees or ground.

No Disturbance Zone: (Trunk Diameter x 6) + Trunk Radius + (60 cm excavation zone). For example, a 50-cm diameter tree would have a No Disturbance Zone = 3.85 meters measured from the edge of the trunk.

Poor: multiple defects, disease, poor structure and or form, root and or canopy damage.

Phloem: Plant vascular tissue that transports sugar and growth regulators. Situated on the inside of the bark, just outside the cambium. Is bidirectional (transports up and down). Contrast with xylem.

Phototropic: Growth toward light source or stimulant.

Retain & Monitor: Monitor health and condition of tree every 12 months for signs of deterioration.



Root Crown: Also, called the root collar, it includes the flare at the base of the trunk and the initial roots that develop below the trunk. These roots generally taper and subdivide rapidly to form the root system of the tree.

SPEA: Streamside Protection and Enhancement Area

Spiral Decline: The health and condition of the tree is deteriorating.

Sub-dominant Within Stand: Individual tree whose height is significantly less than adjacent trees (regardless of species) within the same stand.

Suppressed: Individual tree whose growth, health and condition is negatively impacted by adjacent tree(s).

TPZ: Tree Protection Zone - The area between the trunk and the Tree Protection Barrier.

Wildlife Tree: A tree or a group of trees that are identified to be retained to provide future wildlife habitat. Wildlife habitat can exist in tree risks (cavities, dead snags, broken tops). Often times the tree risk to potential targets (people & property) is reduced by removing that part of the tree posing the risk of failure, but the tree (or portion of) is retained to provide future habitat.

Witches Broom: A dense mass of shoots growing from a single point, with the resulting structure resembling a broom or a bird's nest.

Xylem: Thin overlapping cells that helps provide support and that conducts water and nutrients upward from the roots all the way to the leaves.



LIMITATIONS

This report is valid for the day the trees were reviewed. This report is not to be re-printed, copied, published or distributed without prior approval by VDZ + A Consulting Inc.

Sketches, diagrams and photographs contained in this report being intended as visual aids, should not be construed as engineering reports or legal surveys.

Only the subject tree(s) was inspected and no others. This report does not imply or in any other way infer that other trees on this site or near this site are sound and healthy.

The tendency of trees or parts of trees to fall due to environmental conditions and internal problems are unpredictable. Defects are often hidden within the tree or underground. The project arborist has endeavored to use his skill, education and judgment to assess the potential for failure, with reasonable methods and detail. It is the owner's responsibility to maintain the trees and inspect the trees to reasonable standards and to carry out recommendations for mitigation suggested in this report.

REFERENCES

Bond, Jerry & Buchanan, Beth (2006) *Best Management Practices: Tree Inventories*, International Society of Arboriculture, Champaign, IL.

Dunster, Dr. Julian (2003) *Preliminary Species Profiles for Tree Failure Assessment*. ISA Pacific Northwest Chapter, Silverton, OR, USA

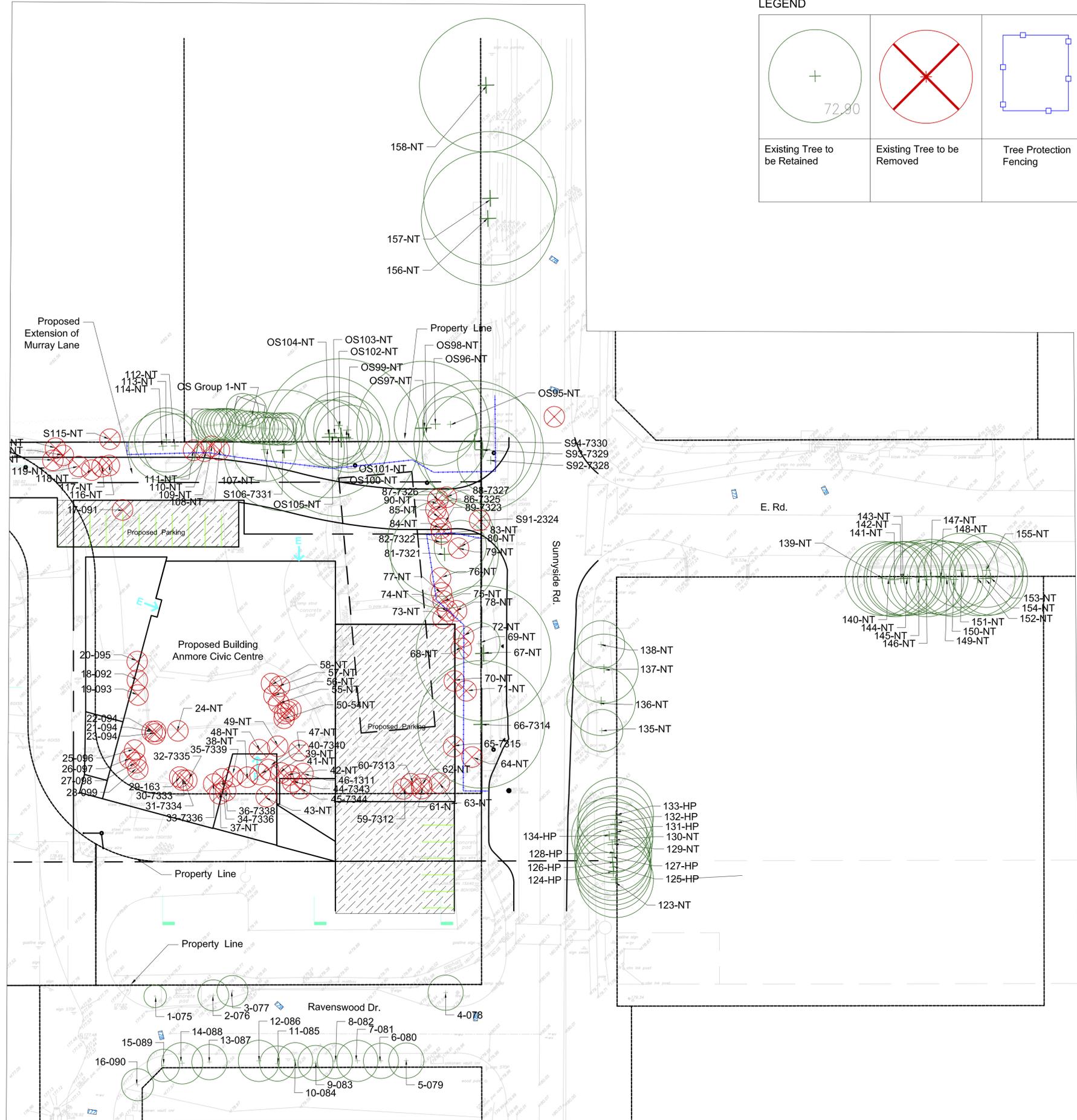
Dunster, Dr. Julian & Edmonds, Dr. R. (2014) *Common Fungi Affecting Pacific Northwest Trees*, ISA Pacific Northwest Chapter, Silverton, OR, USA

Fite, Kelby & Smiley, E. Thomas (2016) *Best Management Practices: Managing Trees During Construction*, International Society of Arboriculture, Champaign, IL.

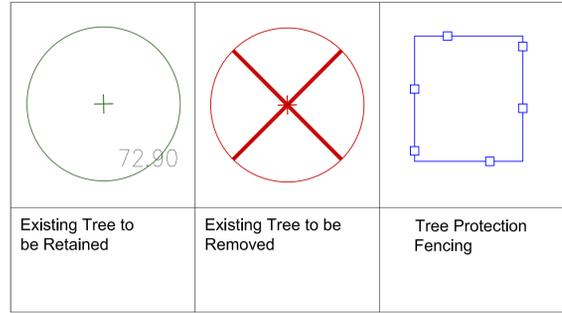
Sibley, David Allen (2009) *The Sibley Guide to Trees*. Alfred A. Knopf, New York, NY

Smiley, E.T., Matheny, N., Lilly, S. (2011) *Best Management Practises: Tree Risk Assessment*. International Society of Arboriculture, Champaign, IL.

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVEDP2019-76 ANMORE CIVIC BUILDING\5. DWG\SHEETS\AR-01 TREE MANAGEMENT PLANNING



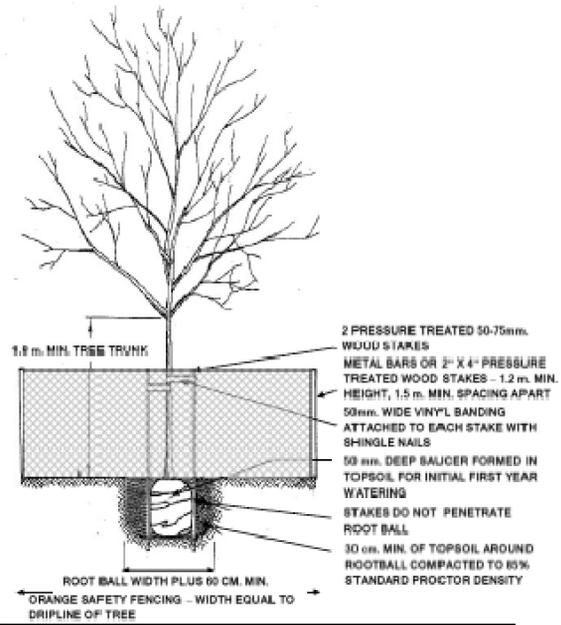
LEGEND



Tree Tag Legend
 XX - Tag number
 C-XX - Municipality tree
 OS-XX - Off-site tree
 S-XX - Straddling tree. Written permission required from owner to remove trees.
 XX-NT - No Tag #

SCHEDULE B

TREE PLANTING AND TREE PROTECTION BARRIER DETAIL



City of Abbotsford
 Land Use / Tree Retention / Replanting - LAN.32
 Planning Department
 Page 5 of 11

- Note:**
- Contact Arborist (Kelly Koome, 604 882 0024, kkoome@vdz.ca) for inspection 72 hrs prior to any grading or excavation within the tree protection zone. (typ) If during excavation it is found that it cannot be completed without severing roots that are critical to the trees health or stability it may be necessary to remove additional trees.
 - Read this plan together with the arborist report prepared by VDZ+A.
 - An additional 1m setback is shown for all hand-plotted trees to be retained
 - If Stump Grinding is to occur in close proximity to trees which are to be retained then it is requested stumps to be removed under Arborist supervision.
 - It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
 *Locating TPZ Fencing
 *Locating Work Zone and Machine access corridors where required
 *Reviewing the Report with the project foreman or site supervisor.
 - Tree cutting between April 1st-August 15th must comply with Federal and Provincial law regulating migratory birds and their nesting activity.

No.	By:	Description	Date
1	KM	Issued for Review	July 28th, 2020

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date
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REVISIONS TABLE FOR SHEET

No.	By:	Description	Date
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Project:
Anmore Civic Building

Location:
2697 Sunnyside Rd, 2690 E Rd.,
Sunnyside Rd./ Ravenwood Dr.,
Sunnyside Rd./ E. Rd.
Anmore, BC V3H 5G9

Drawn: KM	Stamp:
Checked: SH	
Approved: MVDZ	
Scale: 1:300	Original Sheet Size: 24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS TO DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title: **TREE MANAGEMENT PLAN**
 Drawing #: **AR-01**
 DP2019-76



Village of Anmore
 2021-2025 Draft 5 Year Financial Plan
 Property Tax Impact

Total 2020 Property Taxes	\$	2,356,160
Average SFD (assessed value)	\$	1,960,640
1% Property Tax Rate /Avg SFD	\$	28.15
1% Tax Increase	\$	23,570

	Comment	Adjustment (\$)	Adjustment (%)	Cost per SFD
Revenue Changes				
Investment Income	Anticipated reduction due to investments maturing in 2021	25,000	1.1%	29.87
Other	Inflationary increases (grants, fees, etc.)	- 13,600	-0.6%	16.25
Total revenue changes		11,400	0.5%	13.62
Expenditure Changes				
Salaries & Benefits	Cost of living & steps	21,650	0.9%	25.87
Salaries & Benefits	Staffing changes	- 16,800	-0.7%	20.07
Insurance Premiums	Addition of cyber insurance (\$2,000) and general increase due to market conditions	6,400	0.3%	7.65
Other	Includes inflation for applicable accounts	16,482	0.7%	19.69
Reserve Transfer	Community Enhancement Fund	27,900	1.2%	33.33
Total expenditure changes		55,632	2.4%	66.47
Capital Asset Levy	Inflation factor (2% - reduced from 2.5%)	22,500	1.0%	26.88
Total Tax Increase		\$ 89,532	3.80%	\$ 106.97

**VILLAGE OF ANMORE
GENERAL OPERATING FINANCIAL PLAN**

	Budget	5 Year Financial Plan				
	2020	2021	2022	2023	2024	2025
REVENUE						
GENERAL MUNICIPAL TAXES	1,233,822	1,300,854	1,372,426	1,448,610	1,489,508	1,528,386
FIXED ASSET LEVY	1,122,400	1,144,900	1,173,600	1,203,000	1,233,100	1,264,000
GRANTS IN LIEU	113,800	116,080	116,080	116,080	118,410	118,410
PROVINCIAL GRANTS	350,000	350,000	350,000	350,000	350,000	350,000
GVTA MRN MAINTENANCE GRANT	248,000	253,000	258,100	263,300	268,600	274,000
COMMUNITY WORKS FUND	61,600	61,600	61,600	61,600	61,600	61,600
OTHER GOVERNMENT GRANTS	0	0	0	0	0	0
PENALTIES & INTEREST	20,000	20,000	20,000	20,000	20,000	20,000
REVENUE FROM COMMUNITY EVENTS	0	0	0	0	0	0
INCOME ON INVESTMENTS	160,000	135,000	135,000	160,000	160,000	160,000
SCHOOL TAX ADMINISTRATION FEE	4,470	4,560	4,560	4,560	4,660	4,660
BUILDING PERMIT FEES	81,600	83,240	83,240	83,240	84,910	84,910
SUBDIVISION FEE	10,000	10,200	10,200	10,200	10,410	10,410
DEVELOPER RECOVERABLE FEE	0	0	0	0	0	0
REZONING APPLICATION FEE	0	0	0	0	0	0
DEVELOPMENT VARIANCE FEE	0	0	0	0	0	0
DRIVEWAY ACCESS FEE	0	0	0	0	0	0
FIRE PERMIT FEE	1,000	1,000	1,000	1,000	1,000	1,000
BUSINESS LICENCE FEES	16,000	16,320	16,320	16,320	16,650	16,650
MISCELLANEOUS DEVELOPMENT FEES	0	0	0	0	0	0
DOG LICENCE FEES	2,500	2,500	2,500	2,500	2,500	2,500
FILMING PERMITS	0	0	0	0	0	0
SOLID WASTE USER FEES	206,450	210,580	210,580	210,580	214,800	214,800
SOLID WASTE CONTAINER FEE	0	0	0	0	0	0
SCHOOL SEWER COST RECOVERY	0	0	0	0	0	0
MISCELLANEOUS INCOME	15,000	15,000	15,000	15,000	15,000	15,000
MUNICIPAL TICKETS	0	0	0	0	0	0
AMORTIZATION - INFRASTRUCTURE (offset below)	700,000	700,000	700,000	700,000	700,000	700,000
TOTAL REVENUE	\$ 4,346,642	\$ 4,424,834	\$ 4,530,206	\$ 4,665,990	\$ 4,751,148	\$ 4,826,326

**VILLAGE OF ANMORE
GENERAL OPERATING FINANCIAL PLAN**

	2020	2021	2022	2023	2024	2025
GENERAL GOVERNMENT - COUNCIL						
REMUNERATION	136,920	138,290	139,660	139,660	141,060	142,460
CONVENTIONS	12,480	12,730	12,730	12,730	12,990	12,990
DUES & SUBSCRIPTIONS	2,600	2,660	2,660	2,660	2,720	2,720
MISC. TRAVEL	0	0	0	0	0	0
VOLUNTEER APPRECIATION	2,040	2,090	2,140	2,190	2,240	2,290
DR. HAL WEINBERG SCHOLARSHIP	1,000	1,000	1,000	1,000	1,000	1,000
COMMUNITY GRANTS	7,000	7,000	7,000	7,000	7,000	7,000
COMMUNITY MISC	0	0	0	0	0	0
COUNCIL MEETINGS	2,000	2,040	2,090	2,140	2,190	2,240
ADVISORY COMMITTEE MEETINGS	500	510	530	550	570	590
YOUTH COMMITTEE	1,000	1,000	1,000	1,000	1,000	1,000
MISCELLANEOUS	0	0	0	0	0	0
ELECTION ALLOWANCES	0	0	24,000	0	0	0
ELECTION ADVERTISING	0	0	0	0	0	0
ELECTION MATERIALS & EQUIPMENT	0	0	0	0	0	0
ELECTION OFFICE SUPPLIES	0	0	0	0	0	0
ELECTION POSTAGE & COURIER	0	0	0	0	0	0
ELECTION MISC	0	0	0	0	0	0
GENERAL GOVERNMENT - CAO						
SALARIES & BENEFITS	258,470	261,134	266,562	272,140	277,828	283,536
CONSULTING	5,100	5,210	5,320	5,430	5,540	5,660
CONVENTIONS	4,500	4,590	4,690	4,790	4,890	4,990
DUES & SUBSCRIPTIONS	1,650	1,690	1,690	1,690	1,730	1,730
DETAILED DESIGN ANMORE CIVIC BUILDING (CP)	750,000	0	0	0	0	0
ELECTRONIC SIGNBOARDS (CP)	75,000	0	0	0	0	0
MISC. TRAVEL	0	0	0	0	0	0
MISCELLANEOUS	0	0	0	0	0	0
EMPLOYEE ON CALL	0	0	0	0	0	0
EMPLOYEE OVERTIME	0	0	0	0	0	0
EMPLOYEE BENEFITS	0	0	0	0	0	0
GENERAL GOVERNMENT - SUPPORT SERVICES						
ENVIRONMENTAL CONSULTANT	15,300	10,000	10,200	10,410	10,620	10,840
ENGINEERING CONSULTANT	78,030	79,600	81,200	82,830	84,490	86,180
FINANCE CONSULTANT	40,000	45,000	45,900	46,820	47,760	48,720
COMMUNICATIONS CONSULTANT	34,800	35,500	36,210	36,940	37,680	38,440
SCHOOL SEWER COST	0	0	0	0	0	0
GENERAL GOVERNMENT - EVENTS						
EASTER EGG HUNT	510	530	530	530	550	550

**VILLAGE OF ANMORE
GENERAL OPERATING FINANCIAL PLAN**

	2020	2021	2022	2023	2024	2025
MA MURRAY DAY	15,300	15,610	15,610	15,610	15,930	15,930
HALLOWEEN FIREWORKS	2,550	2,610	2,610	2,610	2,670	2,670
LIGHT UP SPIRIT PARK	7,650	7,810	7,810	7,810	7,970	7,970
GENERAL GOVERNMENT - HR						
LEGAL FEES	0	0	0	0	0	0
STAFF TRAINING	5,000	5,100	5,210	5,320	5,430	5,540
STAFF APPRECIATION	1,260	1,290	1,320	1,350	1,380	1,410
GENERAL GOVERNMENT - MUNICIPAL HALL						
OFFICE EQUIPMENT	0		0	0	0	0
INSURANCE	34,600	40,000	40,800	41,620	42,460	43,310
MAINTENANCE	5,100	5,210	5,320	5,430	5,540	5,660
ADVERTISING	2,550	2,610	2,670	2,730	2,790	2,850
VILLAGE HALL TRAILER LEASE	32,800	33,460	34,130	0	0	0
ACH INITIAL EST OPERATIONAL COST	0	0	0	34,820	35,520	36,240
EQUIPMENT RENTAL	18,500	18,870	19,250	19,640	20,040	20,450
CELL PHONES	7,500	7,650	7,810	7,970	8,130	8,300
RECYCLING	3,570	3,650	3,730	3,810	3,890	3,970
FIRE INSPECTIONS	2,660	2,720	2,780	2,840	2,900	2,960
JANITORIAL	11,680	11,920	12,160	12,410	12,660	12,920
LEGAL FEES	41,820	42,660	43,520	44,400	45,290	46,200
OFFICE SUPPLIES	10,620	10,840	11,060	11,290	11,520	11,760
POSTAGE & COURIER	6,120	6,250	6,380	6,510	6,650	6,790
PUBLICATIONS	510	530	550	570	590	610
TELEPHONE	4,080	4,170	4,260	4,350	4,440	4,530
HEAT & LIGHT	9,180	9,370	9,560	9,760	9,960	10,160
LIBRARY SERVICES	1,500	1,530	1,570	1,610	1,650	1,690
MISCELLANEOUS	0	0	0	0	0	0
GENERAL GOVERNMENT - LEGISLATIVE SERVICES						
SALARIES & BENEFITS	105,860	116,610	122,630	128,900	131,490	134,120
CONVENTIONS	1,430	1,460	1,490	1,520	1,560	1,600
DUES & SUBSCRIPTIONS	620	640	660	680	700	720
MISC. TRAVEL	0	0	0	0	0	0
RECORDS MANAGEMENT	1,680	1,720	1,760	1,800	1,840	1,880
EMERGENCY PREPAREDNESS - SUPPLIES	16,250	16,580	16,920	17,260	17,610	17,970
EMERGENCY PREPAREDNESS - CONSULTING	0	0	0	0	0	0
EMERGENCY PREPAREDNESS - MISC	0	0	0	0	0	0
GENERAL GOVERNMENT - FINANCE & IT						
SALARIES & BENEFITS	151,300	152,970	156,160	159,370	162,690	166,150
SALARIES & BENEFITS - O/T	5,000	5,000	5,000	5,000	5,000	5,000

**VILLAGE OF ANMORE
GENERAL OPERATING FINANCIAL PLAN**

	2020	2021	2022	2023	2024	2025
AUDIT	29,140	29,730	30,330	30,940	31,560	32,200
CONVENTIONS	1,430	1,460	1,490	1,520	1,560	1,600
DUES & SUBSCRIPTIONS	250	260	270	280	290	300
MISC. TRAVEL	0	0	0	0	0	0
REPAIRS & MAINTENANCE	26,330	26,860	27,400	27,950	28,510	29,090
SOFTWARE LICENSES	31,110	31,740	32,380	33,030	33,700	34,380
MATERIALS & EQUIPMENT	0	0	0	0	0	0
COMPUTER REPLACEMENT (CP)	15,000	0	0	0	0	0
GENERAL GOVERNMENT - PLANNING & DEV.						
SALARIES & BENEFITS	157,830	125,700	128,220	130,800	133,420	136,090
DEVELOPMENT FEE RECOVERABLE	0	0	0	0	0	0
CONVENTIONS	1,230	1,260	1,290	1,320	1,350	1,380
DUES & SUBSCRIPTIONS	700	720	740	760	780	800
MISC. TRAVEL	0	0	0	0	0	0
CONSULTING	8,160	8,330	8,500	8,670	8,850	9,030
MISCELLANEOUS	0	0	0	0	0	0
GENERAL GOVERNMENT - BUILDING & BYLAWS						
SALARIES & BENEFITS	200,440	239,140	244,096	249,334	260,740	266,260
DOG CONTROL SERVICES	0	0	0	0	0	0
CONVENTIONS	720	740	760	780	800	820
DUES & SUBSCRIPTIONS	650	670	690	710	730	750
MISC. TRAVEL	0	0	0	0	0	0
MISCELLANEOUS	0	0	0	0	0	0
CONSULTING	0	0	0	0	0	0

**VILLAGE OF ANMORE
GENERAL OPERATING FINANCIAL PLAN**

	2020	2021	2022	2023	2024	2025
PUBLIC WORKS						
SALARIES & BENEFITS	207,750	207,750	211,980	216,432	220,890	225,420
SALARIES & BENEFITS - O/T	12,000	12,300	12,600	12,600	12,900	12,900
SALARIES & BENEFITS - On Call	18,060	18,500	18,900	18,900	19,300	19,300
SEASONAL	0	0	0	0	0	0
DUES & SUBSCRIPTIONS	0	0	0	0	0	0
MISC. TRAVEL	0	0	0	0	0	0
MISCELLANEOUS	0	0	0	0	0	0
PUBLIC WORKS - YARD						
REPAIRS & MAINTENANCE	2,500	2,600	2,700	2,700	2,800	2,800
SMALL EQUIPMENT PURCHASES	5,000	5,100	5,300	5,300	5,500	5,500
JANITORIAL	2,000	2,100	2,200	2,200	2,300	2,300
SECURITY	0	0	0	0	0	0
TELEPHONE	300	400	500	500	600	600
UTILITIES	5,000	5,100	5,300	5,300	5,500	5,500
MISCELLANEOUS	0	0	0	0	0	0
PUBLIC WORKS - VEHICLES & EQUIPMENT						
EQUIPMENT RENTAL	0	0	0	0	0	0
SUPPLIES	15,620	16,000	16,400	16,400	16,800	16,800
TOOLS	15,620	16,000	16,400	16,400	16,800	16,800
SAFETY GEAR	5,320	5,500	5,700	5,700	5,900	5,900
FUEL	19,640	20,100	20,600	20,600	21,100	21,100
INSURANCE	13,700	15,000	15,300	15,300	15,700	15,700
MAINTENANCE & REPAIRS	22,890	23,400	23,900	23,900	24,400	24,400
REPLACE 2010 F550	0	0	0	0	0	0
REPLACE FORD RANGER	0	0	0	0	0	0
INTERNAL RECOVERY	-122,400	-124,900	-127,400	-127,400	-130,000	-130,000
PUBLIC WORKS - LRN ROADS						
PAVEMENT MAINTENANCE	3,730	3,900	4,000	4,000	4,100	4,100
SHOULDERING	26,540	27,100	27,700	27,700	28,300	28,300
DRAINAGE	0	0	0	0	0	0
STREET LIGHTING	2,140	2,200	2,300	2,300	2,400	2,400
ROAD MARKINGS	0	0	0	0	0	0
SIGNS	2,140	2,200	2,300	2,300	2,400	2,400
STREET CLEANING	0	0	0	0	0	0
SNOW AND ICE CONTROL	14,870	15,200	15,600	15,600	16,000	16,000
MISCELLANEOUS	0	0	0	0	0	0
GRAVEL ROADS MAINTENANCE	5,210	5,400	5,600	5,600	5,800	5,800
PATHWAYS	13,280	13,600	13,900	13,900	14,200	14,200

**VILLAGE OF ANMORE
GENERAL OPERATING FINANCIAL PLAN**

	2020	2021	2022	2023	2024	2025
PATHWAY UPGRADES (CP)	15,000	15,300	15,700	15,700	16,100	16,100
LRN ROAD REHABILITATION	0	0	0	0	0	0
PUBLIC WORKS - DRAINAGE						
DRAINAGE & DITCHING	7,810	8,000	8,200	8,200	8,400	8,400
FLOOD CONTROL	0	0	0	0	0	0
CATCH BASINS	5,320	5,500	5,700	5,700	5,900	5,900
PUBLIC WORKS - PARKS & TRAILS						
UTILITIES	180	200	300	300	400	400
MAINTENANCE	10,410	10,700	11,000	11,000	11,300	11,300
TRAILS	10,410	10,700	11,000	11,000	11,300	11,300
TRAIL UPGRADES (CP)	25,000	25,500	26,100	26,100	26,700	26,700
TREE TRIMMING	4,260	4,400	4,500	4,500	4,600	4,600
TRAIL IMPROVEMENTS	0	0	0	0	0	0
PUBLIC WORKS - MRN ROADS						
ADMINISTRATION	64,320	65,700	67,100	68,500	69,900	71,300
PAVEMENT	0	105,700	107,400	109,200	111,100	111,100
SHOULDERING	12,490	12,800	13,100	13,400	13,700	14,000
DRAINAGE	18,210	18,600	19,000	19,400	19,800	20,200
PATHWAYS	5,210	5,400	5,600	5,800	6,000	6,200
STREET LIGHTING	4,170	4,300	4,400	4,500	4,600	4,700
ROAD MARKINGS	0	0	0	0	0	0
SIGNAGE	4,170	4,300	4,400	4,500	4,600	4,700
STREET CLEANING	3,130	3,200	3,300	3,400	3,500	3,600
VEGETATION CONTROL	26,010	26,600	27,200	27,800	28,400	29,000
SNOW AND ICE CONTROL	6,250	6,400	6,600	6,800	7,000	7,200
MISCELLANEOUS	0	0	0	0	0	0
LOWER SUNNYSIDE ROAD (CP)	342,845	0	0	0	0	0
2030 SUNNYSIDE CULVERT REPLACEMENT (CP)	345,170	0	0	0	0	0
3007 SUNNYSIDE CULVERT REPLACEMENT (CP)	168,620	0	0	0	0	0
BUS SHELTER AT EAST ROAD (CP)	41,930	0	0	0	0	0
SUNNYSIDE HANDRAIL REPLACEMENT (CP)	45,096	0	0	0	0	0
SUNNYSIDE CULVERT EXT AND HANDRAIL REPLACE (CP)	24,580	0	0	0	0	0
SUNNYSIDE SIDEWALK IMPROVEMENT (EAST RD TO LEGGETT	222,084					
FISCAL SERVICES						
BANK CHARGES	2,600	2,700	2,800	2,900	3,000	3,100
CASH OVER/SHORT	0	0	0	0	0	0
AMORTIZATION	700,000	700,000	700,000	700,000	700,000	700,000
SOLID WASTE						
ADMINISTRATION	20,610	21,100	21,600	22,100	22,600	23,100

**VILLAGE OF ANMORE
GENERAL OPERATING FINANCIAL PLAN**

	2020	2021	2022	2023	2024	2025
SOLID WASTE COLLECTION	160,140	163,400	166,700	170,100	173,600	177,100
AMORTIZATION	0	0	0	0	0	0
TOTAL	\$ 4,995,515	\$ 3,121,074	\$ 3,197,488	\$ 3,220,726	\$ 3,278,638	\$ 3,323,216
RESERVE FUND TRANSFERS						
TSF FROM SURPLUS	-90,000	-15,000	-33,000	-15,000	-15,000	-15,000
TRANSFER FROM DEVELOPMENT RESERVE	0	-33,600	-34,272	-35,056	-40,960	-41,860
TRANSFER FROM CAPITAL ASSET	-913,589	-33,460	-34,130	0	0	0
TRANSFER FROM CAPITAL ASSET ROADS	0	0	0	0	0	0
TRANSFER FROM PARKS RESERVE	-25,000	-25,000	-25,000	-25,000	-25,000	-25,000
TRANSFER FROM MRN RESERVE	-98,668	0	0	0	0	0
TRANSFER FROM GAS TAX RESERVE	-300,236	0	0	0	0	0
TRANSFER FROM DCC ROADS	0	0	0	0	0	0
GRANT FUNDING	-571,592	0	0	0	0	0
TSF TO GENERAL STABILITATION	6,000	6,000	0	6,200	6,200	6,200
SOLID WASTE CART REPLACEMENT	25,700	26,300	26,900	27,500	28,100	28,700
COMMUNITY WORKS FUND	61,600	61,600	61,600	61,600	61,600	61,600
VEHICLE REPLACEMENT PROVISION	75,780	77,300	77,300	77,300	78,850	78,850
CAPITAL ROADS RESERVE FUND TRANSFER	43,840	44,720	44,720	44,720	45,620	45,620
COMMUNITY ENHANCEMENT FUND	22,100	50,000	75,000	100,000	100,000	100,000
CAPITAL RESERVE FUND TRANSFER	1,122,400	1,144,900	1,173,600	1,203,000	1,233,100	1,264,000
TOTAL RESERVE FUND TRANSFERS	-\$ 641,665	\$ 1,303,760	\$ 1,332,718	\$ 1,445,264	\$ 1,472,510	\$ 1,503,110
Total Taxation, Grants and Other Revenues	-\$ 4,353,850	-\$ 4,424,834	-\$ 4,530,206	-\$ 4,665,990	-\$ 4,751,148	-\$ 4,826,326
Total Expenses	\$ 4,353,850	\$ 4,424,834	\$ 4,530,206	\$ 4,665,990	\$ 4,751,148	\$ 4,826,326
Net (Surplus)/Deficit	\$ -					

**WATER UTILITY FUND
2020-2024**

	2020	2021	2022	2023	2024
WATER UTILITY REVENUES					
PENALTIES & INTEREST	6,250	6,380	6,510	6,650	6,790
INCOME ON INVESTMENTS	-	-	-	-	-
MISCELLANEOUS INCOME	-	-	-	-	-
INSPECTION FEES	1,140	1,170	1,200	1,230	1,260
WATER USER FEES	905,990	949,070	968,710	986,940	1,006,820
WATER PARCEL TAXES	-	-	-	-	-
NEW WATER SERVICE FEES	15,700	16,100	16,100	16,100	16,500
WATER UTILITY LEVY	-	-	-	-	-
AMORTIZATION (Equity offset)	220,000	220,000	220,000	220,000	220,000
TOTAL REVENUES	- 1,149,080 -	1,192,720 -	1,212,520 -	1,230,920 -	1,251,370
WATER UTILITY EXPENSES	-	-	-	-	-
WATER TRAINING & MEMBERSHIPS	5,320	5,430	5,540	5,660	5,780
SAFETY GEAR	-	-	-	-	-
WATER MAINTENANCE & OPERATIONS	55,000	56,650	58,350	58,350	60,100
S&B	138,500	165,700	168,700	171,700	174,700
S&B - On Call	12,040	12,350	12,660	12,980	13,310
TELEPHONE	-	-	-	-	-
CARRYFORWARDS	-	-	-	-	-
WATER UTILITIES	17,740	18,100	18,470	18,840	19,220
AUDIT/ACCOUNTING	7,480	7,630	7,790	7,950	8,110
ADMINISTRATION COSTS	-	-	-	-	-
WATER SUPPLY COSTS TO PORT MOODY	408,000	416,160	424,490	432,980	441,640
DCVA COUNTRYSIDE (CP)	45,438	-	-	-	-
AMORTIZATION (Equity offset)	220,000	220,000	220,000	220,000	220,000
TRANSFER FROM WATER UTILITY RESERVE					
TRANSFER FROM RESERVES	- 45,438	-	-	-	-
TRANSFER TO WATER UTILITY RESERVE FUND	285,000	290,700	296,520	302,460	308,510
TOTAL EXPENSES	1,149,080	1,192,720	1,212,520	1,230,920	1,251,370
(Surplus)/Deficit	-	-	1	1	0

Village of Anmore
2021 Capital Project Funding Requirements

2021 Capital Projects, Funding Sources and Residual Balances

	308211 NS-Gas Tax Reserve	308212 NS-MRN Reserve	308213 NS-Comm. Amenity Cont.	308403 SR Capital	308400 SR Capital Roads	308401 SR Parks	308402 SR Wtr Storage	308404 SR Wtr Utility	308010 Surplus General	308050 Surplus Water	308060 Surplus Solid Waste	COVID Grant	2021 Total
2021 Beginning Balance													\$ -
2021 Revenue													
Internal Transfers	\$ -	\$ -	\$ -	\$ 1,266,920	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,300	\$ -	\$ 1,293,220
External Contributions	\$ 61,600	\$ 107,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 168,600
Revenue Subtotal	\$ 61,600	\$ 107,000	\$ -	\$ 1,266,920	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,300	\$ -	\$ 26,300
2021 Expenditures													
Backhoe (used)				\$80,000									\$0
Flat Deck Trailer				\$6,000									\$0
Capital Works Program		\$43,200		\$920,000									\$0
Website & Online Payments												\$80,000	\$80,000
Office 365												\$7,500	\$7,500
Replacement Laptops (2)												\$4,000	\$4,000
MAIS Payroll Module												\$5,000	\$5,000
Anmore South Planning Studies									\$75,000				\$75,000
Financial Sustainability Plan Update									\$30,000				\$30,000
Parks Master Plan Update									\$30,000				\$30,000
Public Works Tablets												\$8,000	\$8,000
Resurfacing Tennis Courts				\$20,000									\$0
Works Yard Upgrades				\$6,000									\$0
Dump Site Rehabilitation				\$25,000									\$0
Trail Upgrades (annually)						\$25,000							\$0
Walkway Upgrades (annually)				\$15,000									\$0
Project Subtotal	\$ -	\$ 43,200	\$ -	\$ 1,072,000	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 104,500	\$ 1,244,700
2021 Balance, end of year													-\$ 1,218,400

Village of Anmore

2021 Capital Project Funding Requirements

2021 Capital Projects, Funding Sources and Residual Balances

	308050-000 Water Stabilization	308402-000/ 308404-000 Cap Asst Water	205001-000 Water DCC	2021 Total
2021 Beginning Balance	\$ 118,113	\$ 740,349	\$ 881,615	\$ 1,740,077
Internal Transfers	\$ -	\$ 285,000	\$ -	\$ 285,000
External Contributions	\$ -	\$ -	\$ -	\$ -
Interest Income (tbd @ y/e)	\$ -	\$ -	\$ -	\$ -
Revenue Subtotal	\$ -	\$ 285,000	\$ -	\$ 285,000
2021 Expenditures				
Chlorination Board	\$ -	\$ 15,000	\$ -	\$ 15,000
Water Meter Replacement	\$ -	\$ 5,000	\$ -	\$ 5,000
Portable Auto Flusher	\$ -	\$ 7,500	\$ -	\$ 7,500
Pressure Monitoring System	\$ -	\$ 20,000	\$ -	\$ 20,000
Project Subtotal	\$ -	\$ 32,500	\$ -	\$ 32,500
2021 Balance, end of year	\$ 118,113	\$ 992,849	\$ 881,615	\$ 1,992,577