



City of Vancouver *Planning - By-law Administration Bulletins*

Planning, Urban Design and Sustainability Department

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PROTECTION OF TREES IN ACCESSORY BUILDING APPLICATIONS

Authority - Director of Planning

Effective May 12, 2014

Background

On April 15, 2014, City Council amended the Protection of Trees Bylaw to better support a healthy urban forest. The ability of an owner or builder to remove one healthy tree per year has been removed from the bylaw.

Owners and builders are advised that the Director of Planning is under no obligation to issue a tree removal permit for a garage or other accessory building where doing so would cause the removal of a healthy tree.

Property owners may apply for permission to remove or relocate a tree in order to develop a garage or other accessory building under Section 4.5 (a) of the Bylaw. With an application for a development permit or building permit, the owner or applicant must provide a report by an arborist on the condition, size, and species of trees on private property; the impact of the proposed development on the health of these trees; and recommended practices to protect trees during and after construction.

Purpose

This bulletin explains the steps required to avoid the loss of healthy trees on a subject site and on adjacent private properties when designing garages and other accessory buildings such as garden sheds.

Design

Owners, designers and builders are advised that:

- Garages and other accessory buildings must be designed to retain healthy trees.
- Where a garage cannot be designed to avoid tree loss or damage, car ports or open parking spaces may be required in place of enclosed spaces. In some cases it may not be feasible to fit a 2- or 3-car garage on the site.
- Applications for more than the required number of parking spaces must show how existing trees will be safely retained.

Where the above adjustments do not permit the tree to be safely retained, the required number of parking space may be reduced by the Director of Planning as permitted in the Parking By-law. However, in some cases it may not be feasible to retain existing trees.

Applications that do not demonstrate a design to safely retain healthy trees where feasible may be subject to significant conditions of approval or in extreme cases, a refusal of the application.

Reference

The Protection of Trees Bylaw is available at: vancouver.ca/your-government/protection-of-trees-bylaw.aspx

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