

38. Re: Wayburne Drive/Westminster Avenue  
Landscape Screening - Dominion Construction  
(Item No. 18, Manager's Report 39, Council Meeting May 31, 1971)

The Council will recall previous reports which have been submitted regarding proposals for a landscaped tree screen in the vicinity of Westminster Avenue and the Gizch Shrine Temple site. The screening, while abutting the temple's property, was more particularly related to the industrial/residential interface which was created when rezoning of the Wayburne Drive industrial area took place in 1966. At that time, some concern was expressed as to preservation of the identity of the residential neighbourhood to the east of Westminster Avenue, between Canada Way and Woodsworth. The developer of the industrial complex, Dominion Construction Limited, in a letter from R. G. Bentall to Alderman McLean, dated February 25, 1966, indicated that a strip of trees could be planted within the 66' width of Westminster Avenue to provide screening; it was estimated at that time that the cost of landscaping would be approximately \$4,000.00, and the company was prepared to share the cost fifty-fifty, but with its contribution not to exceed \$2,000.00

Subsequent to this offer, rezoning and development of the area took place. Landscaping of the entire Gizch Temple site was a requirement of Preliminary Plan Approval for that project, but the provision of the major tree screen was considered to be a separate matter, and to date this screen has not been provided.

For some months the Planning Department has been working with the groups involved to achieve a landscape plan which would provide the desired effect without conflicting with the temple's objectives and which would not exceed the estimate of \$4,000.00 in cost. A landscape design proposal submitted by Dominion Construction in May, 1971 was not considered to be feasible as the cost estimates furnished by our Parks and Recreation Department ranged from \$7,025.00 to \$11,761.00 for variations of the scheme, and the company advised that it would not be prepared to increase its contribution above the \$2,000.00 limit.

The Planning Department has now, however, been able to produce a plan which, we are told, should be able to be executed for under \$5,000.00 initial cost, and which meets the basic criteria for the screening requirement. With the maximum contribution from Dominion Construction, this will leave an amount of roughly \$3,000.00 to be borne by the Corporation, if the plan is to be effected. This scheme concentrates on provision of major tree planting to provide a tall "hedge row" when the trees are mature, combined with earth mounding and mass planting at the street ends (Laurel, Fullwell, and Hardwick Streets) and economical, low-maintenance forms of ground cover. Strictly ornamental plant types have been kept to a minimum to reduce costs; it is anticipated that completion of the Shrine Temple's landscaping commitment will augment the design in this respect. The strip of land to be treated is roughly 1,200 feet long, and includes the point of land to the east of Wayburne Drive north of the temple site, extending to Canada Way.

Maintenance of that portion of the landscaped strip within the Westminster road allowance would become the responsibility of the Municipality, and although we do not have a firm estimate of annual maintenance costs on this plan, it is estimated to be in the vicinity of \$1,000 to \$1,500 annually.

The Planning Department recommends this basic plan and the costs involved, and that the scheme be implemented in the fall 1971 planting season.

The work could be done by the Parks and Recreation Department if Council approves the necessary additional funds to be added to the Commission's budget, or the work could be put to tender. In the latter case, rather more detailed design and specification work would be necessary, and additional design costs and time delay could be involved.

ITEM 38 (Cont'd)  
MANAGER'S REPORT NO. 49  
COUNCIL MEETING Aug. 9/71

38. Re: Wayburne Drive/Westminster Avenue  
Landscape Screening - Dominion Construction  
(Item No. 18, Manager's Report 39, Council  
Meeting May 31, 1971)

(Continued)

RECOMMENDATION:

THAT the work be authorized for the 1971 fall planting season; and  
THAT the Parks Department be asked to do the work; and  
THAT the work be financed from the Special Road Project Account  
in the C.I.P.; and  
THAT the Parks Department be also asked to perform the maintenance  
work required with the thought that the extra cost for this work  
be reflected as an additional cost in the Department Budget at  
Recast.