

ITEM 17
MANAGER'S REPORT NO. 27
COUNCIL MEETING Apr. 9/73

17. Re: Green Tree Village - Forest Lawn Housing Development
Dawson Developments Limited
Tree Removal
(Council Meeting March 26, 1973)

With regard to the above-noted development, Council at its meeting of March 26, 1973 passed Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 67, 1972, for rezoning of a 9.86 acre portion of Lot 1, D.L. 73/81, Plan 40648 on the basis of all prerequisites which were established by Council being satisfied.

At the March 26, 1973 meeting of Council it was suggested that the developer of Green Tree Village seemed to be removing an excessive number of trees from the site, contrary to the approved development plan. The Chief Building Inspector was requested to ensure that the development is kept under close surveillance in order that there will not be deviations from the plan.

Following site inspection, the Chief Building Inspector reports that he does not agree that an excessive number of trees are being removed from the subject site, however, the Chief Building Inspector asked that the Planning Department comment on whether or not the pertinent agreement regarding clearing policy is being properly interpreted by Dawson Developments.

Following is the report of the Planning Director dated April 5, 1973, in this respect.

RECOMMENDATION:

THAT the action taken by the Planning Director be ratified and the Company advised accordingly.

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PLANNING DEPARTMENT

APRIL 5, 1973

OUR FILE: RZ 1/72

RE: GREEN TREE VILLAGE
RETENTION OF EXISTING TREE GROWTH

In response to a question raised in the Council meeting of March 26th, the Chief Building Inspector presented his comments on site clearing operations to date in a report dated 27 March, 1973. That report suggested that Planning Department staff might comment on whether or not the pertinent agreement regarding clearing policy is being properly interpreted by Dawson Developments.

Although our staff members do not normally become involved with inspections after approval, we did meet on the site with Mr. Jeff Philips of Don Vaughan and Associates, Landscape Architects, to evaluate the operations to date. Briefly stated, the following conclusions were drawn:

1. The clearing which has been done in the Phase 1 area by and large observes the boundaries of cleared areas as set out in the development plans, and in the landscape architect's opinion, the standard of performance by clearing crews has been better than normal.
2. There are only a few areas in which excessive clearing may have occurred, and these are mainly in areas where low quality growth prevails; there is some suggestion that no major tree growth existed previously at these locations.

It should be noted that a considerable amount of clearing along the fence at the east boundary of the site had been done by the previous owner prior to this development project.

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3. Some damage to existing trees at the perimeter of preserved areas has occurred, and it will be necessary to pay special attention to the condition of these trees to ensure their preservation.
4. Initial clearing took place under the direction of construction superintendents who were apparently well acquainted with the aims of preserving growth. However, and contrary to the recommendation set out in the Department's letter of November 30, 1972, to Dawson Developments, we now understand that no arrangements were made for the landscape architect to be present and actually supervise the clearing and grading operations. A copy of the letter mentioned and a subsequent letter from the developer confirming supervision by the architects are attached.


In view of the sensitive nature of the natural areas to be preserved and the great importance of green belts in this development scheme, it is strongly recommended that definite steps be taken to prevent unnecessary abuse of the preservation areas during construction, and that the landscape consultant be directly involved in supervising all selective clearing and site improvement operations from this time on.

The developers have emphasized their concern that the natural setting be preserved, and have stated that they are fully in accord with the objectives of retaining all the native growth possible.

In order to achieve these objectives, the department has written to Dawson Developments advising that the following will be expected of them in this connection: all green belt areas to be taped off and considered strictly "out of bounds" during construction; the landscape architect or some qualified person acceptable to him to personally supervise selective clearing, landscaping, and all site improvement work within the green belt areas from this date, and to be responsible for preservation of all tree growth and native ground covers as determined by the consultant.

We trust that the Council will concur in this action, and that it will bring about the effect the Council desires.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING

DGS/mp

Attachment

November 30, 1972

Our File: NS 1/72

Lawsen Developments Limited
745 Clark Drive
Vancouver 6, B. C.

Attention Mr. E. W. T. Knafluk

Dear Sirs:

Re: Site Clearing Operations,
Green Tree Village

This will acknowledge your letter of November 24 advising of your intention to commence clearing the site on or about today's date, and the subsequent telephone discussion with our Mr. Stenson.

Concomitant with previous agreements reached on site clearing policy, it is understood that operations will be carefully controlled, and that preservation of good native growth will be ensured throughout the project, not only in the areas designated as "green belts". In the telephone conversation, you confirmed that your instructions to the clearing crews reflect the policy in this regard.

To restate the agreement briefly, it is understood that:

1. Total clearing will be carried out only in those portions of road required for paving or services;
2. Selective clearing will be undertaken for the actual building locations and driveways, with retention of good native growth in all "yard" areas and possibly with the adaptation of building plans to accommodate good tree growth where necessary; and
3. Total retention of all growth within the green belt areas at this time, with removal of undesirable undergrowth and unsound or endangered trees only at a later date, by hand clearing under the direction of the Landscape Architect.

It has been our experience that clearing crews in the field often interpret "selective clearing" and "retention of

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Urban Developments Limited

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Now

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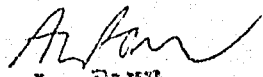
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good growth" differently than a grower who respects or approves the landscape design. To avoid unnecessary damage to growth which must be preserved, therefore, you should arrange to have your Landscape Architect visit the trees and supervise the clearing operation from the earliest stages, to ensure that good growth throughout is properly identified and protected, and green belts totally preserved.

Thank you for your cooperation in this important matter.

Yours truly,


A. L. FARR,
DIRECTOR OF PLANNING

LGS/ap

c.c. Municipal Engineer
Chief Building Inspector

117 CLARK DRIVE, VANCOUVER 8, BRITISH COLUMBIA

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In reply please refer to file
EHL-703 X 502

FILE
RZ 1/72.

February 6, 1973.

Corporation of District
of Burnaby,
Municipal Hall,
4949 Canada Way,
BURNABY 2, B.C.

ATTENTION: Mr. K. Eto
Planning Department

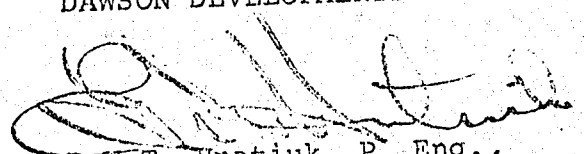
Re: Green Tree Village

Dear Sirs:

We wish to confirm our recent discussions in which we advised that Michael Katz Architects and Don Vaughan & Associates, Landscape Architects, will continue with their full involvement in the project up until the time of completion. By doing so they will supervise and insure that all work is completed to our original expectations.

Yours truly,

DAWSON DEVELOPMENTS LIMITED


E.W.T. Hnatiuk, P. Eng.,
Project Manager.

EWTH/ds