

ITEM	18
MANAGER'S REPORT NO.	20
COUNCIL MEETING	79 03 12

Re: WILLINGDON HEIGHTS NEIGHBOURHOOD IMPROVEMENT PROGRAMME
RESIDENTIAL STREET TREE PLANTING PROJECT (PART 1)

Following is a report from the Director of Planning regarding a tree planting project for the Willingdon Heights Neighbourhood Improvement Programme.

RECOMMENDATION:

1. THAT the recommendations of the Director of Planning be adopted.

* * * * *

TO: MUNICIPAL MANAGER 1979 MARCH 06
FROM: DIRECTOR OF PLANNING OUR FILE: 12,135 (108)
SUBJECT: WILLINGDON HEIGHTS NEIGHBOURHOOD IMPROVEMENT PROGRAMME
RESIDENTIAL STREET TREE PLANTING PROJECT (PART 1)

RECOMMENDATIONS:

It is recommended :

1. THAT Council approve the proposed tree planting project on residential streets in the Willingdon Heights Neighbourhood Improvement Programme area.
2. THAT Council authorize an expenditure of the Municipal share of the project, \$9,009 under the terms of the Willingdon Heights Neighbourhood Improvement Programme.

I BACKGROUND

In 1978 May 23 Council approved in principle the Willingdon Heights Neighbourhood Improvement Programme plan. This concept plan included a proposal to plant street trees in the Willingdon Heights area and \$50,000 of N.I.P. funds were allocated to this project as part of the N.I.P. goal, to improve the appearance of the Willingdon Heights area.

II STREET SELECTION PROCESS

The N.I.P. Advisory Committee, working with staff, developed a number of criteria for streets which should be given priority for tree planting:

- a) Completion of Services - This criteria includes the requirement that the street should be completed in terms of pavement, curbs and sidewalks so that future construction of these services will not damage trees.
- b) Street Traffic Volumes - It was felt that the installation of trees on streets with heavier traffic volumes had two advantages. Firstly, the planting of trees on these streets provide a visual impact that is seen by people driving in the neighbourhood. Secondly, the planting of the trees assists in providing a buffer between the traffic and the adjacent residences.
- c) Continuity - The planting of trees along streets for several continuous blocks was considered desirable as this planting would increase the visual impact and symmetry of the planting.
- d) Other criteria included the attitudes of residents adjacent to proposed tree plantings; locations of trees on private property; consideration of possible view disruptions; coordination with the C.I.P. tree planting programme and use of trees for screening non-residential land uses or larger buildings in the area.

III PUBLIC INPUT TO PROPOSED LOCATIONS

Utilizing the criteria listed above, the staff and the Neighbourhood Improvement Programme Advisory Committee selected a number of proposed streets and distributed information sheets to adjacent residences informing people of the proposed tree planting project and listing a number of possible tree types for comment by the residents. Response to the project was generally favourable although some negative comments were received from those residents who responded to the circular.

IV PROPOSED LOCATIONS

Utilizing the location criteria listed above, four locations were selected.

WILLINGDON HEIGHTS NEIGHBOURHOOD IMPROVEMENT
 PROGRAMME - RESIDENTIAL STREET TREE PLANTING
 PROJECT.....PAGE 3.....

ITEM	18
MANAGER'S REPORT NO.	20
COUNCIL MEETING	79 03 12

<u>LOCATION</u>	<u>ESTIMATE</u>	<u>NUMBER OF TREES</u>	<u>COMMENTS</u>
Pender Street south side, Willingdon to Boundary	\$ 6,720	96	Heavier traffic volume, boundary between future apartment development and R5 zone. Eight continuous blocks. Separated sidewalk.
Parker Street south side, Willingdon to Douglas	\$ 6,300	90	Heavy traffic volume. Visible street in the community. Eight blocks on the north side done by C.I.P. Programme, curbwalk.
Union Street both sides Gilmore to Boundary	\$ 6,300	90	Union Street carries significant traffic volumes but is only completed with curbs and separated sidewalks west of Gilmore.
Georgia Street both sides, Willingdon to Boundary	\$13,440	192	Completed street from Boundary to Willingdon, good continuity for tree planting. Mixture of combined and separated sidewalks.
Sub-Total	\$32,760	468	
Add 10% contingency and replacements	3,276		
TOTAL	\$36,036		

V TREE TYPES

The N.I.P. Advisory Committee developed a number of criteria for selecting suitable species of trees. The criteria included the following desirable qualities; robustness and healthy growing types, suitable root characteristics for boulevards, species which are flowering or provide shade as opposed to fruiting trees and sizes of trees which fit into the neighbourhood. The responses obtained from residents indicated a preference for flowering cherry, Maple and Oak types.

VI COSTS AND BUDGET

Based upon experience from the 1978 C.I.P. Tree Planting Programme an estimate of \$70 per tree installed is being utilized. An average spacing of 40 feet between trees is assumed although this depends upon local conditions such as driveways or existing trees, thus final locations are determined at the time of planting.

The Willingdon Heights Neighbourhood Improvement Programme Tree Planting project has budgeted \$50,000 for this project in the 1979 Provisional budget. Under the N.I.P. shared costs formula, the total estimated costs for Parts I and II are broken down as follows:

ITEM	18
MANAGER'S REPORT NO.	20
COUNCIL MEETING	79 03 12

		Part I	*Part II	Total	156
Federal Share	50%	\$18,018	\$ 6,982	\$25,000	
Provincial Share	25%	9,009	3,491	12,500	
Municipal Share	25%	9,009	3,491	12,500	
TOTAL	100%	\$36,036	\$13,964	\$50,000	

The overall Willingdon Heights N.I.P. Project budget listed below remains unchanged.

WILLINGDON HEIGHTS NIP BUDGET

1979 MARCH 02

Project	Initial Allocation	Initial Municipal Share	Current Concept Allocation	Current Municipal Share
1. Indoor Community Space	\$ 400,000	\$100,000	\$ 400,000	\$100,000
2. Willingdon Heights Park	150,000	37,500	185,000 (Com)	46,250
3. Mini Park	150,000	37,500	150,000	37,000
4. Bus Shelters, Benches Walkways	50,000	12,500	50,000	12,500
5. Tree Planting-Part I	-	-	36,036	9,009
*Part II	-	-	13,964	3,491
Total	50,000	12,500	50,000	12,500
6. Reserve Future Proposals	100,000	25,000	65,000	16,250
7. Planning and Administration	100,000	25,000	100,000	25,000
TOTAL	\$1,000,000	\$250,000	\$1,000,000	\$250,000

*The remaining funds in the tree planting allocation (Part II - \$13,964), will be considered for either additional residential streets or for a possible tree planting/beautification project on Hastings Street.

VII INSTALLATION AND MAINTENANCE OF TREES

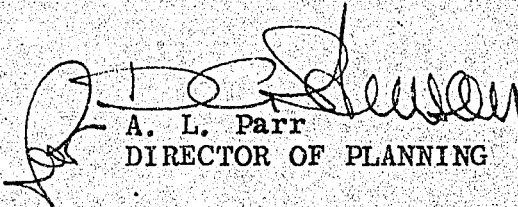
The trees will be installed and maintained by Parks and Recreation Department staff. Approximate estimates of maintenance costs for the first five years of planting were about \$7 per tree over the five year period for a total estimated cost of \$3,300 over five years.

ITEM	18
MANAGER'S REPORT NO.	20
COUNCIL MEETING	79 03 12

VIII SUMMARY

The Willingdon Heights Neighbourhood Improvement Programme Advisory Planning Committee working with staff have prepared a tree planting project based upon a number of criteria including traffic volumes on local streets, a requirement that the services be completed, aesthetic impact of tree planting in different locations and a number of other considerations. Trees are proposed for Pender Street, (south side), Parker Street, Willingdon to Douglas (south side), and Georgia Street (both sides) between Boundary and Willingdon. Union Street between Gilmore and Boundary will also be planted on both sides.

The total estimated cost of the project is \$36,036 of which the Municipal share under the terms of the Willingdon Heights N.I.P. project is \$9,009.


A. L. Parr
DIRECTOR OF PLANNING

BR/sam

cc: Willingdon Heights N.I.P. Committee
Parks and Recreation Administrator
Municipal Engineer
C.I.P. Committee